



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of the Abilene Landmarks Commission of the City of Abilene to be held on August 22, 2023 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 Regular Meeting Held on July 26, 2023

AGENDA ITEMS

2. **HOZ-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Robert Hoemke to Add Historic Overlay to a Commercial Building within Original Town of Abilene Located at 1201 South 1st Street **(Mason Teegardin)**
3. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request by the Landmarks Commission to Recommend Updates to the Abilene Register of Historic Properties, Abilene, Taylor County, Texas. **(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 17th day of August, 2023 at 11:20 a.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC



THE LANDMARKS COMMISSION

REGULAR MEETING MINUTES

Wednesday, July 26, 2023

Present Members: Ms. Pebbles Lee, Chair
Ms. Jamie Dalzell, Vice-Chair
Mr. Steve Butman
Mr. Kevin Halliburton

Absent Members: Mr. Josh Black
Dr. Michael McClellan, Sergeant at Arms
Mr. Andrew Penns
Mr. John Scott

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Tim Littlejohn, Director
Mr. Randy Anderson, Assistant Director
Ms. Mason Teegardin
Ms. Allison Vogt
Mr. Adam Holland
Ms. Melissa Farr

CALL TO ORDER

Ms. Lee called the meeting to order at 4:05 p.m. and declared a quorum present.

MINUTES

The minutes from the previous meeting held on April 25, 2023 were approved. Mr. Halliburton made the motion to **approve** and Ms. Dalzell seconded. The motion to approve minutes prevailed by the following vote:

AYES: Dalzell, Butman, Halliburton, Lee

NAYS: None

AGENDA ITEM

Discussion regarding the process of updating the 2021 Abilene Register of Historic Properties

Ms. Mason Teegardin initiated this discussion. Ms. Allison Vogt was introduced as the intern student from Abilene Christian University who has been assisting with this project.

Ms. Teegardin began by sharing there are currently 414 properties on the Abilene Register of Historic Properties. The 1994 study was completed by a consultant from the Texas Historical Commission (THC) with grant funding. Staff can apply for a similar grant in the future and use the list compiled by the Commission as a good starting point and data base. Some facts to make note of are as follows:

- ❖ 133 properties have Historic Overlay Zoning. 281 properties do not.
- ❖ 59 properties are on the City Council List of Historic Properties
- ❖ 150 properties are located on the National Register; 53 are individually listed, and 97 are district contributors
- ❖ 8 are Recorded Texas Historical Landmarks
- ❖ 14 properties have been demolished

Staff reviewed the register and removed 14 properties that have been demolished, added properties where Historic Overlay (HO) zoning has been approved, and gathered information for properties that could potentially be added to the list. This list will be the updated Official Historic Property list upon City Council approval.

The demolished buildings were discussed. Ms. Teegardin charged the Commission with the following:

- ❖ Consider and update, if necessary, the work program as described;
- ❖ Provide staff with any additional direction; and
- ❖ Provide the rationale and justification for each new property identified for potential inclusion as a historic property prior to the next regularly scheduled meeting of the Commission in August.

ADJOURN

There being no further discussion, the Landmarks Commission meeting was adjourned at 5:05 p.m.

Approved: _____, Chair

HOZ-2023-02

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: August 22, 2023
Planning & Zoning: September 5, 2023
Council Hearing: September 28, 2023
October 12, 2023

Applicant

Owner: Robert Hoemke

Request

Add Historic Overlay to a Commercial Building within Original Town Abilene.

Location

1201 South 1st Street

Background (from applicant)

1927: S.B. Shelton built the building for Buick.
1928: Buick buys building.
1929: Depression hits.
1931: Buick leaves the building.
1932: Jessie Franklin Winters buys the building and turns it into D&W Tire Store.
1951: Winters sells the building and the new owners turn it into D&W Furniture.
1960s: D&W furniture.
1980s: Thomas Everett's Furniture.
2019: The new owner of the building is Robert Hoemke.
2023: The building currently does business as D&W Underground Venue.

This property is not on the Abilene Register of Historic Properties.

Staff does not have any information on this property as is it not on the ARHP.

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.**
Information provided by the applicant on the history of owners and businesses could be construed as historic significance.
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**
Unsure.

3. **Embodies characteristics distinct to a type, period, or method of construction or architecture.**
None available.
4. **Is associated with the lives of persons significant in local, regional, state, national, or international history.**
Unsure.
5. **Represents a distinctive and familiar visual feature of a neighborhood or of the city.**
The Coca-Cola sign is a very significant feature along South 1st Street.
6. **Represents the works of a master designer, architect, builder, or craftsman.**
Unsure.

Staff Recommendation

Staff recommends a **Continuance** to provide the applicant with additional time to provide more historic images and historic background regarding the building.

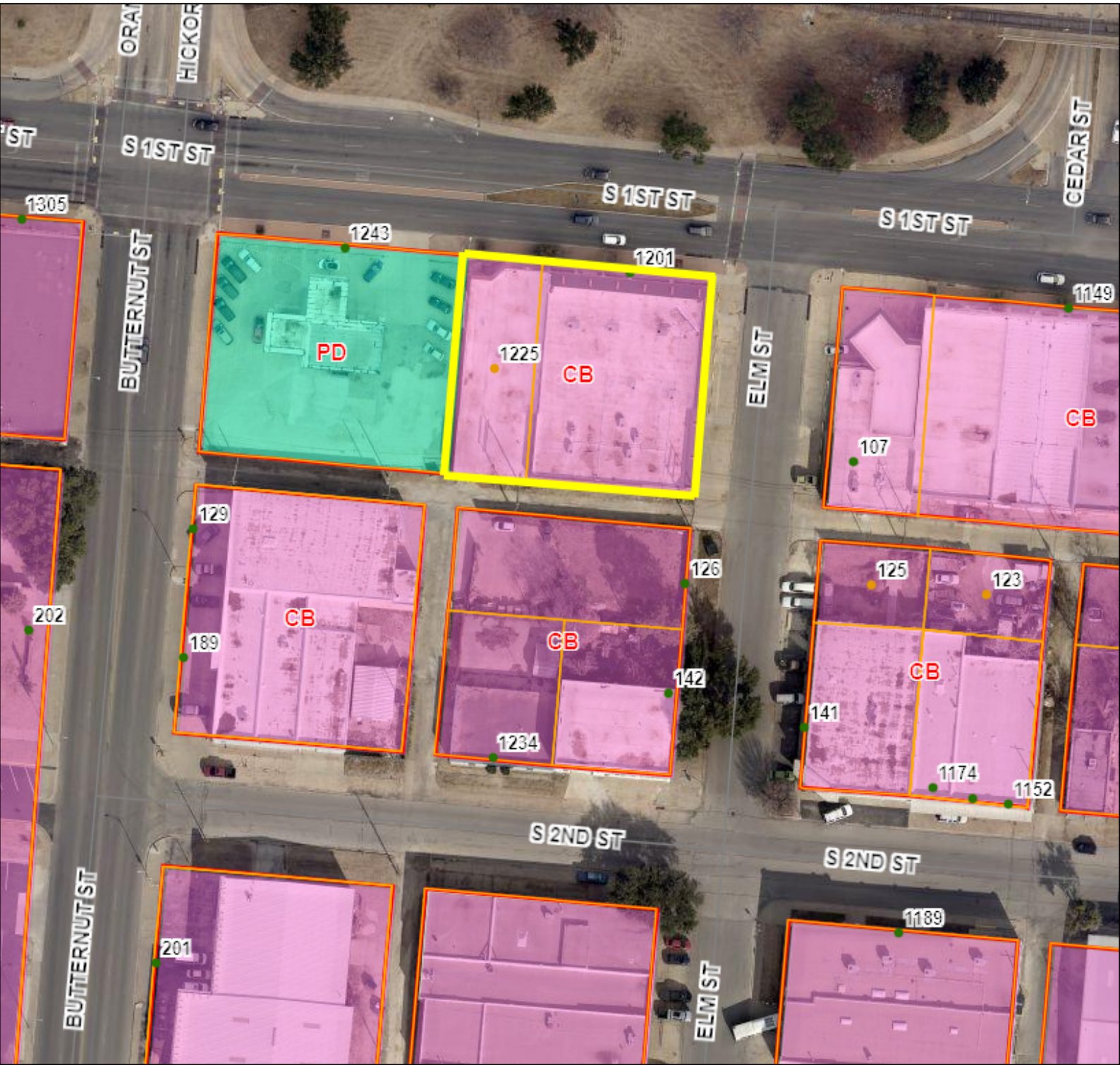
Attachments

- Application
- PowerPoint Presentation
- Email with applicant from March informing him that more information is needed for a “complete application” submittal.

LOCATION MAP



ZONING MAP





HISTORIC OVERLAY REQUEST

Case: HOZ-2023-02

Owner/Agent: Robert Hoemke

Request: Add Historic Overlay to a commercial building within Original Town Abilene.

Location: 1201 South 1st Street

Landmarks: August 22, 2023

Planning & Zoning: September 5, 2023

Council Hearing: September 28, 2023
October 12, 2023





BACKGROUND INFORMATION

1927: SB Shelton built the building for Buick.

1928: Buick buys building.

1929: Great Depression begins.

1931: Buick moves out.

1932: Jessie Franklin Winters buys the building and turns it into D&W Tire Store.

1951: Winters sells the building and the new owners turn it into D&W Furniture.

1960s: D&W furniture.

1980s: Thomas Everett's Furniture.

2019: New owner, Robert Hoemke.

2023: D&W Underground Venue.

This property is not on the Abilene Register of Historic Properties.





AERIAL LOCATION MAP



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ABILENE
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VIEWS OF SUBJECT PROPERTY





HISTORIC PHOTO OF SUBJECT PROPERTY





FINDINGS AND RECOMMENDATIONS

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

1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.
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 a continuance to provide the applicant with more time to gather background information and historic photos of the subject property.





Questions?





Historic Overlay Zoning

Owner Name: ROBERT AUSEMKE

Project Address: 1201 SOUTH FIRST

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: ROBERT AUSEMKE

Address: 1201 SOUTH FIRST

City/State/Zip: ABILENE TX 79602

Fax: _____

Phone: 325-829-8217

Email: ROBERT@AIRTIMEPRODUCTS.COM

I hereby certify that I am the owner of the property and further certify that the information provided on this application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: [Signature]

Date: _____

BREIF DESCRIPTION OF PROPERTY AND ITS HISTORIC SIGNIFICANCE:

1927 SA SHELTON BUILT THIS BUILDING FOR BUIK.

1928 BUIK Buys Building.

1929 DEPRESSION HITS.

1931 BUIK MOVES OUT.

1932 JESSIE EDANUN WINTERS Buys Building AND TURNS it INTO
D+W TIRE STORE

1951 WINTERS SELLS THE BUILDING TO 3 INVESTOR THEY
TURN it INTO D+W APPLIANCES

1960's D+W FURNITURE

1980's THOMAS EVERETT FURNITURE

2019 NEW OWNER ROBERT AUSEMKE

2023 D+W UNDED GROUND HISTORICAL VENUE

IS SUBJECT PROPERTY ON THE ABILENE REGISTER OF HISTORIC PROPERTIES?

- ☐ Yes
☒ No
☐ Unsure



Historic Overlay Zoning

ADDITIONAL INFORMATION

Please attach any information regarding the history of the property, including old photos. Also include a current description and photographs of the property. Staff may request additional information be submitted with the application or prior to the Landmarks Commission meeting.

CERTIFICATION

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

Signature of Owner or Authorized Agent

03-23-23

Date

For Office Use Only

Commission Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Landmarks Commission, Chair

Date

Letter Sent to Taylor Central Appraisal District:

Date: _____ Initials: _____

PAYMENT INFORMATION

Received: _____

Fee: \$ _____

Receipt No.: _____

Case No.: _____

Reviewed By: _____



Teegardin, Mason <mason.teegardin@abilenetx.gov>

Historic Project

2 messages

Kylee Longoria <kylee@airtiteproducts.com>

Fri, Mar 24, 2023 at 1:09 PM

To: "mason.teegardin@abilenetx.gov" <mason.teegardin@abilenetx.gov>

Good afternoon!

Attached is the filled-out paperwork from Robert Hoemke for 1201 S. 1st Street.

Thank you,

Kylee

Airtite Products

**Scan_24-03-2023_1307.pdf**

1889K

Teegardin, Mason <mason.teegardin@abilenetx.gov>

Fri, Mar 24, 2023 at 2:33 PM

To: Kylee Longoria <kylee@airtiteproducts.com>

Hello!

The first step is to get the Historic Overlay Zoning. With that I need any information you can gather regarding the property, as much historic significance as possible. Old photos are required as well. Also attached with the application needs to be a current description of the property (including details on what will be happening in the building), as well as current photos. This will not be a complete application until I have this information.

The certificate of appropriateness can only be applied for if the work has not been completed.

The historic project tax reduction can only be applied for if there is an approved certificate of appropriateness on file.

If you guys want to discuss this in more detail, or if you have any questions feel free to give me a call. If you feel more comfortable with a meeting we can do that as well.

Thank you!

[Quoted text hidden]

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**Mason Teegardin**

Planner I

City of Abilene

555 Walnut Street

Office: 325.676.6490

mason.teegardin@abilenetx.gov

Abilene Register of Historic Properties

STREET	ADDRESS	NAME	DATE	CLHP	HOZ	RTHL	NRHPI	NRHPD	NRHP-DN
609	EN 16 th Street	Duckworth House	1929		X				
689	EN 18 th Street	McKinzie/Johnson House	1929		X				
602	N 1 st Street	Western Compress & Storage	1930/42						
901	N 1 st Street	T&P Freight Building	ca 1916		X			X	Abilene Commercial
1101	N 1 st Street	Everman Park	ca 1881					X	Abilene Commercial
1101	N 1 st Street	T&P Depot – Passenger Shelter 1936	ca 1910	X	X			X	Abilene Commercial
1158	N 1 st Street	Parking Garage			X			X	Abilene Commercial
1174	N 1 st Street	Elks Lodge	1913	X	X			X	Abilene Commercial
1201	N 1 st Street	R.E.A Building	ca 1935	X	X			X	Abilene Commercial
1292	N 1 st Street	Boyd Building	ca 1925		X			X	Abilene Commercial
1450	N 1 st Street	Abilene Motor Co. Building	1931						
1482	N 1 st Street	Old Weather Bureau	1909	X	X	X	X		
2074	N 1 st Street	Coca-Cola Office & Buildings	1951		X				
102	N 2 nd Street	Old WTU Power & Ice Plant	1922	X			X		
702	N 2 nd Street	Roberts Grain Company	ca 1910						
1060	N 2 nd Street	Commercial Building	ca 1920					X	Abilene Commercial
1133	N 2 nd Street	Fulwiler/Cockerell Building	ca 1925						
1149	N 2 nd Street	Parking Garage	1919		X			X	Abilene Commercial
1150	N 2 nd Street	Commercial Building	ca 1925						
1166	N 2 nd Street	Commercial Building	ca 1925						
1167	N 2 nd Street	Commercial Building	ca 1925						
1175	N 2 nd Street	Commercial Building	ca 1925						
1265	N 2 nd Street	Masonic Temple	1925					X	Abilene Commercial
1274	N 2 nd Street	Commercial Building	ca 1925		X				
1289	N 2 nd Street	Lone Star Gas Building	ca 1950						
1502	N 2 nd Street	Medical Building	1941						
1546	N 2 nd Street	James House	1930						
1610	N 2 nd Street	American Red Cross Building	1940						
1742	N 2 nd Street	David Castle House	1916				X		
2083	N 2 nd Street	Old ACC Dormitory	1924	X	X		X		
802	N 3 rd Street	Chapman Building	1921		X				
1102	N 3 rd Street	Wooten Hotel (Abilene Towers)	1930	X	X	X		X	Abilene Commercial

CLHP – City Council List of Historic Properties **HOZ** – Historic Overlay Zoning **RTHL** – Recorded Texas Historical Landmark **NRHPI** – National Register of Historic Properties – Individually listed **NRHPD** – National Register of Historic Properties – District Contributor **NRHP-DN** – National Register of Historic Properties – District Name

1442	N 3 rd Street	Clinic Building	ca 1925						
1502	N 3 rd Street	Finberg Apartment (East)	1915						
1504	N 3 rd Street	Finberg Apartment (West)	1915						
1741	N 3 rd Street	Schmidt House	ca 1920						
1746	N 3 rd Street	Guitar House	ca 1920						
1910	N 3 rd Street	Dr. J.D Magee House (Rosetyme)	1903	X	X	X	X		
1941	N 3 rd Street	King House	ca 1910						
1942	N 3 rd Street	Lannius-Grant House	1908	X	X		X		
2026	N 3 rd Street	Dodd/Harkrider House	ca 1915		X		X		
1342	N 4 th Street	Wooten House	ca 1910						
1541	N 4 th Street	Maxwell/Jones House	1920						
1641	N 4 th Street	Behrens/Shipper House	1920						
1234	N 5 th Street	Pan Dandy Bakery/Barnard Building	1926						
1545	N 5 th Street	C.W Bacon House	ca 1915	X	X				
1546	N 5 th Street	Campbell House	ca 1921	X	X		X		
1725	N 5 th Street	Hendricks/Bennett House	1939						
1733	N 5 th Street	Scott/Valeria House	1920		X				
1842	N 5 th Street	Motz House	1910		X		X		
1904	N 5 th Street	Childers-Walker House	ca 1895	X					
317	N 6 th Street	Houston School	ca 1950						
1537	N 6 th Street	Parker/Rust House	1914						
518	N 8 th Street	Mount Moriah Church	ca 1944						
629	N 8 th Street	McDonald House	ca 1930						
633	N 8 th Street	Allie Ward House	ca 1935						
1230	N 8 th Street	Shamrock Drug Company	1927						
1317	N 8 th Street	Lamar School (Office)	1921	X	X				
1541	N 8 th Street	Brady/Oates House	1925		X			X	Parramore
1626	N 8 th Street	Hudson/Gibson House	1925						
1756	N 8 th Street	Reeves/Sanders House	1905						
1840	N 8 th Street	Valley View Elementary School	1926						
520	N 9 th Street	Woodson Elementary School	1935						
1501	N 14 th Street	Bynum House	1935		X				
1546	N 14 th Street	Cresswell/Morrison House	1925		X				
1518	N 17 th Street	Lanford-Scott House	1910						
1543	N 18 th Street	Miller House	ca 1920						
1605	N 18 th Street	Shelton/Benton House	1915						

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1636	N 20 th Street	Barnes-Norwood House	1907	X	X				
741	S 1 st Street	Commercial Building	1915						
901	S 1 st Street	Park Building	1922	X					
1109	S 1 st Street	Laughter/Cooper Furniture Company	1919						
1201	S 1 st Street	D&W Tire Company	ca 1925						
1305	S 1 st Street	Goodyear Store	1935						
1315	S 1 st Street	Business College	1929						
1583	S 1 st Street	Phillips Building (High School Service Station)	1924						
1699	S 1 st Street	Old Abilene High School (Lincoln MS)	1924				X		
1325	S 3 rd Street	Earnest House	1908						
1343	S 3 rd Street	Miller-McNally House	ca 1900	X	X				
2401	S 3 rd Street	Boyd House	ca 1925						
1443	S 4 th Street	Branch/Bunner House	1915						
1641	S 5 th Street	Apartments	1926						
1741	S 5 th Street	Willieford/Allison House	1935		X				
1849	S 5 th Street	Darnell/Beaird Apartments	1925		X				
1430	S 6 th Street	N.J Roberts House	1920		X		X		
1918	S 6 th Street	Leach-Dodd House	1930						
1940	S 6 th Street	Francis-Collins House	1919	X					
2970	S 6 th Street	Fair Park School	1925						
542	S 7 th Street	Noland House	ca 1900	X	X				
1141	S 7 th Street	Smith-Sevallos House	ca 1900						
1835	S 7 th Street	Hayter-Horton House	1920						
1942	S 7 th Street	Dorn-Matthews House	1927					X	Sayles Boulevard
2957	S 7 th Street	Rutledge-Guest House	1930						
3425	S 7 th Street	Thomas Blanton House	1930				X		
3449	S 7 th Street	Ward-Burns House	1925		X				
3482	S 7 th Street	Munder-Goebel House	1920						
401	S 8 th Street	Commercial Building (Cotton Oil Mill)	1929						
625	S 8 th Street	Locust Street School	1925						
1633	S 8 th Street	Sacred Heart Catholic Church	1930	X		X	X		
1642	S 8 th Street	Harber/Warner House	1920						
1849	S 8 th Street	Bradshaw/Smith House	1925						
1934	S 8 th Street	Ward/Sandidge House	1925					X	Sayles Boulevard
2041	S 8 th Street	Thomas/Comer House	1918		X			X	Sayles Boulevard
2042	S 8 th Street	Morrison/Barnhill House	1920		X			X	Sayles Boulevard

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2137	S 8 th Street	Williams/Bramlett House	1922					X	Sayles Boulevard
2141	S 8 th Street	Brewer/Mitchell House	1927					X	Sayles Boulevard
1101	S 9 th Street	Travis School	1915						
3435	S 9 th Street	Jones House	1940		X				
2142	S 10 th Street	Winters/Alexander House	1925					X	Sayles Boulevard
2243	S 10 th Street	Hoppe/McBrayer House	1925						
2441	S 10 th Street	Ramsey/Davis House	ca 1920						
2531	S 10 th Street	Sayles/Mitchell House	1935						
1642	S 11 th Street	Kasscreff/Mikeleson House	1920						
1929	S 11 th Street	Alta Vista School	1926						
2241	S 11 th Street	Payne/Wright House	1925						
3401	S 11 th Street	Adams/Law House	1940						
1741	S 12 th Street	McFall House	ca 1915						
1742	S 12 th Street	McFall/Prew House	ca 1925						
1018	S 14 th Street	Williams/Cockran House	1930						
1109	S 14 th Street	Smith/Hackney House	1905						
3425	S 14 th Street	Abilene Woman's Club Building	1955		X	X			
601	Amarillo Street	Young/Dromgoole House	1924					X	Sayles Boulevard
602	Amarillo Street	Jones/Richmond House	1921					X	Sayles Boulevard
624	Amarillo Street	Pickard/Chaney House	1924					X	Sayles Boulevard
726	Amarillo Street	Scarborough House	1908		X			X	Sayles Boulevard
742	Amarillo Street	Williamson House	1917		X			X	Sayles Boulevard
760	Amarillo Street	Chauncy/Marshall House	1928		X			X	Sayles Boulevard
801	Amarillo Street	Wooten/Wright/Bowser House	1928		X			X	Sayles Boulevard
818	Amarillo Street	Kaufman/Hanna House	1928					X	Sayles Boulevard
825	Amarillo Street	Ward/Melson House	1926		X			X	Sayles Boulevard
842	Amarillo Street	Jones/Behrens/Cox House	1921		X			X	Sayles Boulevard
852	Amarillo Street	Brown House	1928					X	Sayles Boulevard
860	Amarillo Street	Musser/Goldsmith House	1919					X	Sayles Boulevard
874	Amarillo Street	Pratt/Gilbreath House	1928					X	Sayles Boulevard
1174	Amarillo Street	Laughter/Davis House	1925						
1226	Amarillo Street	Jones/Holly House	1920		X				
1234	Amarillo Street	Reeves/Foster House	1920						
1302	Amarillo Street	Cash House	1929				X		
1350	Amarillo Street	Leck/Borden House	1920						
1540	Ambler Avenue	Green House	1935						

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837	Ash Street	Mount Zion Church Parsonage	ca 1940						
242	Beech Street	Wooten House	1920				X		
340	Beech Street	Will Minter House	1925	X	X		X		
633	Beech Street	Castles/Crutchfield House	1920						
704	Beech Street	Douthit-Leyerle House	1921	X	X			X	Parramore
726	Beech Street	Sears-Willingham House	1916	X	X			X	Parramore
750	Beech Street	Miller/Adams House	1926					X	Parramore
772	Beech Street	Ackers-McMillan House	1920	X	X			X	Parramore
2042	Beech Street	Ivey/Green House	1920						
1625	Belmont Boulevard	Dillingham House	1927				X		
1702	Belmont Boulevard	Brumley/McEachern/James House	1931		X				
1710	Belmont Boulevard	Rhodes/Connally House	1941		X				
1818	Belmont Boulevard	Harris/Mullins House	1930						
1826	Belmont Boulevard	Bacon/Yates House	1948		X				
1866	Belmont Boulevard	Stowe/Smith House	1930		X				
4090	Benbrook Street	Webster/Woods House	1950						
208	Berry Lane	Ham House	1907	X	X				
5410	Buffalo Gap Road	Bettes House	ca 1929						
441	Butternut Street	Fire Station	1926				X		
774	Butternut Street	George W. McDaniel House	1925	X			X		
1403	Butternut Street	Dixie Pig Restaurant	1941						
1625	Campus Court	Sewell Auditorium (ACU)	1929	X					
1695	Campus Court	Administration Building (ACU)	1929				X		
1755	Campus Court	Luce Hall (ACU)	1929				X		
102	Cedar Street	Grace Garage/Rhodes Building	ca 1925		X			X	Abilene Commercial
133	Cedar Street	Commercial Building	ca 1935						
151	Cedar Street	Parking Garage	1919		X			X	Abilene Commercial
155	Cedar Street	Cotton Storage Building	1900						
202	Cedar Street	Abilene Public Library	1955						
818	Cedar Street	Copper/Jimenez House	1925						
2418	Cedar Street	Caldwell Hall at HSU	1922				X		
1618	Cedar Crest Drive	Morlan/Cheatham House	1930						
1502	Cherry Street	Kirby House	1895	X	X				
242	Chestnut Street	Case, Clements/Reeder Building	1925						
350	Chestnut Street	Hailey Building (North)	1935						
358	Chestnut Street	Hailey Building (South)	1935						

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382	Chestnut Street	Standard Print Company / Nichols	1925						
641	Chestnut Street	Williamson House	ca 1900		X		X		
726	Chestnut Street	Crow/Richter House	1905						
774	Chestnut Street	Christopher/Cortez House	1905						
917	Chestnut Street	Parker/Kite House	1929						
941	Chestnut Street	Southside Church of Christ	1920						
1026	Chestnut Street	House	1926						
1042	Chestnut Street	Jackson/Haddox House	1905						
146	Clinton Street	Kauffman/Philley House	1920						
210	Clinton Street	Oscar P. Thomas House	1905				X		
230	Clinton Street	Muir House	1910	X					
258	Clinton Street	Evans-McCloskey House	1909	X	X		X		
602	Clinton Street	Varnon House	ca 1915						
1021	Clinton Street	Trolley Car Barn	ca 1928	X			X		
342	Cockerell Drive	Woodson High School	ca 1950						
102	College Drive	Texas Highway Department Building	1935						
435	College Drive	Reese/Thornton House	1926						
518	College Drive	Leby/Haught House	1925						
526	College Drive	Smith/Manly House	1925						
682	College Drive	Arledge/Mabry House	1925						
2241	College Street	Hawkins House	1927		X				
106	Cypress Street	Drake Hotel (Grace Hotel)	1909	X	X			X	Abilene Commercial
158	Cypress Street	Compton Building	1923		X			X	Abilene Commercial
174	Cypress Street	Old Windsor Hotel (Cypress Building)	1890		X				
202	Cypress Street	Paxton Building	1923		X			X	Abilene Commercial
233	Cypress Street	Commercial Building	ca 1925					X	Abilene Commercial
242	Cypress Street	Grissom/Poplar Buildings	1925		X			X	Abilene Commercial
266	Cypress Street	Commercial Building	ca 1925					X	Abilene Commercial
275	Cypress Street	Mims Building	1928	X	X			X	Abilene Commercial
290	Cypress Street	O'Kelley's Office Supply	1929	X				X	Abilene Commercial
352	Cypress Street	Paramount Theater	1930	X	X		X	X	Abilene Commercial
473	Cypress Street	Wagstaff Building	1953						
726	Davis Drive	Andrews/Darnell House	1930						
742	Davis Drive	French/Weatherl House	1935						
318	Elm Street	Fulwiler-Smith House	1884	X					
417	Elm Street	Gorsuch House	1925						

CLHP – City Council List of Historic Properties **HOZ** – Historic Overlay Zoning **RTHL** – Recorded Texas Historical Landmark **NRHP-I** – National Register of Historic Properties – Individually listed **NRHP-DC** – National Register of Historic Properties – District Contributor **NRHP-DN** – National Register of Historic Properties – District Name

426	Elm Street	Schultz/McDonald House	1920						
858	Elm Street	Jones/Hogue House	1905						
1120	Elmwood Drive	Moreland/Shahen House	1946		X				
1134	Elmwood Drive	Kuykendall/Stephens House	1939		X				
1142	Elmwood Drive	Grissom/Treanor House	1939						
1202	Elmwood Drive	McDaniel/Owen House	1928						
1314	Elmwood Drive	Caldwell House	1955						
1366	Elmwood Drive	Lawlis House	1955						
1517	Elmwood Drive	Petty House	1955						
1801	Elmwood Drive	Terry/Brown House	1955						
302	Graham Street	Leach/McBride House	1930		X				
1002	Grand Avenue	Reed/Fulwiler/Bussey House	1921		X				
1018	Grand Avenue	Stephens/Lomax House	1921						
1026	Grand Avenue	Stephens/Jones House	1921						
540	Grape Street	McLemore House	1903		X				
1642	Grape Street	W.E. Hughes House	1907	X	X				
2102	Grape Street	Ernest/Huey House	1915						
4601	Hartford Street	West Texas Rehabilitation Center	1950						
241	Hickory Street	Commercial Building	1925		X				
613	Hickory Street	Webb House	1905		X				
644	Hickory Street	Peques-Jennings House	ca 1895	X	X				
701	Hickory Street	Wilson/Pittman Building	1925						
1042	Hickory Street	Cox/Hodges House	1930						
1434	Hickory Street	McBride/Alcantar House	1920						
881	Highland Avenue	Sayles/Robertson/Cox House	1927					X	Sayles Boulevard
897	Highland Avenue	Owens/Carpenter House	1925					X	Sayles Boulevard
910	Highland Avenue	Fulwiler-Schultz House	1925	X	X		X		
1026	Highland Avenue	Smith/Smith House	1929						
1042	Highland Avenue	Campbell/McDonald House	1929						
1135	Highland Avenue	Latham/Bullock House	1923		X				
1225	Highland Avenue	Kemper/Kuntz House	1925						
1226	Highland Avenue	Ellis/Craig House	1925		X				
1242	Highland Avenue	Oates/Green House	1925		X				
1301	Highland Avenue	Smith House	1927						
1302	Highland Avenue	Baugh/Lofland House	1930		X				
1326	Highland Avenue	Matthews/Carden House	1929						

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1350	Highland Avenue	Martin/Archer House	1925						
1357	Highland Avenue	Frazier House	1940						
1358	Highland Avenue	Roland Green House	1927				X		
3249	Highland Avenue	Cates/Hill House	1950						
2137	Idlewild Street	Andrews/Martin House	1928		X			X	Sayles Boulevard
2142	Idlewild Street	Shepperd/Elliott House	1936					X	Sayles Boulevard
2145	Idlewild Street	Burditt House	1928		X			X	Sayles Boulevard
333	Jeanette Street	Seale/Thorton House	1900						
617	Jeanette Street	Key House	ca 1905						
1042	Jeanette Street	Weldon/Childers House	1915						
2758	Jeanette Street	Hendrick Home for Children	1939						
541	Kirkwood Street	Graves/Henderson House	1905						
150	Locust Street	Universal Manufacturing Building	1927		X		X		
189	Locust Street	Burlington Railroad Station	ca 1929	X	X		X		
239	Locust Street	Commercial Mill Building	1910						
2501	Maple Street	Abilene State School	ca 1900					X	State Epileptic Colony
218	Meander Street	Curry/Thornton House	1910						
418	Meander Street	Hardy/Rounsaville House	1920						
602	Meander Street	Episcopal Church of Heavenly Rest	1950						
650	Meander Street	Balfanz/Jennings House	1925		X			X	Sayles Boulevard
702	Meander Street	Dunagin/Norcross House	1927		X			X	Sayles Boulevard
710	Meander Street	Clark/Boyce House	1927					X	Sayles Boulevard
726	Meander Street	Potts/Holland House	1927					X	Sayles Boulevard
774	Meander Street	Urban/Bowman House	1925	X				X	Sayles Boulevard
802	Meander Street	Collins/St. John/Givens House	1925		X			X	Sayles Boulevard
150	Merchant Street	Estes/Turner House	1905		X				
208	Merchant Street	Finley-Griffith House	ca 1910	X	X		X		
418	Merchant Street	A.T. Jones House	1920				X		
425	Merchant Street	Ackerman-Chapman House	1899	X	X				
370	Mesquite Street	Witherspoon/Ferguson Building	ca 1926						
701	Mesquite Street	Dr. Butler House	ca 1925			X			
898	Mesquite Street	Turner/Williams House	1905						
346	Mulberry Street	William Stith House	1925				X		
508	Mulberry Street	Compere/Bolin House	1920		X				
702	Mulberry Street	Guffee/White House	1921					X	Parramore
736	Mulberry Street	Lantz House	1942					X	Parramore

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760	Mulberry Street	Sellers House	1922	X	X			X	Parramore
768	Mulberry Street	Horn/Turner House	1926					X	Parramore
772	Mulberry Street	Holmes/Skipper House	1926					X	Parramore
802	Mulberry Street	Ackers/Heatherly House	1921	X			X		
1042	Mulberry Street	Keeble House	1935		X				
135	Oak Street	Ed S. Hughes Warehouse	1919				X		
301	Oak Street	Old Taylor County Courthouse	1914				X		
702	Oak Street	Bond & Ray/Ceniglis Building	1925						
1874	Oak Street	Hayden/Stevens House	1935						
2442	Old Anson Road	J.H. Ball House	1903	X	X				
2828	Old Anson Road	Compton House	1900		X				
402	Orange Street	First Central Presbyterian Church	1924				X		
760	Orange Street	Guffie/Love House	1917					X	Parramore
790	Orange Street	Caldwell House	1919	X	X			X	Parramore
802	Orange Street	Zabloudil-Hendrick House	1927				X		
910	Orange Street	Castles/Howard House	1920						
1366	Orange Street	McClellan House	ca 1914	X	X				
1642	Orange Street	Odor/Ross House	1915		X				
340 A	Palm Street	Tandy House (North)	1910		X				
342	Palm Street	Tandy House (South)	1910		X				
555	Palm Street	Landers House	ca 1925		X				
1249	Palm Street	McDaniel/Frosch House	1927		X				
1533	Parramore Street	Callihan/Jones House	1930		X			X	Parramore
1547	Parramore Street	Olds/Lindsey House	1930					X	Parramore
1102	Peach Street	Howard/Sellers House	1920		X				
317	Pecan Street	Agricultural Building/Taylor Co.	1938						
842	Pecan Street	Grothe/Elkins House	1925						
1041	Pecan Street	Pursley/Dobbins House	ca 1900						
102	Pine Street	Alexander Building	1925					X	Abilene Commercial
302	Pine Street	Grant Building	1932		X			X	Abilene Commercial
166	Pine Street	Commercial Building	ca 1900						
190	Pine Street	Commercial Building	ca 1950						
202	Pine Street	Commercial Building	ca 1953						
216	Pine Street	McLemore-Bass Drug Company	ca 1925		X			X	Abilene Commercial
244	Pine Street	Minter Building	1925	X	X			X	Abilene Commercial
258	Pine Street	Commercial Building	ca 1940						

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341	Pine Street	Federal Building	1935				X		
401	Pine Street	Windsor Hotel	1927		X		X		
2701	Pine Street	Turner House	1945						
2825	Pine Street	Building	1937						
341	Plum Street	Ganey Peanut Company	1914	X					
542	Plum Street	Gulf Refining/Gulf Oil Co. Building	1930						
801	Plum Street	Antioch C.M.E. Church	ca 1944						
342	Poplar St	Watson-Hopkin House	1882	X					
402	Poplar St	Wristen/Morris House	1905						
442	Poplar St	Ellis House	1928						
502	Poplar St	Boyd-Hall House	1920				X		
542	Poplar St	Parramore House	1920		X		X		
818	Poplar St	Mead/Rosetti House	1905						
1166	Portland Avenue	Carter/Sylvester House	1920						
4001	Potomac Avenue	Henderson/Williams House	1959		X				
421	Reading Avenue	Jhules Reading House	1900				X		
1402	River Oaks Road	Head/Messer House	1967						
873	Rivercrest Drive	Grisham/Lee House	1928		X				
502	Riverside Boulevard	Shoemaker/Grosvenor House	1939		X				
1134	Ross Avenue	Oates House	ca 1934		X				
2242	Russell Avenue	Turner/Smith House	1920						
536	S Mockingbird Lane	Hayes/Martindale House	1920						
309	S Pioneer Drive	Borden Building	1958						
2775	S Treadaway Boulevard	Keith House	ca 1936		X				
882	Santos Street	Stephens/Wilson House	1925						
1025	Santos Street	Batjeir House	ca 1925		X				
435	Sayles Boulevard	Burns Building	1927						
502	Sayles Boulevard	Lamert-Ramos House	1928					X	Sayles Boulevard
510	Sayles Boulevard	Martin-Daniel House	1928					X	Sayles Boulevard
534	Sayles Boulevard	Weaver-Vaughn House	1921					X	Sayles Boulevard
542	Sayles Boulevard	Wallingford-Moore House	1928					X	Sayles Boulevard
601	Sayles Boulevard	Couch/Blair House	1928		X			X	Sayles Boulevard
602	Sayles Boulevard	McDaniel/Batjer House	1916		X			X	Sayles Boulevard
618	Sayles Boulevard	Cranston-Brown House	ca 1910					X	Sayles Boulevard
633	Sayles Boulevard	Holly/Hart House	1941					X	Sayles Boulevard
642	Sayles Boulevard	Sayles-Dillard House	1889	X	X	X	X	X	Sayles Boulevard

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800	Sayles Boulevard	Jay-Arrant House	1924					X	Sayles Boulevard
840	Sayles Boulevard	Bacon-Ulmer	1926					X	Sayles Boulevard
842	Sayles Boulevard	Middleton-Young House	1928		X			X	Sayles Boulevard
845	Sayles Boulevard	Wooten/Thompson/Brock House	1941					X	Sayles Boulevard
850	Sayles Boulevard	Nichol-Jennings House	1925					X	Sayles Boulevard
858	Sayles Boulevard	Dillor House (owned by HSU)	1928					X	Sayles Boulevard
861	Sayles Boulevard	Wooten/Adams House	1926		X			X	Sayles Boulevard
865	Sayles Boulevard	Frost/Grissom/Moore House	1936		X			X	Sayles Boulevard
898	Sayles Boulevard	Long-Tull House	1929		X			X	Sayles Boulevard
902	Sayles Boulevard	Young-Martin House	1928		X			X	Sayles Boulevard
920	Sayles Boulevard	Fulwiler-Bowers House	1922					X	Sayles Boulevard
940	Sayles Boulevard	Burkett-Webb House	1926					X	Sayles Boulevard
1017	Sayles Boulevard	Roberts-Henshaw House (Miller)	1928						
1018	Sayles Boulevard	Henry-Fitzhugh House	1941						
1102	Sayles Boulevard	Duffy-Wright House	1926	X	X				
1117	Sayles Boulevard	Bohannon/Lamb House	1922						
1118	Sayles Boulevard	Bland/Sayles House	1925						
1190	Sayles Boulevard	Morrison/Tredennick House	1925		X				
1226	Sayles Boulevard	Smith/Burford House	1927		X				
1302	Sayles Boulevard	A.S. Goodloe House	1929				X		
1360	Sayles Boulevard	West-Freeman House	1920						
1400	Sayles Boulevard	McMurry University Admin Building	1923				X		
702	Sayles Drive	Gambill/Orr House	1926	X	X			X	Sayles Boulevard
740	Sayles Drive	Sayles/Earney House	1924		X			X	Sayles Boulevard
758	Sayles Drive	Sayles/Jones/Stevens/Bowen House	ca 1910						
770	Sayles Drive	Munger/Johnson House	1922					X	Sayles Boulevard
2010	Shoreline Drive	Wagstaff/Westmoreland House	1955						
1542	Swenson Street	McCarty-Grier House	1915						
1642	Swenson Street	Manley-Patterson House	1929	X	X				
1726	Swenson Street	Swenson House	1908	X	X	X	X		
1802	Swenson Street	Cowden-Godbout House	ca 1903	X	X				
1902	Swenson Street	Perkins/Fox House	1919						
2102	Swenson Street	Higginbotham House	1920		X		X		
102	Sycamore Street	Deatherage-Greenhaw Building	1925						
1958	Sycamore Street	Murry-Foster House	1930						
1702	University Boulevard	Stubblefield House	ca 1930						

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210	Victoria Street	McDavid House	ca 1920						
602	Victoria Street	Alexander House	1915		X				
718	Victoria Street	Davis-Harlow House	1920	X	X		X		
926	Victoria Street	Massey House	1926						
942	Victoria Street	Howerton House	1926						
741	Vine Street	Cathey/Mayfield/Vannoy House	1926		X				
1110	Vine Street	Harrison-Humphreys House	ca 1905						
1204	Vogel Avenue	Olsen House	ca 1929		X				
101	Walnut Street	Wooten Grocery Warehouse	1906	X			X		
201	Walnut Street	Waldrop Furniture, Inc.	1927		X				
603	W Washington Street	Barton House	1925						
910	Willow Wren	Cockrell House	ca 1900						

Work Program Study - Potential Historic Resources

Work Program Study

1. Update the official Abilene Register of Historic Places for approval by the Commission, P&Z, and City Council.
2. Create a new list of potential properties that can one day be added to the official list.
3. Establish the rationale for each new property, identify if any new property warrants immediate consideration to added to the official list, and update the database with all of the rationale and priority ranking.
4. Finalize the potential new property list to obtain P&Z and City Council support. The Commission may consider an “open house” meeting to invite the owners who receive notice that their property may be included on this list.
5. Retain a qualified consultant to review the historic inventory of Abilene properties to update the 1994 study.
6. Update the official Abilene Register of Historic Places based on the findings of the new historic inventory study.

Potential Future Additions to Abilene Register of Historic Properties

- These addresses have been provided by the Landmarks Commission members as well as staff.
- Any addresses on this list have been deemed a historic resource by a member or staff.

STREET	ADDRESS	STYLE	YEAR	RATIONALE
558	EN 19 th Street			
626	EN 19 th Street	Mid-Century		
1902	EN 19 th Street			
501	EN 21 st Street			
1238	N 8 th Street	Group of Commercial Buildings		
1765	N 11 th Street			
102	N 13 th Street	Commercial Building		
3341	S 10 th Street			
1101	Albany Street			
1217	Albany Street			
1532	Ambler Avenue			
1725	Austin Street			
1805	Austin Street			
4090	Benbrook Street			
1032	Cedar Crest Drive	Ranch		
1101	Cedar Crest Drive	Ranch		
1201	Cedar Crest Drive			
1205	Cedar Crest Drive			
1225	Cedar Crest Drive			

1341	Cedar Crest Drive			
1601	Cedar Crest Drive			
1622	Cedar Crest Drive			
1625	Cedar Crest Drive			
1642	Cedar Crest Drive			
1718	Cedar Crest Drive	Mid-Century Modern		
2002	Cedar Crest Drive			
300	E. College Drive			
450	College Drive			
466	College Drive			
501	College Drive			
517	College Drive			
525	College Drive			
609	College Drive			
634	College Drive			
650	College Drive			
657	College Drive			
742	Davis Drive			
765	Davis Drive			
749	Elmwood Drive			
766	Elmwood Drive			
773	Elmwood Drive			
777	Elmwood Drive			
894	Elmwood Drive			
901	Elmwood Drive			
909	Elmwood Drive			
1041	Elmwood Drive			
1134	Elmwood Drive			
1142	Elmwood Drive			
1202	Elmwood Drive			
1301	Elmwood Drive			
1365	Elmwood Drive			
1381	Elmwood Drive			
1801	Elmwood Drive			
650	Glendale Drive			
1134	Glenwood Drive			
1173	Glenwood Drive			
1642	Grape Street			
1154	Grissom Circle			

751	Grove Street			
1102	Hollis Drive			
1133	Hollis Drive			
1166	Hollis Drive			
802	Leggett Drive			
1301	Leggett Drive			
1117	Leggett Drive			
2309	Lincoln Drive			
3809	Monticello Circle			
4066	Monticello Street			
220	Mulberry Street			
4001	Potomac Avenue			
698	Redwood Drive			
750	Rivercrest Drive			
757	Rivercrest Drive			
780	Rivercrest Drive			
801	Rivercrest Drive			
825	Rivercrest Drive			
1470	River Oaks Road			
1502	River Oaks Road			
1760	River Oaks Road			
1910	River Oaks Road			
1717	Swenson Street			
1209	Sylvan Drive			
1233	Sylvan Drive			
1310	Sylvan Drive			
1317	Sylvan Drive			
1709	University Boulevard			
1750	University Boulevard			
1781	University Boulevard			
1601	Victoria Street			
659	Westwood Drive			
661	Westwood Drive			
800	Westwood Drive	Mid-Century		
808	Westwood Drive	Mid-Century		
858	Westwood Drive			
3833	Whittier Street			
502	N. Willis Street	Commercial		

Abilene Register of Historic Properties STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: August 22, 2023

Background

The Abilene Register of Historic Places represents the most significant historic properties in Abilene as of 2021. Most of these properties have been identified as being historically significant by surveys conducted in 1979, 1989, and 2012 by qualified consultants. The Landmarks Commission reviewed all of these properties and determined that each was suitable to include on this register. The Landmarks Commission authorized the most recent register on February 22, 1994 and has amended it periodically since, most recently in 2021, as required by the Land Development Code, Section 1.1.7.2[c][2]).

Staff review the register and has removed 18 properties that have been demolished or have had HO zoning removed and added properties where Historic Overlay (HO) zoning has been approved. This list will be the updated Official Historic Property list upon City Council approval.

Potentially, a newly identified property could be added to the official list if the Commission determines that such a property satisfies the Criteria Assessment guidelines. It should be added no new property can be added to the official list by staff or the Commission without detailed rationale satisfying those criteria.

Work Program Summary

1. Update the official Abilene Register of Historic Places for approval by the Commission, P&Z, and City Council.
2. Create a new list of potential properties that can one day be added to the official list.
3. Establish the rationale for each new property, identify if any new property warrants immediate consideration to added to the official list, and update the database with all of the rationale and priority ranking.
4. Finalize the potential new property list to obtain P&Z and City Council support. The Commission may consider an "open house" meeting to invite the owners who receive notice that their property may be included on this list.
5. Retain a qualified consultant to review the historic inventory of Abilene properties to update the 1994 study.
6. Update the official Abilene Register of Historic Places based on the findings of the new historic inventory study.

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 Recommendations:

The Landmarks Commission will be required to reconsider and take a separate action on each of the following items:

1. A motion and a second shall be made to approve the “draft copy” of the Abilene Historic Resources list with any new properties that the Commission chooses to add.
2. A motion and a second shall be made to move any property(s) from the “draft copy” Abilene Historic List to the official Abilene Register of Historic Properties (ARHP) list.
3. A motion and second shall be made to recommend approval of the updated ARHP list.
4. A motion and a second to approve the Landmarks Commission Work Plan, as summarized in the staff report.

Staff recommends **Approval** of all four actions items listed above.

Attachments

- Revised Abilene Register of Historic Properties.
- List of historic resources for future consideration to add to the Abilene Register of Historic Properties.

Item 2

UPDATE OF THE ABILENE REGISTER OF HISTORIC PROPERTIES



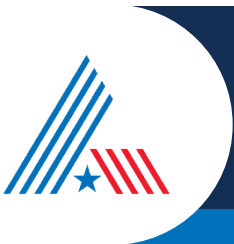


FACTS

There are 404 properties on the Abilene Register of Historic Properties.

- 137 properties have Historic Overlay Zoning. 267 properties do not.
- 58 properties are on the City Council List of Historic Properties.
- 147 properties are located on the National Register; 51 are individually listed, and 96 are district contributors.
- 8 are Recorded Texas Historical Landmarks.
- 14 properties have been demolished.





DEMOLISHED BUILDINGS

Address	Year Built
610 Beech St	1890
517 W Washington St	ca 1905
850 Hickory St	1915
1341 N 18 th St	1920
817 Cypress St	ca 1920
1542 N 7 th St	1925
718 Mulberry St	1926
633 S 11 th St	1930
1325 N 18 th St	1930
341 Pecan St	1931
1201 Sylvan Dr	1939
769 Mesquite St	ca 1940

2010 Shoreline Drive

- Taken down to studs

202 Pine Street

- Taken down to cinder blocks





WORK PLAN STUDY

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6. Update the official Abilene Register of Historic Places based on the findings of the new historic inventory study.





Questions?

