



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 July 28, 2026 at 3:00 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 28, 2026.

AGENDA ITEMS

2. **HOZ-2026-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply Historic Overlay Zoning To Approximately 0.139 Acres Zoned General Commercial (GC). Located at 1902 North 1st Street. Legal Description Being Approximately 0.139 Acres Out of Lots 1 and 2, Block 2 of Craft's Subdivision of Lot 2, Block 206, Abilene, Taylor County, Texas. **(Kera Valois)**

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 22nd day of July, 2026, at 10:40 a.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC, CMC

**CITY OF ABILENE, TEXAS THE LANDMARKS COMMISSION
COUNCIL CHAMBERS, CITY HALL
April 28, 2026, at 3 p.m.**

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on April 28, 2026, at 3 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. **Chair** Lee was present and presiding, along with **Commissioners** Brandon Young, Vice-Chair Kister, Franz Hallgren, and Chaile Allen.

Also present were Ms. Kelley Messer, First Assistant City Attorney, Ms. Mason Teegardin, Planning Services Division Manager, Ms. Kera Valois, and Ms. Melissa Farr.

CALL TO ORDER

Chair Lee called the meeting to order at 3 p.m.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Chair Lee opened the public hearing. With no speakers coming forward, the public hearing was closed.

Commissioner Hallgren moved to approve the minutes. Commissioner Kister seconded the motion. The motion carried by the following vote:

AYES: Young, Hallgren, Kister, Allen, Lee

NAYS: None

AGENDA ITEMS

Election of Officers: Receive a Report, Hold a Discussion and Take Action on the Election of Officers

Commissioner Hallgren moved to appoint Mr. Brandon Young as Chair. Commissioner Allen seconded the motion. The motion prevailed by the following vote:

AYES: Young, Hallgren, Kister, Allen, Lee

NAYS: None

Commissioner Allen moved to appoint Ms. Tammy Kister as Chair Pro-Tem. Commissioner Hallgren seconded the motion. The motion prevailed by the following vote:

AYES: Young, Hallgren, Kister, Allen, Lee

NAYS: None

Commissioner Young moved to appoint Ms. Chaile Allen as Deputy Pro-Tem. Commissioner Lee seconded the motion. The motion prevailed by the following vote:

AYES: Young, Hallgren, Kister, Allen, Lee

NAYS: None

Resolution: (Tabled) Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Resolution to Adopt the Council Rules of Procedure as the Rules of Procedure for the Landmarks Commission, preserving the Standing Committees, the Guiding Principles, and the Eligible Expense Guidance for Historic Project Tax Credits.

Commissioner Hallgren moved **to remove this item from the table**. Commissioner Allen seconded the motion. The motion prevailed by the following vote:

AYES: Young, Hallgren, Kister, Allen, Lee

NAYS: None

Ms. Kelley Messer stated the resolution will preserve the guidance of the Secretary of the Interior's Standards for Rehabilitation that was in the previous Bylaws. The Abilene City Council Rules of Procedure will also preserve the Eligible Expense Guidance for Historic Project Tax Credits that were in the previous Bylaws.

Commissioner Kister moved to approve the acceptance of this resolution. Commissioner Hallgren seconded the motion. The motion prevailed by the following vote:

AYES: Young, Hallgren, Kister, Allen, Lee

NAYS: None

R-2026-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approval of a Letter to the Texas Historic Commission Regarding the Consideration of Ferguson Hall, 2200 Hardin-Simmons University, in the National Register of Historic Places.

Ms. Mason Teegardin presented this request. A nomination form for Ferguson Hall has been submitted to the Texas Historical Commission (THC) for possible inclusion on the National Register of Historical Places. The Landmarks Commission of Abilene is required to notify the THC's National Register Programs Office of an opinion on the matter as part of the Certified Local Government (CLG) Program.

STAFF RECOMMENDATION: Approval

Commissioner Kister moved to **approve** this item. Commissioner Hallgren seconded the motion. The motion to approve prevailed by the following vote:

AYES: Young, Hallgren, Kister, Allen, Lee

NAYS: None

CA-2026-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness to add a Pitched Roof to the Accessory Building Located at 1134 Elmwood Drive

Ms. Kera Valois presented this request. The applicant is requesting a Certificate of Appropriateness (CA) to add a pitched roof to the accessory building. Currently, the accessory building has a flat roof that is not consistent with the features of the rest of the home. The proposed roof will consist of composite shingles to match the profile, color, and texture of the existing roof on the rest of the residence, creating a more consistent roofline across the entire home.

Chair Lee opened the public hearing. The applicant, Mr. Tyler Sitzes, stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Staff recommends approval of this request.

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

- The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission.
- If work does not commence within six months, the approval of this Certificate of Appropriateness shall expire.
- The applicant may request an extension to this expiration deadline provided a complete application for a request for extension is submitted at least thirty (30) days before the approved Certificate of Appropriateness expires.

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

AYES: Young, Hallgren, Kister, Allen, Lee

NAYS: None

ADJOURNMENT

There being no further discussion, Chair Lee adjourned the meeting at 3:36 p.m.

APPROVED

Pebbles Lee, Chair

HOZ-2026-02

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: July 28, 2026

Planning & Zoning Commission: August 4, 2026

City Council 1st Read: August 27, 2026

City Council 2nd Read: September 10, 2026

Applicant

Owner: Jonathan Crisp

Case Manager

Kera Valois, Planner

Request

Add Historic Overlay zoning to a property located along N 1st Street.

Location

The subject property is located at 1902 N 1st Street.

Property Zoning

The current zoning for this property is General Commercial (GC).

Background

Philpott Florist was originally opened in 1920 at 241 Sayles by Mr. and Mrs. W. A. Philpott. They operated the business until 1923, when they sold it to their daughter (Ruth) and son-in-law, Mr. and Mrs. W. E. Loveday who operated the business for 22 years. In 1945 Mrs. Loveday sold Philpott Florist to her cousin Miss Harriett Loveday.

Miss Harriett Loveday hired her friend Mr. Jimmy Tittle, an architect not long out of Texas A&M University, to design the building that still stands at 1902 N 1st Street. In 1955, Philpott Florist relocated from its original location on Sayles Boulevard to its new home at 1902 N 1st Street, where it continues to serve the Abilene community.

Mr. Ray Maddox purchased Philpott Florist from Miss Harriett Lovelady in 1973. He owned and operated the business for nearly five decades, serving the Abilene community until 2022 when he sold the property to Mr. Ethan Stewart-Duke.

In 2025, Mr. Jon Crisp became the owner of Philpott Florist, continuing a proud tradition of talented florists who have served the Abilene community for more than a century.

Criteria Assessment

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

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**
None available.
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**
This property has been Philpott Florist since it was built in 1955.
- 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.**
Mr. Jimmy Tittle was the architect who designed the building for Philpott Florist in 1955 and is know for work around Abilene and buildings at area colleges.
5. **Represents a distinctive and familiar visual feature of a neighborhood or of the city.**
None available.
6. **Represents the works of a master designer, architect, builder, or craftsman.**
None available.

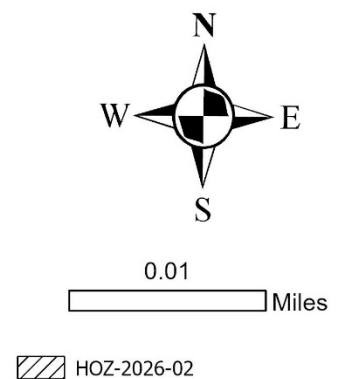
Staff Recommendation

Staff recommends **approval**.

Attachments

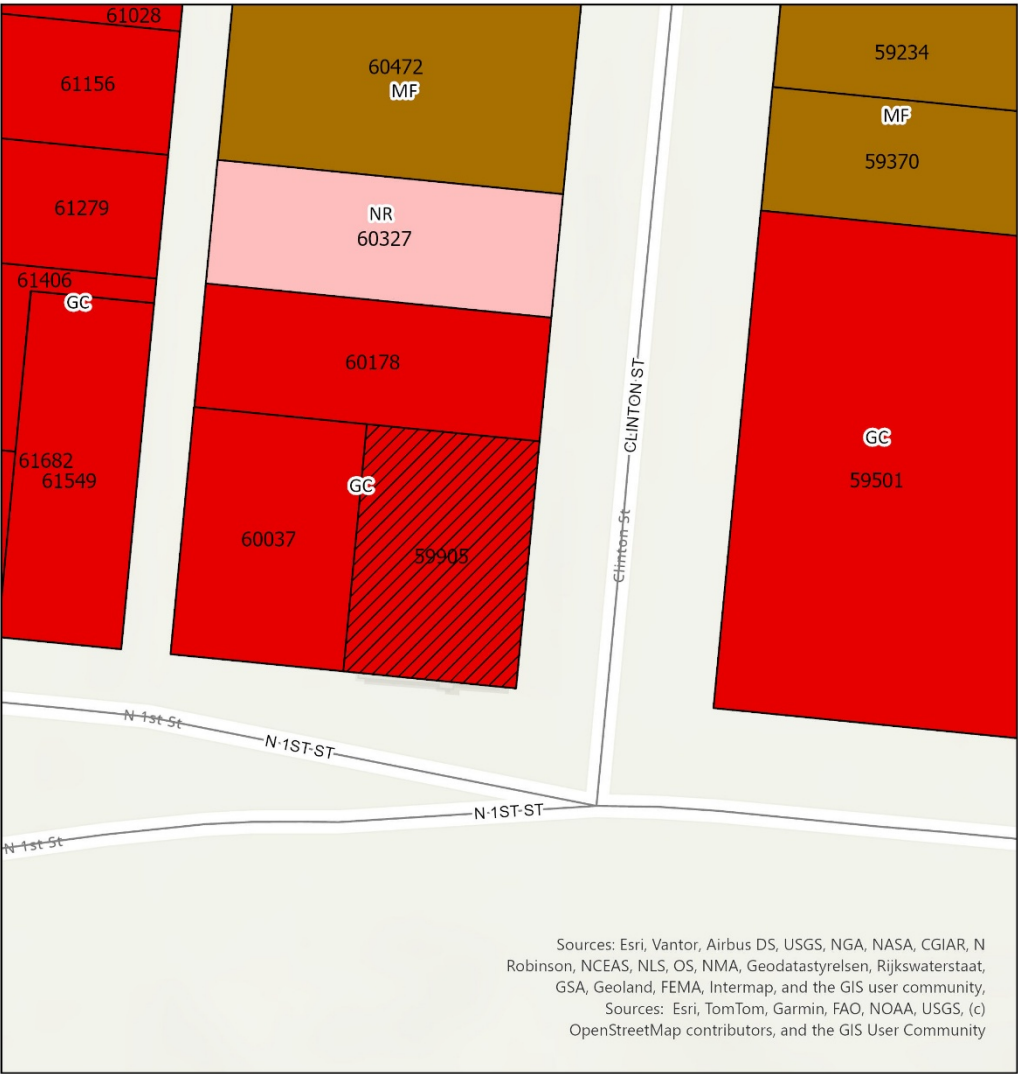
- PowerPoint Presentation
- Historic Pictures

LOCATION MAP



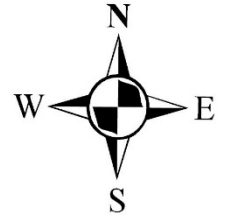
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community,
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

ZONING MAP



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

AERIAL LOCATION MAP

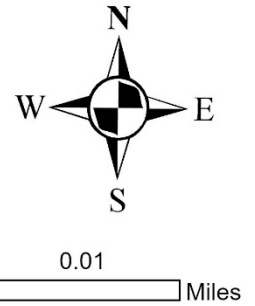
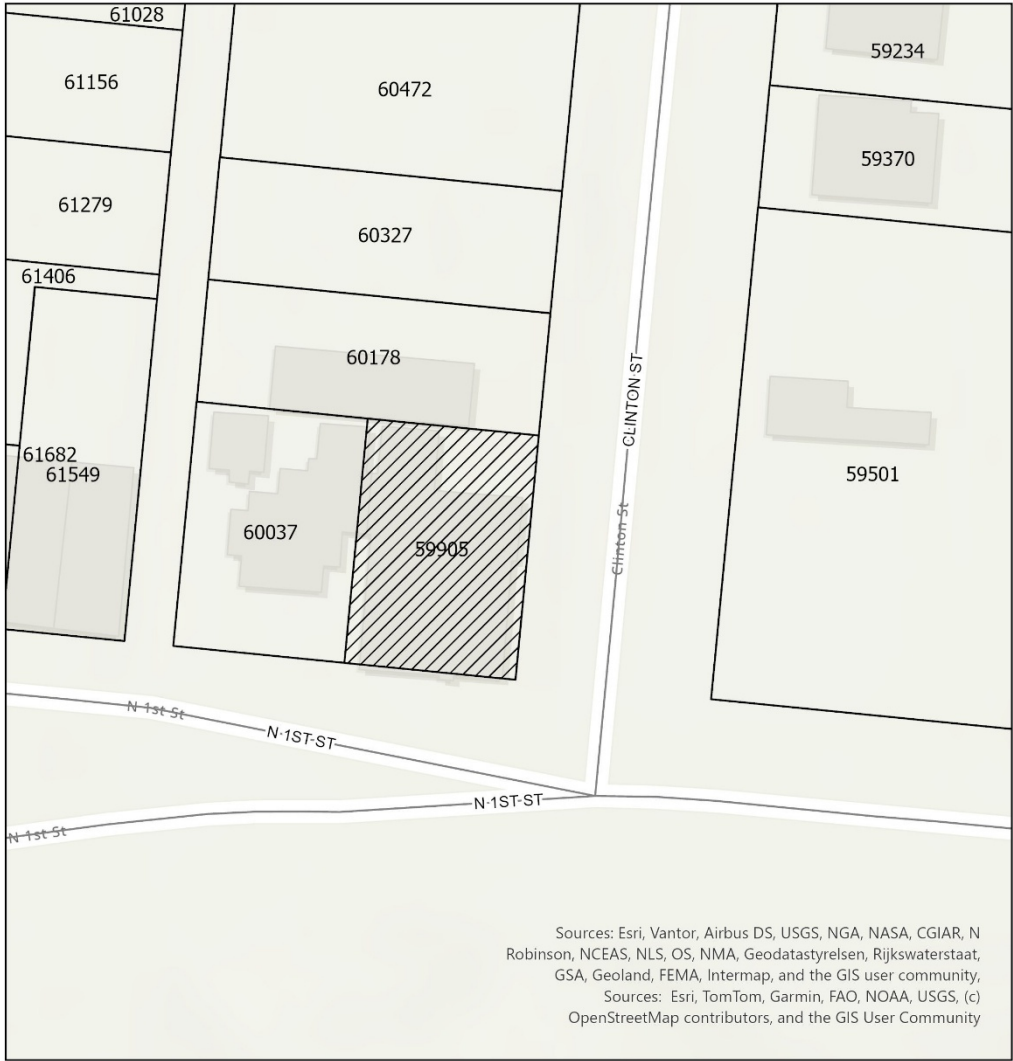


0.01

Miles

HOZ-2026-02

FLOOD MAP



- FEMA Flood Zones**
-  HOZ-2026-02
 -  Floodway
 -  100 Year 1%
 -  100 Year 1%
 -  500 Year .2%
 -  Unstudied A Zone



HISTORIC OVERLAY REQUEST

Case: HOZ-2026-02

Owner/Agent: Jonathan Crisp

Request: Add Historic Overlay to a property located along N 1st Street.

Location: 1902 N 1st Street

Landmarks: July 28, 2026

Planning & Zoning: August 4, 2026

Council Hearing: August 27, 2026
September 10, 2026





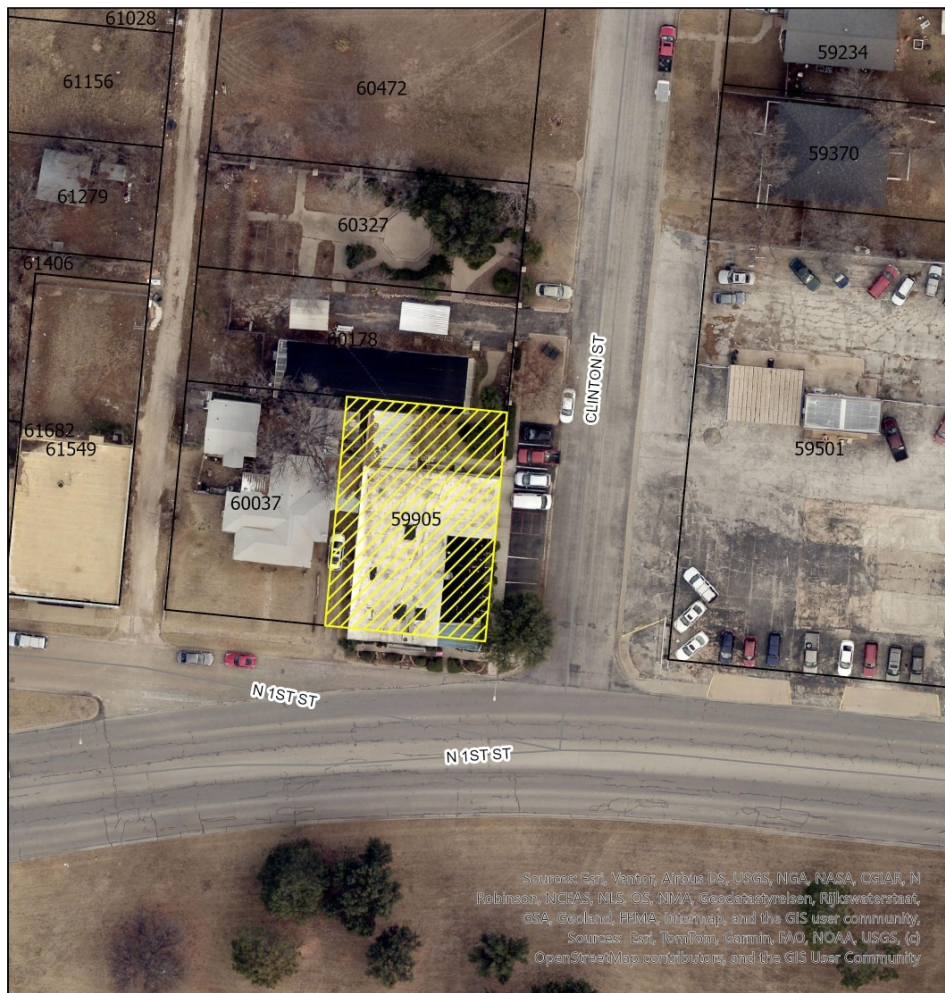
BACKGROUND INFORMATION

- Philpott Florist was originally opened in 1920 at 241 Sayles by Mr. and Mrs. W. A. Philpott.
- They operated the business until 1923 then sold to their daughter, Ruth, and her husband, who operated the business for 22 years.
- In 1945 the business was sold to Ruth's cousin Harriett Loveday.
- Ms. Loveday hired Jimmy Tittle to design the building currently residing at 1902 N 1st Street.
- In 1955, Philpott Florist relocated from its original location on Sayles Boulevard to its new home at 1902 N 1st Street.
- Ray Maddox purchased the business from Ms. Lovelady in 1973, who then sold in 2022.
- In 2025, Jon Crisp became the owner and continues the proud tradition of talented florists who have served the Abilene community for more than a century.



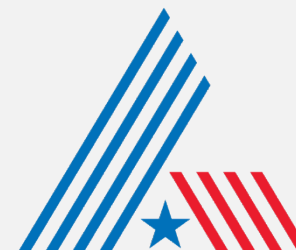


AERIAL LOCATION MAP



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Miles

 HOZ-2026-02

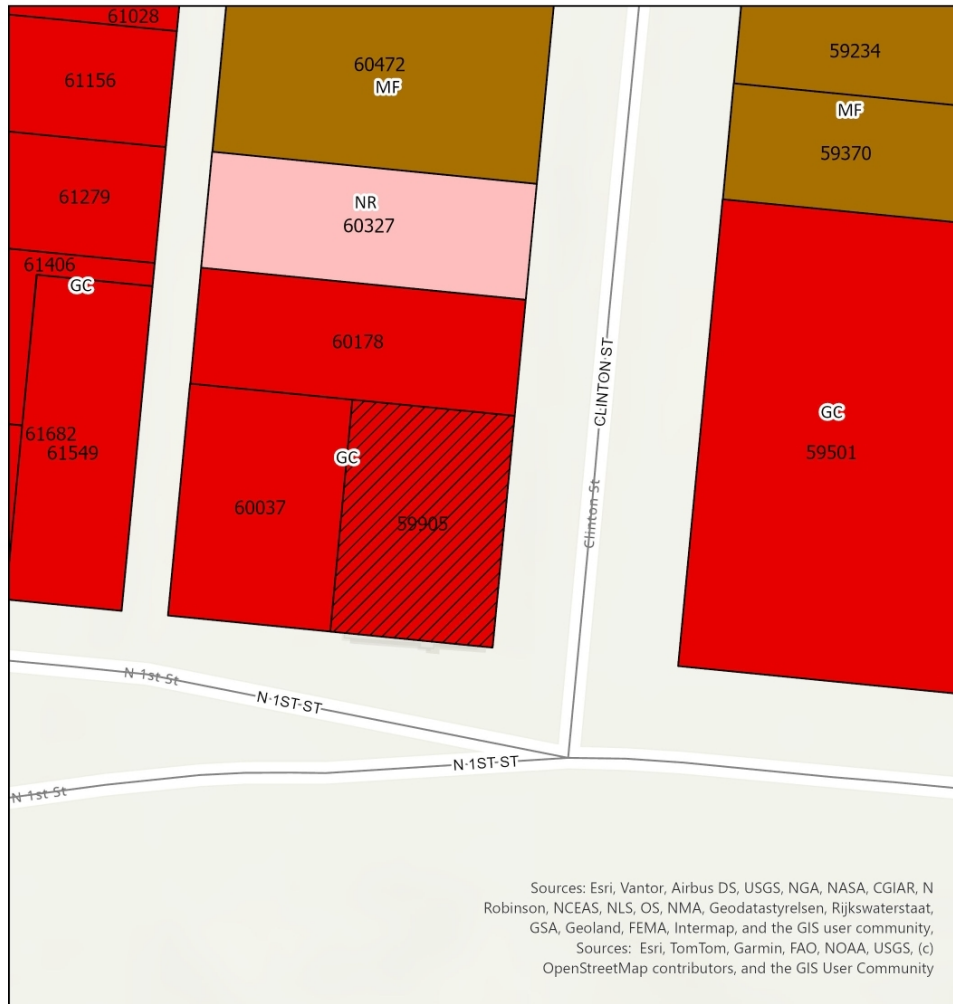


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Sources: Esri, Vector, Airbus DS, USGS, NGA, NASA, CGIAR, N
Robinson, NCEAS, NLS, CS, NMA, Geodetstryreizen, Rijkswaterstaat,
GSA, Geoland, FEMA, Intermap, and the GIS user community,
Sources: Esri, TerraMetrics, Garmin, FAO, NOAA, USGS, (c)
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ZONING MAP



0.01 Miles

HOZ-2026-02

Zoning Districts

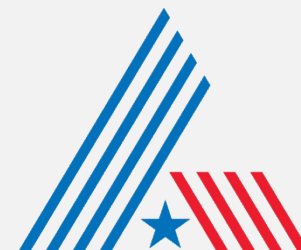
- GC
- MF
- NR

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community.
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VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
TEXAS



HISTORIC PHOTOS OF SUBJECT PROPERTY



**ATTRACTIVELY MODERNIZED
"PHILPOTT FLORISTS" SHOP
GROWS IN ABILENE, TEXAS**

The photos on this page show the left hand of this shop's owner. . . Harriett Lovelady has brought a smart decor to her shop. . . thru attractive simplicity . . . and a neat, trim appearance. Just display cases gleamingly match the wide, arched doorways. Well-chosen wrought-iron display tables and units give a pleasing uniformity.

Entering the building, thru an attractive conservatory, the customer is greeted with a huge plant display (photo A) on a raised, wrought-iron base. Other seasonal or holiday plants are smartly shown on wall displays. The two-story building houses display rooms, shop, workroom, storage space, and refrigeration.

Philpott's was established in 1920, coming into the capable hands of its present owner, Miss Lovelady, in 1944.

Our congratulations to Harriett, who has been steadily building a pleased customer-clientship in Abilene and West Texas. . . We are equally pleased to note that here is another shop that is growing with it's "dependable source of fine Carnations". . . Philpott's have been a steady customer for Park-Eliak PEAK-QUALITY COLORADO CARNATIONS for 12 years, and have again placed this season's standing order . . .

Owner, Harriett Lovelady.



(Below)
Attractively landscaped
Philpott Florists' Shop . . .



(A) This interesting conservatory, and plant display, greet you as you enter . . .

(Below) East side of the shop . . .



© Southeast side of shop, with middle door an entrance into greenhouse.

(Below) "Mirror Room" displays gift items, arrangements, and plants . . .



Philpott Florists Gets New Owner

The oldest and largest florist shop in Abilene has changed ownership.

Ray Maddox III of 742 Ross acquired Philpott Florists at 1902 N. 1st from Harriett Lovelady on Jan. 1.

Maddox, a graduate of Southern Methodist University, has worked at the shop for about seven years. He also worked for Dick Garner Inc., a Dallas firm dealing in dried flowers.

The new owner, a 34-year-old graduate of Cooper High School, said the operation of the shop will continue as it has under Miss Lovelady.

Miss Lovelady owned the store for 27 years and was associated with the business for more than 40 years.

Philpott Florists was opened in 1920 at 241 Sayles by the late Mr. and Mrs. W. A. Philpott. They operated the store until 1923 when they sold it to their son-in-law and daughter, Mr. and Mrs. W. E. Lovelady.

Miss Lovelady purchased the store from her cousin in 1945. Ten years later, the store moved to its present location on Sayles at 1902 N. 1st.

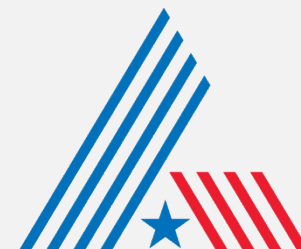
Miss Lovelady, closing out her long association with the store, expressed her thanks to the longtime faithful customers.



HARRIETT LOVELADY
... longtime owner



RAY MADDOX III
... new owner



CITY OF
ABILENE
TEXAS



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:

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This property has been Philpott Florist since it was built in 1955.
- 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.**
Jimmy Tittle was the architect who designed the building for Philpott Florist in 1955 and is known for his work around Abilene and buildings at area colleges.
- 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.

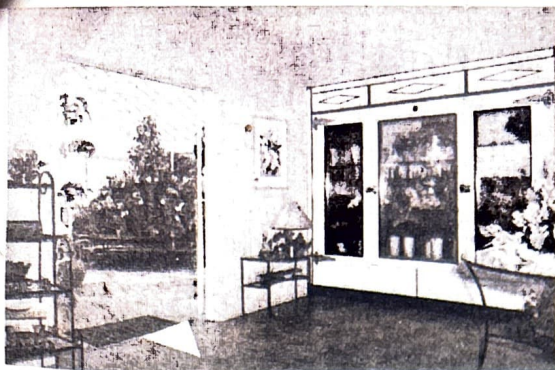




Questions?







(A) This interesting conservatory, and plant display, greet you as you enter . . .

ATTRACTIVELY MODERNIZED "PHILPOTT FLORISTS" SHOP GROWS IN ABILENE, TEXAS

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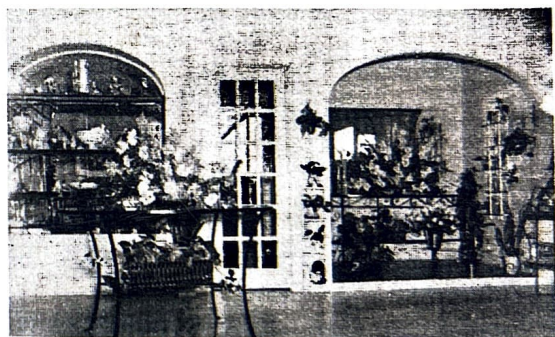


(Below)

● Attractively landscaped "PHILPOTT FLORISTS" Shop . . .



(Below) East side of the shop . . .



● Southeast side of shop, with middle door an entrance into greenhouse.

(Below) "Mirrow Room" displays Gift Items, Arrangements, and Plants . . .





PHILPOTT FLORISTS





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The new owner, a 24-year-old graduate of Cooper High School, said the operation of the shop will continue as it has under Miss Lovelady.

Miss Lovelady owned the store for 27 years and was associated with the business for more than 40 years.

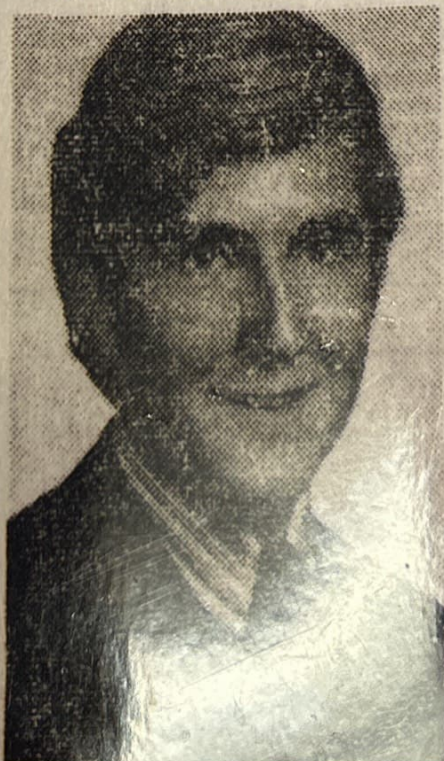
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Miss Lovelady purchased the store from her cousin in 1945. Ten years later, the store moved to its location on Sayles at Shop 1902 N. 1st.

Miss Lovelady, closing out her long association with the store, expressed her thanks to many longtime faithful customers.



HARRIETT LOVELADY
... longtime owner



RAY MADDOX III
New owner







PHILPOTT FLORISTS

William Albert Philpott, Sr

Born July 1, 1856 in Cumberland, Kentucky; died May 26, 1942, at age 85, in Dallas, Texas.

Mary Ruth Bellah Philpott

Born November 16, 1862 in Arkansas; died November 8, 1944, at age 81, in Dallas, Texas.

They met in St. Jo, Texas and were married in her hometown of Cleburne, Texas on September 8, 1884. At the time of their marriage, "Dr. Philpott" was studying medicine at Johns Hopkins in Baltimore, Maryland, but was practicing medicine for one year in St. Jo and would receive credit for it upon returning to medical school. Mary was a schoolteacher. Soon after their marriage, Dr. Philpott gave up his medical practice because his health could not stand the horseback rides in cold weather. He instead, settled down as a pharmacist and druggist in St. Jo, Texas. They had five children, four of which lived to adulthood.

The first child, William Albert Philpott, Jr, was born on September 17, 1885. A daughter was born in February 1887 but died at six months because Mary had contracted typhoid fever and could not nurse her. A second daughter, Ruth, was born in 1892 followed by a third daughter, Bellah, born in 1895. Barton, the last child, was born in 1896.

An ad listed in the Hardin Simmons College Simmons Brand, Sat., April 21, 1923 showed a phone number 6773 with Philpott's at 241 Sayles Blvd.

An ad listed in the McMurray College War-Whoop for Mar. 15, 1924, showed The Philpott Florists at 1058 N. 2nd with Greenhouses at S. 3rd.

The Philpott's daughter, Ruth, married Wylie Enmon Lovelady and ran the florist business for several years. It was later sold to a relative of her husband, Harriet Lovelady. Their other children were involved with

florist greenhouses in Vernon and a second Philpott Florist in Cisco that was owned and operated by their son, Barton, and his wife, Alma.