



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 Tuesday, April 28, 2026 at 3 PM 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 March 24, 2026

AGENDA ITEMS

2. **Election of Officers:** Receive a Report, Hold a Discussion and Take Action on the Election of Officers
3. **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. **(Kelley Messer)**
4. **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. **(Mason Teegardin)**
5. **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 **(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 21st day of April, 2026, at 3:45 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS THE LANDMARKS COMMISSION
COUNCIL CHAMBERS, CITY HALL
March 24, 2026, at 4 p.m.**

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on March 24, 2026, at 4 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. **Chair Lee** was present and presiding, along with **Commissioners** Brandon Young, Vice-Chair Kister, Franz Hallgren, Derek Hood, Chaile Allen and Johnna Partain.

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 4 p.m.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

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

AYES: Young, Hallgren, Kister, Hood, Allen, Partain, Lee

NAYS: None

AGENDA ITEMS

CA-2025-05: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness (CA) Located at 555 Palm Street to Demolish the Existing Carriage House and Rebuild it in the Same Location.

Kera Valois presented this request. The applicant is requesting a Certificate of Appropriateness (CA) to demolish and rebuild the carriage house located in the rear of the property. The carriage house will be rebuilt in the same location and include historically appropriate exterior materials, windows and doors, and appropriate paint colors to match the original building. An emergency demolition was approved by the Building Official on March 9, 2026 due to extreme deterioration.

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

STAFF RECOMMENDATION: Approval

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

AYES: Young, Hallgren, Kister, Hood, Allen, Partain, Lee

NAYS: None

CA-2026-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness (CA) to Add a Drive-Thru Window for the Library Located at 1699 S. 1st Street.

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

Chair Lee opened the public hearing. Mr. Bill Minter stepped forward to speak. Seeing no one else present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Approval

Commissioner Young moved to **approve** the request. Commissioner Kister seconded the motion. The motion to approve prevailed by the following vote:

AYES: Young, Hallgren, Kister, Hood, Allen, Lee

NAYS: Partain

CA-2026-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request for Certificate of Appropriateness to Add a Sign for the Beauty Bus Located at 642 Sayles Boulevard

Kera Valois presented this request. The applicant is requesting a Certificate of Appropriateness (CA) to add a sign to the front of the property for the Beauty Bus.

Chair Lee opened the public hearing. Ms. Sara Trammell stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Approval

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

AYES: Young, Hallgren, Kister, Hood, Allen, Partain, Lee

NAYS: None

CA-2026-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request for Certificate of Appropriateness to Demolish the Carriage House Located at 340A Palm Street

Kera Valois presented this request. The applicant is requesting a Certificate of Appropriateness (CA) to demolish the Carriage house located at 340 A Palm St due to foundation failure and severe wood rot.

Chair Lee opened the public hearing. Ms. Megan Roth stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Approval

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

AYES: Young, Hallgren, Kister, Hood, Allen, Partain, Lee

NAYS: None

Resolution: 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.

Ms. Kelley Messer explained this agenda item. She clarified that City Council adopted Rules of Procedure in 2023 with the intent that all boards and commissions would follow them. The approval of this resolution would replace and formalize the old Rules of Procedure and By-Laws. Commissioner Kister moved to **table** this item. Commissioner Allen seconded the motion. The motion to table this item prevailed by the following vote:

AYES: Young, Hallgren, Kister, Hood, Allen, Partain, Lee

NAYS: None

ADJOURNMENT

There being no further discussion, Chair Lee adjourned the meeting at 5:31 p.m.

APPROVED

Pebbles Lee, Chair

DRAFT

RESOLUTION NO. 2026-01

A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF ABILENE, TEXAS, TO ADOPT ARTICLE II OF THE ABILENE CITY COUNCIL GOVERNING PRINCIPALS, RULES OF PROCEDURE AND COUNCIL POLICIES AS THE RULES OF PROCEDURE FOR THE LANDMARKS COMMISSION, AND TO PRESERVE STANDING COMMITTEES, GUIDING PRINCIPALS AND ELEGIBLE EXPENSE GUIDANCE FOR HISTORIC PROJECT TAX CREDITS.

WHEREAS, in March 2023 the City Council adopted Governing Principals, Rules of Procedure and Council Policies which established simplified rules of procedure in Article II of the document; and,

WHEREAS, the Council rules of procedure state “It is the intent of the City Council that these Rules shall serve as the model and guide for the City’s Boards and Commissions, it being the intent of the City Council that all Boards and Commissions should follow similar rules of procedure for ease of understanding and full participation by the citizens in the public’s business”; and,

WHEREAS, the City of Abilene Land Development Code requires that the Landmarks Commission adopt its own rules of order and procedure; and,

WHEREAS, the Bylaws of the Landmarks Commission were adopted in 2000 and should be repealed; and

WHEREAS, the Bylaws of the Landmarks Commission, adopted in 2000, establish the Downtown, North Side and South Side standing committees;

WHEREAS, the Bylaws of the Landmarks Commission, adopted in 2000, established guiding principles for the Landmarks Commission and eligible expenses for historic project tax reduction;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ABILENE, TEXAS:

PART 1: Article II, of the Abilene City Council Governing Principals, Rules of Procedure and Council Policies, is hereby adopted as the rules of order and procedure for the Landmarks Commission and shall be applied as closely as practical for purposes of the Landmarks Commission.

PART 2: The Bylaws of the Landmarks Commission are repealed.

PART 3: The Commission’s decisions will be guided by the Secretary of the Interior’s Standards for Rehabilitation. As stated in the Standards, they are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

PART 4: Eligible expenses: All expenses or work for Historic Project Tax Reduction must be directly related to the project. Appropriate costs for tax reduction projects on all structures will include material and labor for repairing, replacing or adding, if like the original, or as close to the original as possible, any part of the following:

Structural walls; structural sub floors; structural ceilings; exterior doors; exterior paint; mechanical equipment; windows; any brick veneers or treatments; all plumbing (no fixtures *); all electrical wiring (no fixtures *); the roof including structural, gutter and drainage systems; façade items; elevators in commercial buildings; architectural, engineering, construction fees; minor or interior demolition (major or complete demolition is not included); clean up ; foundations; termite damage and treatment; security and/or fire protection systems.

*Provable, documented replacement of historic fixtures may be considered as eligible.

Ineligible expenses: The Commission may limit or deny costs that may not be listed as they consider individual projects:

Overhead; payroll; taxes; postage; supervisor payroll; equipment repairs; tools; interior cabinets (plus trim, stain, paint on these cabinets); portable restrooms; lodging and meals; any items not directly related to the structural integrity or viability of the building or structure; fixtures, with possible exception of historic fixtures.

PART 5: Standing Committees There shall be three standing committees: Downtown, North Side and South Side. Each member and alternate of the Commission shall be appointed to one of the standing committees by the Commission chair for a one-year term.

Standing Committees will review, at the request of the chair and according to their geographic area, Certificates of Appropriateness, building projects, zoning requests, tax reduction or other matters related to a property before the Commission. Standing committees are to review the request and familiarize themselves with the project in order to expedite the review of the request at the hearing.

ADOPTED this ____ day of March, 2026.

ATTEST:

APPROVED:

City Attorney



*Governing Principles, Rules of
Procedures, and Council Policies*

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Article 1 – Governing Principles

It is the policy of the City of Abilene, Texas that the core purpose and core values as stated in this Article of Governing Principles shall govern our actions as an organization and color our discussions as policy makers. Moreover, the programs and services provided by the City shall be done in a manner that furthers the actualization of our Strategic Goals and Priorities within the context of our Core Purpose and Core Values.

1.1 Core Purpose

1.1.1 We work together to build and maintain a community of the highest quality for present and future generations.

1.2 Core Values

1.2.1 **RESPECT** – demonstrating through our actions that we hold ourselves and our citizens in high enough regard to do what we say we will do, in the timeframe we commit to; recognizing that everyone has dignity and deserves helpful, courteous and prompt attention; consistently doing what is necessary, expected and required, and when able to do so, exceeding expectations.

1.2.2 **INTEGRITY** – possessing an unwavering commitment to doing the right things right; consistently adhering to high professional and ethical standards; keeping commitments to our citizens, co-workers and others.

1.2.3 **SERVICE ABOVE SELF** – being open and approachable to council members, citizens and our fellow employees at all times; treating our customers like we would like to be treated; fostering a servant’s heart in ourselves and each other by conscientiously doing what is best for the community in all cases; passionately committed to serving others; helping to make our citizens lives better; finding ways to say yes.

1.2.4 **EXCELLENCE IN ALL WE DO** – delivering on promises made, taking personal responsibility for achieving community minded goals; leading by example, recognizing the importance of working together to meet everyone’s needs, treating everyone with dignity, courtesy and respect; sharing resources and information freely; communicating regularly and honestly with council members, citizens and employees; having a can do attitude.

1.3 Council Strategic Goals and Priorities

1.3.1 The City of Abilene practices effective governance.

1.3.2 The City of Abilene exercises sound financial discipline.

1.3.3 The City of Abilene enjoys a high quality of life.

1.3.4 The City of Abilene is known for well-maintained and reliable municipal infrastructure.

1.3.5 The City of Abilene consistently provides excellent service.

1.3.6 The City of Abilene encourages economic growth.

1.3.7 The City of Abilene actively fosters and seeks an engaged community.

1.4 Organizational Vision

1.4.1 Within thirty (30) years, the City of Abilene will be known as a thriving, national leader that other communities strive to be like, and where people consciously decide to live and locate their businesses. It will be a beautiful City, with quality, well maintained housing for all income levels, and well maintained municipal infrastructure. It will serve as a regional employment center and provide a rich and varied shopping experience. It will be a community that offers regionally renowned parks and recreation facilities and it will be well known for enjoying an excellent quality of life.

1.5 Relationship between Council, City Manager, Staff and Public

1.5.1 The City Council is a Policy Making Body

The City Council of the City of Abilene, Texas is primarily a policy-making or legislative body. It does not exercise management authority over the operations of the City, but hires a City Manager to perform day to day management functions as the City's Chief Executive. Council Members shall not direct the work of employees of the City of Abilene. The City Council as a whole directs the work of those employees given them to do so in the City Charter, namely the City Manager, City Attorney, City Secretary and the Municipal Judge.

- 1.5.2 The City Manager and the City Council have Separate and Unique Roles
The City Manager is the City's Chief Executive Officer and exercises managerial control over the City's operations. The City Manager may establish administrative policy through the form of an administrative directive and may recommend legislative policy, but the City Manager is not a legislative policy maker and should defer legislative policy decisions to the City Council.
- 1.5.3 Performance Driven Management
The City of Abilene strives to be a high performance organization; the City Council evaluates the City Manager, the City Attorney, the City Secretary and the Municipal Judge. The City Manager evaluates all other employees free from Council influence. The City gauges the performance of its various services through a system of performance measures that are tied to the Council's Strategic Goals and Priorities. The City Manager should ensure the City uses a performance management system that measures the City's effectiveness in achieving the City's Strategic Goals and Priorities.
- 1.5.4 Service Above Self, our first and foremost Core Value
The City of Abilene exists to serve our citizens. In our dealings with our citizens we should go out of our way to be courteous, and responsive in so far as administrative policy and sound business decisions allow. We cannot be all things to all people, but we should find ways to say yes when asked to assist the citizens and businesses of the City of Abilene. If it's legal, ethical and the right thing to do, just do it.
- 1.5.5 Citizen Concerns shall be communicated to necessary parties and responded to in a fair and consistent manner
Citizen concerns received by the Council directly shall be communicated to the City Manager's Office so that a response can be coordinated and the citizen's concern can be addressed in the most efficient manner possible. Citizen concerns received in the City Manager's Office and addressed to Council Members, will be communicated to the Council as a whole and the City Manager will coordinate a response that resolves the citizen's concern in the most efficient manner possible, or the City Manager shall provide the Council with the necessary information to respond to the citizen for concerns that do not require action, but information only.
- 1.5.6 Council requests for information

Council Members should make requests for information on City programs, activities or policies directly to the City Manager. The City Manager may answer the question or refer the question to the appropriate Director. Any direction of *work*, request for work or change to established practice that may be desired as a result of the request for information shall be brought to the City Manager for consideration and action as appropriate.

1.6 Ethics Training (Council Policy Statement 2017-002 - Adopted 07/13/2017)

1.6.1 Purpose

The purpose of this policy is to provide for orientation and annual ethics training for the members of the City Council in order to be in compliance with the 43 Texas Administrative Code Section 10.51 requirements.

Pursuant to 43 TAC Section 31.39, subrecipients receiving state or federal public transportation funds from or through the Texas Department of Transportation (TXDOT) must have adopted an internal ethics and compliance program that satisfies the requirements of 43 TAC Section 10.51.

1.6.2 Policy

Newly elected members of the Abilene City Council shall receive ethics training as part of their orientation training.

Additionally, all members of the Abilene City Council shall receive annual ethics training and the requirements of the City's internal compliance program. Ethics training shall include the topics of conflicts of interest, bribery, gifts, unjust benefit, abuse of office, and nepotism. Such ethics training shall be conducted by the City Attorney and may be presented by oral presentation or written material.

Article II – Rules of Procedure

Article II, Section 17 of the City Charter of the City of Abilene, Texas grants the City Council the right to determine its own rules of procedure; the following rules are enumerated under and authority of said provision.

2.1 Construction of Authority

2.1.1 The construction of authority in all matters associated with the meetings and activities of the City Council, including the Agenda, shall be: (1) the U.S. Constitution and statues of the United States of America; (2) The Texas Constitution and statues of the State of Texas; (3) the City Charter; (4) the Code of Ordinances of the City of Abilene, Texas; and, (5) these Rules.

2.2 Purpose of Parliamentary Procedure

2.2.1 The purpose of these rules of parliamentary procedure is to establish orderly conduct of the meetings. Simple rules lead to a wider understanding and participation. Complex rules create two classes: (1) those who understand the rules, and (2) those who do not fully understand and therefore, do not fully participate. The ultimate purpose of these rules of parliamentary procedure is to encourage and facilitate decision-making by the City Council. In a democracy, the majority opinion carries the day. These rules enable the majority to express their opinion and fashion a result, while permitting the minority to also express itself (but not dominate) and fully participate in the process.

2.3 Meetings Shall be Public

2.3.1 Except as otherwise allowed by law, all meetings of the City Council shall be public, and notices thereof shall be posted as provided under the Texas Government Code, Chapter 551, Open Meetings Act. Except in the case of an emergency meeting, notice of all meetings shall be given at least 72 hours before the time set for any meeting. (Charter § 16)

2.4 Conduct of Meetings

2.4.1 Meetings of the City Council shall be conducted in accordance with the Rules adopted by the City Council as set forth herein, and as may be amended from time to time.

2.5 Council Meetings

2.5.1 For the months of January, February, March, April, May, June, July, August, and September, the Regular Meetings of the City Council shall be on the second and fourth Thursday of each month. For the month of October, Regular meetings will

be either the first and third Thursday of the month, or the second and fourth Thursday of the month, depending on the meeting date of the Texas Municipal League's Annual Meeting. The meeting dates for October shall be announced no later than the last meeting in September. For the months of November and December, the Regular Meetings of the City Council shall be on the first and third Thursdays of each month. (Charter § 16)

2.5.2 Meetings shall be held at City Hall unless another convenient place within the City is designated by the meeting agenda. (Charter § 16)

2.5.3 Special meetings may be called by the City Secretary upon written request of the Mayor, or any three members of the City Council. (Charter § 16) For purposes of administrative feasibility, the City Council specifically grants the City Manager authority to call a special called meeting when necessary through the adoption of these *Rules*.

2.5.4 In case of an emergency or urgent public necessity, which shall be expressed in the meeting notice, it shall be sufficient if members receive, and public notice is posted at least two (2) hours before the meeting is convened. Notice shall be provided also to the media in accordance with the Texas Government Code, Section 551.047.

2.5.5 The City Council may move a regular meeting date from a regularly scheduled meeting date expressed in Section 2.5.1 above, to an alternative meeting date upon the affirmative vote of four members or more, and by providing reasonable notice.

2.5.6 There is hereby established, as a part of every agenda for Regular Called Meetings of the City Council, a Public Comment category to allow commentary from any interested citizens in attendance at said meeting(s).

2.6 Workshop Sessions

2.6.1 Workshop Sessions are special meetings called for the purpose of conducting a detailed and thorough exploration of matters that may properly come before the City Council.

2.6.2 Workshop Sessions may be held at such times as may be convenient and necessary, and shall be scheduled in accordance with Section 2.5.3 of these Rules.

2.7 Executive Sessions (Closed Sessions)

2.7.1 Executive Sessions are closed to the public. They are only permitted for the purpose of discussing matters enumerated in Chapter 551, Open Meetings Act of the Texas Government Code. Notice of topics to be discussed during executive sessions shall be made known to the public in accordance with the requirements of the Open Meetings Act.

- 2.7.2 The City Council may retire into an executive session as stated on a posted agenda during a regular or special meeting, or if a motion is duly made and seconded and affirmed by a majority of the Council. However, before said session begins, the Presiding Officer shall announce that the executive session is commencing. The order in which an executive session may appear on the agenda is subject to the discretion of the City Council. A certified record of the meeting will be created by the Presiding Officer or his or her designee, sealed and permanently kept, subject to opening by Court order. No voting or action shall be taken by the City Council during an executive session. No other subject but that posted on the agenda is to be considered. Adjournment of the executive session and any vote needed shall be made during an open public meeting.
- 2.7.3 Items discussed in Executive Session are to remain private and confidential. Except as provided by law, no Council Member, staff member or legal counsel may discuss or reveal the proceedings of an Executive Session to persons not present during the Executive Session. In the event an elected official is absent from the Executive Session the Presiding Officer, the City Manager or the City Attorney may brief the elected official who was absent from the meeting on the discussion.
- 2.7.4 Additionally, the certified agenda or recording of the Executive Session is confidential, and no persons may disclose to a member of the public the certified agenda or recording of the Executive Session, except as provided by law. Section 551.146 of the Texas Government Code makes such an act a Class B Misdemeanor and opens the person who reveals such information personally liable for any damages resulting from such action.
- 2.8 Recessed Meetings
 - 2.8.1 No meeting shall be recessed for a longer period of time than until the next regular meeting except when required information has not been received, or, in the case of workshops or special meetings, to a date certain by motion duly passed.
- 2.9 Quorum
 - 2.9.1 Four or more members of the Council shall constitute a quorum for all meetings for the transaction of all business. (Charter § 17)
- 2.10 Presiding Officer
 - 2.10.1 The Mayor shall serve as the Presiding Officer for all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall serve as the Presiding Officer. In the absence of the Mayor Pro Tem, the Deputy Mayor Pro Tem shall serve as the Presiding Officer. In the absence of the Mayor, the Mayor Pro Tem and the Deputy Mayor Pro Tem, the City Secretary shall call the meeting to order if a

quorum of the Council is present and the first order of business shall be for Council to elect by majority vote, a temporary Presiding Officer from the members then seated and in attendance. The temporary Presiding Officer shall serve in such capacity until the meeting is adjourned, or until the Presiding Officer, the Mayor Pro Tem, or the Deputy Mayor Pro Tem is present at the meeting, whichever occurs first.

2.10.2 The Presiding Officer shall serve as the chair of all meetings and shall make final rulings on all questions pertaining to these rules. All decisions of the Presiding Officer are final unless overruled by the City Council through a Motion to Appeal as described in Section 2.18 – Courtesy, Decorum and Order of these *Rules*.

2.10.3 The Presiding Officer is entitled to participate in the discussion and debate, and is entitled to vote on all business before the City Council. Because the Presiding Officer conducts the meeting, it is common courtesy and custom for the chair to take a less active role than other members of the Council in debates and discussions. This practice in no way precludes the Presiding Officer from participating in the meeting fully and freely

2.11 Minutes of Meetings

2.11.1 The City Secretary shall keep an account of all proceedings of the City Council and they shall be open to public inspection in accordance with the laws of the State of Texas. (Charter § 15)

2.12 Suspension and Amendment of Rules

2.12.1 Any provisions of these *Rules* not governed by federal, state law or the City Charter may be temporarily suspended by a super majority vote of the City Council and may be amended in a similar fashion if such amendment was introduced at the previous regular meeting of the City Council and shall have received preliminary approval of the City Council at such meeting. For the purpose of this section, preliminary approval shall mean a motion and a second with a majority vote to approve the amendment preliminarily.

2.13 Agenda

2.13.1 The City Manager and the City Secretary shall prepare an agenda and cause the same to be posted at least 72 hours prior to the meeting. Agendas shall be delivered to the City Council on or before 6:00 PM of the day of the posting, or within such other times as established by the City Council from time to time. In the event of an emergency meeting of the City Council, this provision shall be suspended when not inconsistent with the provisions of federal or state law, or the City Charter.

2.13.2 In order to facilitate the agenda process, the City Manager is responsible for placing items on the agenda. A written request from the Mayor or any member of the Council shall cause the City Manager to place an item on the agenda for Council consideration. The Council Member requesting the item shall be identified in the agenda item heading for the requested item. Staff assistance, if required, should be requested through the City Manager (Charter § 13). If a Council requested agenda topic does not allow for staff to adequately prepare information for Council's consideration, the item shall be postponed by the City Manager until the next Regular Meeting, or until such time as mutually agreed.

2.14 Consent Agenda

2.14.1 There is hereby established, as a part of every agenda for Regular and/or Special Called Meetings of the City Council, a portion of said agenda that shall be labeled "Consent Agenda." Said Consent Agenda may consist of any and all business regularly coming before the City Council.

2.14.2 All items set out in the Consent Agenda shall be deemed passed upon passage of an affirmative motion, by a vote of at least four of the members of the City Council then seated, that the Consent Agenda be adopted. No further action shall be deemed necessary, and all such items appearing on the Consent Agenda, upon passage of such motion, shall be deemed adopted as if voted upon separately and as if the caption and/or body of any ordinance therein set out shall have been read in full.

2.14.3 Any member of the City Council may request that an item be removed from the Consent Agenda and considered separately. Such request shall be honored as if it had been passed by majority vote.

2.15 Model Format for an Agenda Item Discussion

2.15.1 The following ten steps can be used as a model or guidebook by the Presiding Officer. The meeting is governed by the agenda and the agenda constitutes the only items to be discussed. Each agenda item can be handled by the Presiding Officer in the following basic format:

(a) **Announce the Item.** The Presiding Officer should clearly announce the agenda item number, and should clearly state the subject matter of the agenda item by reading the caption for the item being considered.

(b) **Receive a Report.** The Presiding Officer should invite the appropriate people to report on the item, including any recommendations they might have.

(c) **Ask Clarifying Questions.** The Presiding Officer should ask the Council Members if they have any technical questions for clarification. At this point,

members of the City Council may ask clarifying questions to the people who reported on the item, and those people should be given time to respond.

- (d) **Get Citizen Input.** The Presiding Officer may invite citizen comments – or if a public hearing, shall open the public hearing. Upon conclusion, the Presiding Officer should announce that public input is closed, or if a public hearing, close the public hearing. Unless the item requires a public hearing, no public input is required.
- (e) **Discussion.** The Presiding Officer should now invite the members of the City Council to discuss the item. If there is no desired discussion, the Presiding Officer may call for a motion.
- (f) **Motion First.** The Presiding Officer should invite a motion from the City Council after the initial discussion is concluded. The Presiding Officer should announce the name of the member who makes the motion.
- (g) **Motion Second.** The Presiding Officer should determine if any member of the City Council wishes to second the motion. The Presiding Officer should announce the name of the member who seconds the motion.
- (h) **Repeat Motion.** If the motion is made and seconded, the Presiding Officer should make certain that everyone (including the audience) understands the motion. This is done in three ways:
 - (1) The Presiding Officer may ask the maker of the motion to repeat it;
 - (2) The Presiding Officer can repeat the motion; and/or
 - (3) The Presiding Officer can ask the City Secretary to repeat the motion.
- (i) **Discuss the Motion.** The Presiding Officer should now invite the members of the City Council to discuss the motion. If there is no desired discussion, the Presiding Officer may call for a vote. If there has been no discussion or a brief discussion, then there is no need to repeat the motion before taking a vote. If the discussion has been lengthy, The Presiding Officer should repeat the motion before calling for the vote.
- (j) **Vote.** The Presiding Officer calls for the vote. Unless a super-majority is required for passage of the motion, an affirmative vote of at least four (4) members is required for any motion to pass (Charter §18). Unless a member of the Council abstains from discussing and voting on any question where the discussion and vote would constitute a conflict of interest, all members of the Council, including the Mayor, should vote upon every question, ordinance or resolution. For the purposes of these *Rules* a vote is properly made if it is cast

for the motion, or against the motion. A member may properly abstain from voting on the motion if they choose to do so.

- (1) Upon consideration for passage of any ordinance, resolution, or motion, the City Secretary shall call the roll of the Council and record the voters, which record of votes shall constitute a public record. (Charter § 18)
- (2) Ordinances changing the zoning of a property that is properly protested by the owners of twenty percent (20%) or more of the area of the lots or land covered by the proposed change, or the area of the lots or land immediately adjoining the area covered by the proposed change and extending two hundred feet (200') from that area, requires a 3/4 super-majority vote, which is an affirmative vote of at least six Council Members.
- (3) Other votes of the City Council may require a 2/3 or 3/4 majority vote as determined by the statutes of the State of Texas or the ordinance of the City of Abilene.

(k) **Announce the Outcome.** The City Secretary announces the results of the vote and should also state what action (if any) the Council has taken.

2.16 The Basic Motions

2.16.1 **The Basic Motion.** The basic motion is the one that puts forward a decision for consideration. A basic motion might be: “I move for approval of the Ordinance as submitted.”

2.16.2 **Motion to Amend.** If a member wants to change a basic motion, he or she would have to motion to amend it. A motion to amend might be: “I move that we amend the motion to include the changes we discussed to the Ordinance.” A motion to amend seeks to retain the basic motion on the floor (a motion made and seconded), but to modify it in some way. It requires the agreement of the person making the original motion, and this agreement shall constitute the second required to amend the basic motion. No motion to amend shall be allowed after a motion has been called for a vote.

2.17 Discussion and Debate

2.17.1 The basic rule of motions is that they are subject to discussion and debate. Accordingly, the motion is eligible, for full discussion by and before the City Council. Discussion and debate can continue as long as the members wish to discuss it, or until the Presiding Officer decides to end discussion and call a vote on the motion.

2.17.2 There are exceptions to the general rule of free and open discussion and debate on motions. The exceptions all apply when there is a desire of the Council to move on. The following motions are not debatable, and the Presiding Officer must immediately call a vote on the motion, if seconded by another member. The following motions require an affirmative vote of at least four (4) members.

- (a) **Motion to Adjourn.** This motion, if passed, requires the Council to immediately adjourn to its next regularly scheduled meeting.
- (b) **Motion to Recess.** This motion, if passed, requires the Council to immediately take a recess. Normally the Presiding Officer will determine the length of the recess which could last for a few minutes to several hours.
- (c) **Motion to Fix the Time to Adjourn.** This motion, if passed, requires the Council to adjourn the meeting at the specific time set in the motion. For example, “I move we adjourn this meeting at Midnight.”
- (d) **Motion to Table.** This motion, if passed, requires discussion of the agenda item to be halted immediately, and the agenda item to be placed on hold. The motion may contain a specific time to bring the item up again, or it may not specify a time. If no time is specified, the item should be placed on the agenda at the following regularly scheduled Council meeting.
- (e) **Motion to Allow Public Comment.** This motion, if passed, requires the Presiding Officer to allow public comment even though a public hearing may not be required under the law.

2.17.3 The following motions require a supermajority vote to pass (3/4 majority). In all cases, a super majority vote consists of at least 6 affirmative votes.

- (a) **Motion to Limit Debate.** This motion is sometimes referred to as, “moving the question” or, “calling the question.” When a member of the Council makes such a motion, the member is saying, “I have had enough discussion, let’s vote on the issue.” When such a motion is made, the Presiding Officer should ask for a second, stop the discussion and vote on the motion to limit debate.
- (b) **Motion to Object to the Consideration of an Item.** This motion, if passed, precludes the City Council from even considering the item on the agenda. It does not preclude the item from appearing on a future agenda.
- (c) **Motion to Suspend the Rules.** This motion is debatable. This motion allows the Council to suspend its own rules for a particular purpose. For example, the Council may desire to give a particular speaker more time than normally allowed. A “motion to suspend the rules and give the speaker ten additional minutes,” accomplishes this desire.

2.17.4 **Motion to Reconsider.** A motion to reconsider requires at least a four (4) member majority vote to pass, but there are two special rules that apply only to the motion to reconsider.

- (a) The first issue involves timing. A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next meeting (if properly noticed and on the posted agenda). A motion to reconsider made at a later time is considered untimely and it may not be considered unless the Council suspends the rules to consider it.
- (b) Secondly, the motion to reconsider can only be made by a member of the Council who voted in the majority on the original motion. The motion to reconsider may be seconded by any member of the City Council regardless of how they voted on the original motion. If a member of the Council who voted in the minority on the original motion cannot make a motion to reconsider, it must be ruled out of order by the Presiding Officer. The purpose of this rule is finality.
- (c) If a motion to reconsider passes, then the original matter is back before the Council, and a new original motion is in order. The matter may be discussed as if it were on the floor for the first time.

2.18 Courtesy, Decorum and Order

2.18.1 These rules of order are meant to promote an atmosphere of courtesy and decorum appropriate for the efficient discussion of business. It is the responsibility of the Presiding Officer (and the members of the City Council) to maintain that atmosphere of courtesy and decorum. The Presiding Officer should always ensure that debate and discussion focus on the item and the policy in question, not on the personalities of the participants of the discussion. In order to assist in the creation and maintenance of that atmosphere the following rules shall govern all meetings:

- (a) **Request to Speak.** Before a Council Member, staff member or an audience member may speak, they must first be recognized by the Presiding Officer. Upon recognition the person requesting to speak shall hold the floor and shall make their point clearly and succinctly.
- (b) **Order.** If a person fails to request to speak before speaking, the Presiding Officer may rule them Out of Order and remind them that they do not have the floor. While the Council is in session, all Council Members should preserve order and decorum. No person or Council Member shall, by conversation or otherwise, delay or interrupt the proceedings or the peace of the meeting, nor disturb any other person or Council Member while speaking or refuse to obey the orders of the Presiding Officer.

- (c) **Improper References Prohibited.** Speakers shall use good manners and refrain from personal attacks and the use of profanity. Speakers shall confine themselves to the question under debate.
- (d) **Interruptions.** A Council Member, once recognized, shall not be interrupted when speaking unless it is to call him or her to order, or other such interruption expressed below (subsections e – through i). If the Council Member, while speaking, is called to order, he or she shall cease speaking until the question of order is determined, and if the Council Member is found to be in order, he or she shall be permitted to proceed speaking.
- (e) **Point of Privilege.** The proper interruption would be: “Point of Privilege.” The Presiding Officer would then ask the interrupter to, “state your point.” Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room might be too hot or cold, or a fan motor might interfere with a Council Members ability to hear.
- (f) **Point of Order.** The proper interruption would be: “Point of Order.” The Presiding Officer would then ask the interrupter to, “state your point.” Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the Presiding Officer called for a vote on a motion that permits debate, without first allowing any discussion.
- (g) **Motion to Appeal.** If the Presiding Officer makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the Presiding Officer by stating, “motion to appeal.” If the motion is seconded and after debate if it passes by a simple majority vote, the ruling of the Presiding Officer is reversed.
- (h) **Call for orders of the day.** This is simply another way of saying, “let’s return to the agenda,” if a Council Member believes the discussion has strayed from the agenda. The motion does not require a vote. If the Presiding Officer discovers that the discussion has strayed from the agenda, he or she simply returns to the business of the day.
- (i) **Withdraw a Motion.** During the debate and discussion of a motion, the original maker of the motion on the floor, at any time, may interrupt the speaker to withdraw his or her motion. The motion is immediately deemed withdrawn and discussion on the motion shall cease. Council Members are free to make the same motion or another motion.

2.18.2 The City Council is prohibited from using text messages, email, social media posts or other means of electronic messaging during a public meeting except in cases where they are being notified of something of a personal nature. The use of such messaging could constitute a violation of the Texas Open Meetings Act.

2.18.3 In the event a Council Member or the Presiding Officer declares a conflict of interest and files the affidavit required under Local Government Code §171.004, that Council Member shall leave the Council Chambers for the duration of the item. In the event of a conflict of the Presiding Officer, the Mayor Pro Tem or Deputy Mayor Pro Tem shall serve as the Presiding Officer. In the event a majority of the members declare a conflict of interest for the item, they are not required to leave the Council Chambers and may participate in the item as allowed in Local Government Code §171.004 (c).

Exceptions:

- (a) If the conflict exists for a consent agenda item, the member with the conflict of interest is not required to leave the Council Chambers and their vote on the consent agenda items shall only be counted for those items where the member has not filed a conflict.
- (b) If a conflict exists for a member's relative, and the member and the relative are related in the first degree of consanguinity or the first degree of affinity, the member is not required to leave the Council Chambers, but they shall not discuss, provide direction or vote on the item.

2.19 Enforcement of Rules and Procedures

2.19.1 The following provisions may be used to enforce the good order and decorum of the meeting. The action may be taken by the Presiding Officer under his or her own action, or upon a Motion to Enforce by any Council Member.

- (a) **Warning.** The Presiding Officer may order any person (Council Member, staff member or audience member) in violation of these rules to be silent.
- (b) **Removal.** If, after receiving a warning from the Presiding Officer, the person continues to disturb the meeting or breach the peace and good order of the meeting, the Presiding Officer may order the person to leave the meeting. If the person does not leave the room, the Presiding Officer may order the Sergeant-at-Arms to remove the person. A Council member may only be removed from a Council meeting by a majority vote of the City Council. No person may be removed from a meeting merely due to the views or opinions expressed by the person.
- (c) **Sergeant-at-Arms.** The Sergeant-at-Arms shall be the highest ranking police officer in attendance at the Council Meeting, or such other officer designated by the Chief of Police for that purpose. Upon instruction of the Presiding Officer, it shall be the duty of the Sergeant-at-Arms to remove from the meeting any person who intentionally disturbs the proceedings of the City Council. A

violation of these rules may be deemed an attempt to disrupt, obstruct, and/or interfere with a lawful meeting and subject the violator to prosecution under state law for disrupting a lawful meeting. (§ 42.05, Texas Penal Code)

(d) **Motion to Enforce.** Any Council Member may move to require the Presiding Officer to enforce these rules and the affirmative vote of four (4) or more members of the Council shall require the Presiding Officer to do so. A motion to enforce is an allowable interruption and is not debatable.

2.19.2 In the event a Council Member violates the Charter, these *Rules* or any other Ordinance of the City, or acts in a manner that causes embarrassment or disgrace to the City of Abilene, the City Council on supermajority vote may discipline the offending member.

(a) Such action may only take place after an Executive Session is held to discuss the offense. The offending member shall be present at the Executive Session to answer any questions asked by members of the City Council or make other statements as he or she may desire to make in his or her defense. If the offending member refuses to attend the Executive Session, the remaining members of the City Council may proceed in his or her absence.

(1) The discipline by the City Council may be as follows, and if required by law, shall be made publicly in Open Session in accordance with the Texas Open Meetings Act:

(2) **No Action.** The City Council chooses to take no action.

(3) **Private Censure.** The City Council may choose to privately censure the offending member, leaving their comments to the offending member left in the confines of the Executive Session.

(4) **Public Censure.** The City Council may choose to publicly censure the offending member through a resolution passed by supermajority vote and entered into the public record.

2.20 Regular Meeting Agenda Order

2.20.1 **Call to Order.** The Presiding Officer shall call the meeting to order.

2.20.2 **Invocation.** The Presiding Officer shall invite a Council Member or another member of the audience to lead the City Council in a prayer.

2.20.3 **Pledge to United States Flag and the Texas Flag.** The Presiding Officer shall announce who will lead the City Council in the pledges of allegiance and the pledges shall be said.

2.20.4 **Presentations, Recognitions, Proclamations and Announcements.** The Presiding Officer shall make any presentation, recognition, announcement, or deliver any proclamation as may be required from time to time.

2.20.5 **Minutes.** The Presiding Officer shall ask for a motion to approve or amend the minutes as required. The minutes may be considered as part of the consent agenda rather than as a separate agenda item.

2.20.6 **Consent Agenda and Public Comment.** Before seeking a motion on the consent agenda, the Presiding Officer shall first ask the Council if any member would like to remove an item from the Consent Agenda and discuss it as an item for individual consideration. Members of the public will then be given the opportunity to provide comment on any item on the consent agenda, any item on the regular agenda, or to present ideas and information to city officials and staff for matters not on the agenda. There will be no discussion, votes or formal action taken on subjects presented during public comment that are not listed on the consent or regular agenda. The remaining items on the consent agenda shall be voted upon before the consideration of any item removed for individual consideration.

2.20.7 **Regular Agenda – Ordinances and Public Hearings – Resolutions.** This section of the agenda requires each item to be considered individually. If a public hearing is required, the Presiding Officer shall open the public hearing and receive citizen input. While the public hearing is open, Council may ask questions of the speakers, but may not deliberate or argue with the public on the matter at hand. Those speaking at a public hearing are required to follow the rules establish herein for citizen comments. Upon conclusion of citizen comments, the Presiding Officer shall close the public hearing. Council may deliberate or take action on the matter at hand upon the closing of the public hearing. All items shall be considered by the City Council individually and approved by either an affirmative vote of at least four (4) members, or a super majority vote as the case may be.

2.20.8 **Executive Session.** The City Council shall convene into Executive Session only in accordance with Chapter 551 of the Texas Government Code.

2.20.9 **Reconvene.** The Presiding Officer shall reconvene the regular meeting at the conclusion of the executive session and shall take any action as may be required from the executive session through a continuation of the Regular Agenda.

2.20.10 **Adjournment.** There being no further business before the City Council, the Presiding Officer shall adjourn the meeting.

2.30 Rules Governing Citizen Comments

2.30.1 It is the desire of the City Council to hear from the citizens of Abilene and to stimulate discussion and offer a forum for a cordial and meaningful public debate on matters that are properly a concern of the City Council. The following rules shall control and govern audience comments.

- (a) The Presiding Officer shall recognize each person requesting to speak in turn. A person may not speak unless recognized by the Presiding Officer.
- (b) Upon being recognized by the Presiding Officer, each person may have a time limit of three (3) minutes or such other time as the Presiding Officer may deem prudent, and shall be given notice that one (1) minute is remaining. The time limit shall govern all public hearings, citizen comments on agenda items and public comments at work sessions.
- (c) Every person desiring to speak shall address the entire Council and shall not single out a member of the Council, the audience, or a staff member. Speakers shall use good manners and refrain from personal attacks and the use of profanity. On items other than 'Public Comment', speakers shall confine themselves to the question under debate.

2.30.2 The Presiding Officer shall preserve order and decorum and, if necessary, shall cause to be silenced or removed from the Council Chambers any person speaking out of order or disrupting the order of the meeting.

2.40 Universal Applicability of these Rules to City Boards and Commissions

2.40.1 It is the intent of the City Council that these Rules shall serve as the model and guide for the City's Boards and Commissions, it being the intent of the City Council that all Boards and Commissions should follow similar rules of procedure for ease of understanding and full participation by the citizens in the public's business.

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Appendix 1 – Table of motions and points of order

MOTION/ORDER	REQUIRES SECOND	DEBATABLE	AMENDABLE	VOTE TYPE
Basic Motion	Yes	Yes	Yes	4 affirmative votes
Motion to Amend	*	No	**	N/A
Motion to Adjourn	Yes	No	No	4 affirmative votes
Motion to Recess	Yes	No	Yes	4 affirmative votes
Motion to Fix the Time to Adjourn	Yes	No	No	4 affirmative votes
Motion to Table	Yes	No	No	4 affirmative votes
Motion to Limit Debate	Yes	No	No	Super
Motion to Object to the Consideration of an Item	Yes	No	No	Super
Motion to Suspend Rules	Yes	No	No	Super
Motion to Reconsider	Yes	Yes	Yes	4 affirmative votes
Point of Privilege	No	No	No	N/A
Point of Order	No	No	No	N/A
Motion to Appeal	Yes	Yes	No	4 affirmative votes
Call for Orders of the Day	No	No	No	N/A
Withdraw a Motion	No	No	No	N/A
Motion to Enforce	Yes	No	No	4 affirmative votes

* For the purposes of these rules, Amendments are not debatable and only require the approval of the member who made the original motion.

** Once the original motion is amended, it becomes the motion on the floor and replaces the original motion, therefore you cannot amend an amendment. You simply amend the motion on the floor at the time.

Article III – Financial Policies

The purpose of this article is to establish rules governing the financial activities of the City of Abilene, Texas. It is not intended to be an all-encompassing article and it is expected that this article shall be amended from time to time as required. (Adopted by Resolution 05-2021)

3.1 Financial Planning Policies

3.1.1 General Policies

- (a) The City’s fiscal year shall begin October 1, and end September 30 of the following calendar year.
- (b) The City shall account for all revenue and expenditures on a budget basis, except in those instances where identified elsewhere in this policy.
- (c) The City shall adopt the budget on or before the 25th day in September of the previous budget year. Should the City Council fail to enact a budget within this time period, then the budget as submitted by the City Manager becomes the legally authorized budget.
- (d) The budget as adopted must set forth the appropriations for services, functions and activities of the various city departments and agencies, and shall meet all fund requirements provided by law and required by bond covenants.
- (e) The budget shall balance upon adoption and at year’s end. At the close of each fiscal year, any unencumbered appropriation balance shall lapse and revert to the unassigned fund balance, unless Council designates the balance for other purposes (See Section 3.4, Council Policy Statement 2015-001).
- (f) The City shall comply with all applicable federal, state and local requirements in the conduct of its financial affairs and shall conform to the practices set forth by the Governmental Accounting Standards Board (GASB) and Generally Accepted Accounting Principles (GAAP).
- (g) The budget for all capital projects are legally adopted for specific projects using project length budgeting rather than fiscal year based budgeting. The unencumbered appropriated balance for capital projects does not lapse at fiscal

year end, rather they lapse at the conclusion of the project. Unencumbered appropriated balances at the conclusion of a capital project are transferred to the Minor Improvement Fund, the Utility Capital Development Fund, or such other fund as may be specified by the City Council.

- (h) Formal budgetary integration is not employed for the proprietary funds. The City adopts an annual budget as a financial plan for all proprietary funds. These budgets are used in a manner similar to commercial enterprises to determine whether their costs will be recovered or to estimate the amount of subsidy needed from the City, if costs are not meant to be recovered.
- (i) The City shall strive to ensure that the taxpayers receive the full benefit of “qualified” tax-exempt debt issuances and do not subsidize the interest expense of other debt issuers using corporations created by the City on their behalf. Any differential in interest expense to the City between "qualified" and "non-qualified" tax exempt debt status that results from debt issued through corporations established by the City Council will be born by those issuers of debt. The differential will be prorated among the issuers utilizing the corporations based on the amount of debt it issues to total debt issued by all corporation issuers during the calendar year. Any differential in the City's cost shall be calculated by the City's financial advisor based on market conditions on the date of the City sale of debt.
- (j) The budget document shall contain a fund summary sheet(s) that lists all funds, their beginning and ending balances, the anticipated revenues and the appropriated expenses authorized for the fiscal year being appropriated. It being the intent of this requirement that the taxpayer may see all sources and uses of public funds in one section of the budget document.

3.1.2 Long range planning

The City of Abilene shall conduct an annual strategic planning session at the start of the budget process in the early spring. Council shall consider current strategic goals, the adoption of additional goals, the current financial condition of the City, and the impact that current and future operating and capital needs will have on the financial condition of the City for the upcoming fiscal year and four subsequent years thereafter.

3.1.3 Budget reserves and capital project funds

- (a) The City of Abilene shall strive to maintain an unassigned fund balance of twenty-five (25%) percent of General Fund expenditures. A fund balance of less than twenty (20%) percent is cause for concern.
- (b) The City of Abilene shall strive to maintain an unassigned fund balance of twenty-five (25%) percent of Utility Fund expenditures. A fund balance of less than twenty (20%) percent is cause for concern.
- (c) The City of Abilene shall contribute 5% of sales tax receipts to a “Minor Improvement Fund” for general government related capital project purposes. In order to achieve this requirement without impacting the ability to provide essential services, the City shall phase in the contribution over a three-year period. For FY 2022, the contribution shall be 1.66%, for FY 2023 the contribution shall increase an additional 1.67%, and for FY 2024 the contribution shall increase an additional 1.67%.

In the event transferring 5% of sales tax receipts into the Minor Improvement Fund, creates a financial hardship, the Council will be notified and will be asked to provide direction on whether or not to make the required transfer.

- (d) The City of Abilene shall contribute 5% of utility sales to a “Utility Capital Development Fund” for expansion of the utility system to unserved, or underserved areas, and for other business activity related capital needs. In order to achieve this requirement without impacting the ability to provide essential services, the City shall phase in the contribution over a three-year period. For FY 2022, the contribution shall be 1.66%, for FY 2023 the contribution shall increase an additional 1.67%, and for FY 2024 the contribution shall increase an additional 1.67%.

In the event transferring 5% of utility sales into the Utility Capital Development Fund, creates a financial hardship, the Council will be notified and will be asked to provide direction on whether or not to make the required transfer.

3.1.4 Capital Project Budgeting

- (a) The City may consider the use of pay as you go financing by using the Minor Improvement Fund or Utility Capital Development Fund when prudent.

- (b) The City shall schedule bond issues so that an equal principal amount is retired each year over the life of the issuance, thus producing a total debt service schedule with a declining balance each year. (This does not prohibit the issuance of new debt.)

3.2 Revenue Policies

3.2.1 Revenue diversification

The City of Abilene shall seek ways to reduce its reliance on ad-valorem tax by pursuing and adopting alternative revenue streams as allowed by statute and entrepreneurial endeavors.

3.2.2 Fees and charges

- (a) The City of Abilene shall review fee schedules every year through the budget process to ensure that all fees and service charges capture the revenue requirements set forth by the City Council.
- (b) Fees and charges should recover direct costs and indirect costs. A cost of service study should be completed at least once every five years.
- (c) The City will use the following methodologies to determine fees and charges:
 - (1) Full-cost and return on investment pricing – under most circumstances, enterprise services should be priced at full cost, including both direct and indirect costs associated with providing the service. A return on investment should also be considered.
 - (2) Partial-cost pricing – partial-cost pricing is the subsidy of a program or service with tax revenues and it is justified (1) when some of the benefits from the service accrue to the whole community, or (2) the City wants to stimulate demand for the service, or (3) enforcement of full-cost pricing will result in widespread evasion of the fee or charge, or (4) the service is primarily used by low-income households. Council shall determine how much a service should be subsidized, will use the following table to determine the amount of subsidy.

For each question in the table below, if answered in the affirmative, 25 points are assigned. The total points for all questions equals the percent discount off full-cost pricing for the program or service.

Program or Service Subsidy Table	
Question	Weight
Does a substantial portion of the program or service benefit the whole community?	25
Does the City need to stimulate demand for the program or service?	25
Will full cost pricing cause widespread evasion of the program or service?	25
Is the program or service primarily used by low-income households?	25
Percent discount off full-cost pricing =	100%

3.2.3 Use of one-time revenues and other unpredictable revenues

The City of Abilene shall use one-time revenues (gas and oil royalties, cash settlements, etc.) for non-recurring capital purchases. At no time may the funds be used for recurring costs (salaries, dues, etc.), except for cases of emergency, and as authorized by the City Council.

3.3 Expenditure Policies

3.3.1 Current expenditures paid with current revenues

The City of Abilene shall fund current operating expenditures with current operating revenues, approved grants or through the use of fund balance if specifically authorized by the City Council.

3.3.2 Regular financial reporting required

The City Manager, or his or her designee, shall provide a report on the financial conditions of the City of Abilene to the City Council no less frequently than once per quarter.

3.3.3 Department Heads responsible for adherence to the adopted budget

Department Heads are charged with budgetary responsibility for managing the expenditures of their departments. Department heads are expected to manage total expenditures within the limits established by City Council during the budget process for that fiscal year. The department head shall notify the City Manager and Finance Director in writing as soon as possible when it is identified that total expenditures are expected to exceed the authorized limits of the adopted budget.

3.3.4 City Manager empowered to adjust allocations as necessary

The City Manager or his or her designee, is empowered to adjust budget allocations within departments, and from department to department, but is not authorized to increase total budget appropriations within a fund without prior Council approval. The City of Abilene shall only expend funds, regardless of the funding source, if they have been appropriated for expenditure by the City Council.

3.3.5 Number of authorized positions established by the City Council

- (a) The number of authorized full-time positions are established by the City Council during the annual budget process. Part time, seasonal or temporary positions are budgeted not by authorized positions, but by authorized total dollar amounts.
- (b) The City Manager may employ the number of part time, seasonal or temporary employees necessary to perform the required work provided the City Manager does not exceed the total authorized dollar amount. Any increase of full-time positions above the City's authorized workforce must be approved by the City Council.
- (c) The City Manager may reallocate authorized positions between departments, combine positions, or eliminate positions for the purpose of adding new positions or redistributing the workforce without Council approval, provided that the total authorized positions and the total appropriated funds do not exceed the levels approved by the City Council during the annual budget process, or as may otherwise be amended by the City Council.

3.4 Revenues collected in excess of revised budget. (Council Policy Statement 2015-001 – adopted 08/27/2015; Amended by Resolution 55-2019 passed on 03/14/2019)

3.4.1 Purpose

The purpose of this policy is to establish rules governing the use of revenues collected in excess of revised budget amounts for the General Fund in any given fiscal year.

3.4.2 Policy and Procedure

The City shall exercise sound, conservative principles and other recognized best practices when estimating revenues to be collected in any given fiscal year. It is recognized that the use of these principles have historically resulted in the collection of revenues in excess of budgeted amounts, and may continue to do so in the future. For any given fiscal year, it shall be the policy of the City Council of the City of Abilene, Texas that the City shall collect and expense revenue in excess of amounts needed to balance expenditures as follows:

(a) Revenues to be set aside at annual audit

1. The annual audit shall identify revenue in excess of revised budget amounts.
2. Identified revenues shall be set aside in the Minor Improvement Fund for Council's consideration and expended in accordance with an adopted funding program.

(b) Funds to be spent in accordance with an adopted funding program

1. The City Council shall adopt a funding priority list as part of the annual budget process for the upcoming fiscal year. The funding program shall consider unfunded budget requests, additional resources for recurring operating expenses, one-time capital expenditures, dedication of resources for capital replacement funds or other internal service funds.
2. The City Manager shall inform the City Council of the auditor's findings and present a recommended funding program based on Council's adopted funding priority list within 30 days of receiving the final audit. The City Manager may recommend a program that differs from the adopted Council funding priority list if, in the opinion of the City Manager, a business necessity exists.

3. The City Council may authorize the City Manager to expend revenue in excess of revised budget amounts, and in accordance with the City Manager's recommended funding program as amended and adopted by the City Council.

(c) Reserve requirement obligations

1. Nothing in this policy supersedes the City's obligation to maintain reserve requirements at their adopted levels.

3.5 Pursuing an insurable loss. (Council Policy Statement 2016-002 – adopted 07/14/2016)

3.5.1 Purpose

The purpose of this policy is to establish rules governing whether or not the City will decide to pursue an insurable loss of its municipal infrastructure against a party that may or may not have insurance.

3.5.2 Policy and Procedure

(a) The City Manager, in his or her discretion, is directed by the City Council to pursue remuneration of the full or partial recovery of municipal infrastructure damaged or destroyed by a vehicle, vandalism or any other act or failure to act that causes the damage or destruction, but not including a natural disaster whereby:

1. The party or parties responsible for the damage or destruction is readily known or otherwise ascertainable; and
2. The party or parties responsible for the damage or destruction is insured; or
3. The party or parties responsible for the damage or destruction is not insured or the status of insurance is not known, and the City Manager in consultation with the City Attorney reasonably believes that the legal costs to pursue full or partial recovery of the damaged or destroyed municipal infrastructure is less than the replacement cost of the damaged or destroyed item.

(b) Nothing in this policy limits or otherwise prohibits the City Manager from consulting the City Council and the City Attorney on loss events that are not contemplated in this policy.

3.6 Fleet Replacement (Council Policy Statement 2015-002 – adopted 01/07/2016; Amended by Resolution 05-2021; Amended by Resolution 076-2021)

3.6.1 Purpose

The purpose of the fleet replacement policy is to provide exceptional service at the best possible price to the end recipient, the citizen. These replacement guidelines will be used to ensure the citizens the best value for their tax dollars.

3.6.2 Policy and Procedure

a. Equipment and Vehicle Procurement

1. The City shall procure equipment and vehicles in the most productive and cost-effective way including exploring the purchase of used equipment and/or leasing of infrequently needed equipment.
2. The City shall develop standard specifications for equipment and vehicles that maximize the likelihood of receiving multiple bids, rather than narrowing the specifications so that only one equipment or vehicle manufacturer will qualify to submit a bid.

OR

3. The City shall develop standard specifications for equipment and vehicles that maximize the City's ability to qualify only one equipment or vehicle manufacturer as a qualified bidder. It being the express intent of this policy to minimize part and maintenance variations by coalescing equipment and vehicle manufacturers through vehicle standardization across the fleet.

b. Equipment and Vehicle Replacement

1. The City shall use a scoring process to determine equipment or vehicle replacement eligibility. Final determination on whether or not to replace a piece of equipment or a vehicle, is at the discretion of the City Manager.
2. The City shall assign one point to each of the following criteria when the minimum requirements for the individual criterion is achieved:

CRITERION	MINIMUM REQUIREMENT
Useful Life	As defined on the Life Expectancy Table.
Miles/Hours	As defined on the Life Expectancy Table.
Maintenance Costs	Total maintenance cost equates to 75% of purchase price, or vehicle is out for maintenance more than 25% of total available operating hours in the past 12 months.
Fleet Determination	Fleet Maintenance makes a recommendation for replacement or not based on the totality of the circumstances.

- Unless as otherwise determined by the City Manager, a vehicle must score 3 or more points to be eligible for replacement. Eligibility for replacement does not guarantee replacement, as replacement is determined based on the totality of the circumstances, priorities of the City, and the availability of funds.

3.6.3 Life Expectancy Table

ASSET CLASS	USEFUL LIFE	MILES/HOURS
Light Duty Vehicles	10 years	125,000 miles
Police Patrol Vehicles	7 years	15,000 hours
Police Motorcycles	10 years	60,000 miles
Heavy Duty Vehicles (single axle)	12 years	125,000 miles
Heavy Duty Vehicles (tandem axle)	12 years	150,000 miles
Refuse Trucks (Front and Side Loader)	7 years	10,000 hours
Refuse Trucks (Rear Loaders)	10 years	14,000 hours
Refuse Trucks (roll off)	12 years	200,000 miles
Sewer (flushing) Trucks	10 years	100,000 miles
Bucket Trucks	12 years	125,000 miles
Street Sweepers	7 years	10,000 hours
Knuckle Boom Trucks	12 years	10,000 hours
Small Riding Equipment Small Tractors Out Front Mowers	15 years	1,800 hours
Motorgraders Tracked Equipment Backhoes Loaders	15 years	8,000 hours
Other Heavy Equipment (2-ton +) Tractor Mowers Diesel Zero Turn Mowers Trenchers Scrapers Compaction Equipment	15 years	5,000 hours
Forklifts	30 years	7,500 hours

ATV's, Side-by-Sides	10 years	5,000 hours
Fire Apparatus (front line)	15 years	N/A
Fire Apparatus (reserve)	5 years	N/A
CityLink Buses (*FTA Recommended Criteria)		
Heavy Duty Large Bus (33,000 - 40,000 GVW)	12 years	500,000 miles
Heavy Duty Small Bus (26,000 - < 33,000 GVW)	10 years	350,000 miles
Medium Duty Small Bus (16,000 - < 26,000 GVW)	7 years	200,000 miles
Light Duty Mid-Size Bus (10,000 - < 16,000 GVW)	5 years	150,000 miles
Light Duty Small Bus (6,000 - < 16,000 GVW)	4 years	100,000 miles

Article IV – Development Incentives

- 4.1 It is the policy of the City of Abilene that private development should bear the cost of its development. However, it is also recognized that certain undeveloped parcels in the city limits are undeveloped because the cost of developing them exceed a reasonable rate of return for private investment, or there is some other barrier or defect to the property that has curtailed development or redevelopment of an otherwise viable tract.

In these instances, the City Manager is authorized to negotiate economic development incentives utilizing the incentives authorized in this Article IV – Development Incentives provided that the following conditions are met:

- (a) The entire tract considered for development incentives is in the city limits, or will be in the city limits as a result of the agreement negotiated to receive the incentives, and;
 - (b) The development is significant in terms of capital investment, job creation, single family lot creation, redevelopment of blighted areas, or of community interest. In general, the City Manager is left to his or her own discretion on what constitutes significant, it being the requirement of every development agreement to be approved by the City Council, unless otherwise authorized by the City Council, and;
 - (c) The City’s participation in any development project should generally be limited to off-site improvements, or non-utility eligible project enhancements where applicable and appropriate for the incentive being considered. Unless otherwise defined in State statute, an eligible project is any legally available participation opportunity between the City and a private developer.
- 4.2 Use of Pro-Rata for promoting residential development (Council Policy Statement 2016-001 adopted – 01/14/2016, Amended by Resolution 05-2021)

4.2.1 Purpose

The purpose of this policy is to establish rules and guidelines governing the use of the City’s pro-rata program as authorized by Section 32-117 of the City’s Code of Ordinances for the purpose of promoting and encouraging the development of residential subdivisions.

4.2.2 Policy and Procedure

- (a) The City Manager is authorized to negotiate Development Agreements with private developers that expends funds held in the City's pro-rata fund for water and sewer utility related public improvements subject to the parameters and conditions set forth below:
 - 1. The proposed residential development must create at least 200 additional new single-family detached dwellings at the completion of all development phases.
 - 2. The proposed residential developer is required to pay the City a pro-rata payment for the total cost of the public improvements contemplated under the Development Agreement, on a pro-rata basis by development phase. The residential developer is responsible for the total cost of hiring a Texas Licensed Professional Engineer to design the onsite and offsite public improvements, and those costs shall not be paid from the pro rata fund.
 - 3. The total number of development phases contemplated for the residential development shall be minimized so that the required pro-rata payment is maximized over the shortest time period allowable under prevailing market conditions.
- (b) The City Manager is authorized to use the provisions set forth in this policy statement for in-fill development, and may negotiate Development Agreements for the use of pro-rata funds on infill development and redevelopment projects in established neighborhoods regardless of the total number of new single-family detached dwellings created.
- (c) All Development Agreements authorized and negotiated under this policy statement are subject to the approval of the City Council, and shall not result in the establishment of an impact fee as defined in applicable State statute.
- (d) This policy does not circumvent or amend any requirements of the City's code of ordinances or land development code or other applicable laws.
- (e) This policy does not require the City Manager to negotiate Development Agreements with any private developer, but allows the City Manager to do so in his sole discretion.

4.3 Chapter 380 Agreements

4.3.1 Program established

The City Council created a Chapter 380 Economic Development Program in accordance with Article III, 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code by adopting Resolution 49-2016 on April 14, 2016.

4.3.2 Program Requirements and Incentives Offered

- (a) The City Council will consider Chapter 380 economic development program agreements on a case-by-case basis, and reserves the right to deny an agreement, or a request for an agreement.
- (b) The City Manager is authorized to negotiate Chapter 380 economic development program agreements subject to final approval by the City Council that may contain the following:
 - 1. The City of Abilene may make monetary loans or grants of public money, and provide personnel and services of the City of Abilene, to businesses, developers, and other commercial and residential ventures that the City Council determines will promote state and local economic development and stimulate business and commercial activity in the City of Abilene.
 - 2. A business, developer or other entity is required to make specific public infrastructure improvements that serve the public's interest and meet a public purpose as determined by the City Council.
 - 3. The City of Abilene must be able to cease/and or recapture payment of the economic development incentive or to otherwise terminate the economic development agreement in the event the public purpose is not carried out.
 - 4. Economic development incentives paid out under this program will be on a reimbursement basis.

4.4 Neighborhood Empowerment Zones

4.4.1 Zones Established.

The City has established Abilene Neighborhood Empowerment Zone No. 1 pursuant to Chapter 378 of the Texas Local Government Code through Resolutions 78-2018 on May 10, 2018 and may establish additional zones through the same or similar resolutions.

4.4.2 Program Requirements and Incentives Offered

The City Manager or his or her designee is authorized to negotiate agreements offering the following enumerated incentives, provided that any agreement using incentives authorized and set forth below must be approved by the City Council:

- (a) The City may enter into agreements for a period of not more than ten (10) years, for the purpose of benefiting the zone, refunds of municipal sales tax on sales made within the zone.
- (b) The City may enter into agreements abating municipal property taxes on property within the Zone subject to Chapter 312 of the Texas Tax Code and the City's Tax Abatement Policy.
- (c) The City may set minimum code requirements to encourage the use of alternative building materials that address building costs, maintenance and energy consumption.
- (d) The City may participate up to 50% of the cost of water or sewer line extensions necessary to serve property being developed within the Zone.
- (e) The City may choose to authorize these incentives through a Chapter 380 Economic Development Agreement.

Pursuant to Resolution 78-2018, the City Manager is authorized to offer the following incentives without further Council approval:

- (f) Waive or reduce fees related to the construction or remodel of buildings in the Zone.
- (g) Provide roll-off containers and the associated charges at the City's actual cost.
- (h) Waive or reduce water and sewer tap fees.

(i) Waive or reduce zoning application fees.

4.5 Tax Increment Financing

4.5.1 Tax Increment Reinvestment Zones Established

The City of Abilene in the sole discretion of the City Council, may establish Tax Increment Reinvestment Zones as contemplated in Chapter 311 of the Texas Tax Code.

4.5.2 Maximum Tax Revenue Available

For Tax Increment Reinvestment Zones (TIRZ) created on or after January 1, 2021, the maximum amount of tax revenue available for the TIRZ is 50% of the tax revenue that is attributable to increased property values brought about by improvements within the reinvestment zone. The remaining 50% is retained by the City for general purposes.

The tax revenue available to a TIRZ created before January 1, 2021 is limited to the amounts authorized in the enabling legislation for that Zone, or as may otherwise be amended pursuant to Chapter 311 of the Texas Tax Code.

4.5.3 Projects of an Exceptional Nature

Projects of an exceptional nature, as determined by the City Council in its sole discretion and authority, may be eligible for tax revenues greater than 50%, but no greater than 75% of the tax revenue that is attributable to increased property values brought about by improvements within the reinvestment zone.

4.6 Public Improvement Districts

4.6.1 Purpose

The purpose of this policy is to establish rules that govern the City's use of Public Improvement Districts (PID) as authorized by Chapter 372 of the Texas Local Government Code.

4.6.2 Policy and Procedure

(a) It is the policy of the City of Abilene (the "City") to pursue public/private

partnerships through the use of Public Improvement Districts, where and when appropriate as negotiated by the City Manager, and approved by the City Council.

- (b) Nothing in this policy statement should be perceived as a promise, or commitment to approve the use of a Public Improvement District (PID), and the City of Abilene reserves the right to deny the creation of a PID as set forth in Section 372.010 of the Texas Local Government Code that it finds inadvisable.

4.6.3 Parameters for the Creation of a Public Improvement District

- (a) The Developer is required to escrow money for professional costs for financial and legal review of the proposed PID and related finance plan by the City, and the City's agents.
- (b) Before the City will create a PID, the Developer and the City must have a fully negotiated and executed Development Agreement.
- (c) The City will only consider a reimbursement PID, with debt financing occurring only after all improvements are in the ground and PID revenues have been collected and reimbursed to the Developer for a period of two years.
- (d) The City will only consider a PID financing plan with a minimum 3:1 value to lien.
- (e) The City will not allow financing of right of way.
- (f) The City will only consider PID terms of a maximum of 20 years.
- (g) The City will not consider PID financing with increasing assessments over the life of the bonds, assessments must be approximately equal on an annual basis.
- (h) The issuance of PID bonds, if any, must be approved the Attorney General of the State of Texas.

Article V – Community Support Policies

5.1 City Sponsored Events (Council Policy Statement 2016-003 – adopted 09/22/2016, Amended by Resolution 05-2021, Amended by Resolution 52-2023)

5.1.1 Purpose

The purpose of this policy is to identify which special events will receive financial or in-kind benefits from the City of Abilene.

5.1.2 Policy and Procedure

- (a) The following special events are of a character or nature that benefits the entire community, provides substantial economic impact, or are of a significant cultural importance to warrant financial or in-kind benefits:

SPONSORED EVENT	SPONSORSHIP TYPES	SPONSORED EVENT	SPONSORSHIP TYPES
Abilene Chamber Events	1, 2, 3, 5	Juneteenth (all events)	1, 2, 3, 4, 5, 6, 7
Airfest	11	LULAC Tournament	1, 2, 5
CALF Festival	1-12	MLK Banquet	1, 12
Barrio Sancudo Reunion	1, 2, 4, 5, 6, 7	MLK March and Procession	1, 2, 3
Business Expo	1, 12	Neighborhood Cleanups	5, 9, 10, 11
Business Mercado	1, 12	NCCIL Events	1, 5, 8
Christmas Lights Parade	1, 5, 8, 9	Special Olympics	1, 2, 3, 11
Claudie Royals Day	1, 12	Texas Mission of Mercy	1, 3, 12

Cruise Night	5	United Way Events	1, 2, 5, 8, 11
Cultural Affairs - 2 events	1-11	Veterans Day Parade	1, 3, 5, 8, 9
Dyess AFB Special Events	1, 2, 3	West Texas Fair	5, 9
Friends of the Abilene Public Library Book Sale	1, 12	West Texas Fair Parade	1, 5, 8, 9
Fourth of July Fireworks	1, 2, 3, 5, 8, 9	Western Heritage Classic	5
Freedom Festival	8	Western Heritage Parade	1, 5, 8, 9
HEB Feast of Sharing	1, 3, 5, 12	Western Heritage Rodeo	1, 2, 9
High School Rodeo	5	World's Largest BBQ	1, 5, 12
Juneteenth Banquet	1, 12		

(b) The City of Abilene offers the following sponsorship types:

1. Permit fees are waived
2. Venue rental fees are waived
3. Event specific Police and Fire services are provided free of charge
4. Port-a-lets
5. Solid waste services
6. Temporary outdoor lighting
7. Electrical generation
8. Traffic Control/Barricades
9. Street Sweeping
10. Promotion and Advertising
11. City labor as authorized by the City Manager
12. Abilene Convention Center

- (c) The City Manager is authorized to approve free, or reduced cost solid waste services to neighborhood associations to assist with City coordinated neighborhood cleanups.
- (d) Nothing in this policy limits or otherwise prohibits the City Manager from denying a request for event sponsorship. If in the opinion of the City Manager, an event listed on this sponsorship list is making an unreasonable request of City resources, the City Manager may deny that request. Any denial by the City Manager may be appealed to the City Council if written notice of appeal is submitted to the City Manager at least 30 days prior to the event.
- (e) The City Manager is authorized to extend city sponsorship types to new special events upon the written request of the event organizer. Said requests must be submitted at least 90 days prior to the event. The City Manager shall accept or reject the request in writing within 30 days of receiving the written request from the event organizer. Any denial by the City Manager may be appealed to the City Council if written notice of appeal is submitted to the City Manager at least 30 days prior to the event.

Article VI – Administrative Policies

6.1 The City Manager is hereby directed to create a Purchasing Manual for the City and to see that it is properly administered.

6.1.1 Local Preference for Bidders (Council Policy Statement 2017-001 – adopted 05/11/2017)

(a) Purpose

The purpose of this policy is to establish rules governing the applicability of local preference points as authorized in the Texas Local Government Code Chapter 271.905 and 271.9051, and to promulgate the same.

6.1.2 Policy and Procedure

(a) It is the policy of the City of Abilene (the “City”) to use local vendors whenever possible for the purchase of the goods and services required by the City.

(b) It is the policy of the City to place an affirmative duty on City departments to grant a preference to local vendors to the fullest extent allowed by law, unless so doing would be contrary to the best interests of the City.

(c) Nothing in this Council Policy Statement prohibits the City from rejecting any and all bids.

6.1.3 Definitions

The words and phrases in this section and used in this policy statement have the following meaning:

Bid means a response to a procurement for goods or non-professional services awarded solely on the basis of price.

Bidder means a responsible person or business entity that submits a responsive bid.

City Manager means the City Manager of the City of Abilene, Texas or his or her designee.

Headquartered means the place where a business entity’s officers direct, control and coordinate the entity’s activities.

Joint Venture means a collaboration of for-profit business entities, in response to

a solicitation, wherein two or more independently owned and controlled business firms form a third business entity solely for the purposes of undertaking the completion of a given contract awarded through the solicitation.

Local vendor means a for-profit business with a principal place of business within the city limits.

Principal Place of Business means a business headquartered for one year or more, or having an established place of business for one year or more in the city limits of the City and from which full-time employees are regularly-based and perform substantial and commercially useful functions for the business.

6.1.4 Purchases of Personal Property

- (a) For contracts for personal property not affixed to real property, if the City receives one or more bids from a bidder that is a local vendor and whose bid is within three (3%) percent of the lowest bid price received by the City from a bidder who is not a local vendor, the City may enter into a contract with the bidder that is a local vendor. (Texas Local Government Code § 271.905)
- (b) In addition, contracts for personal property not affixed to real property that are submitted by a local vendor are eligible to receive a bid award if their bid is within five (5%) percent of the lowest bid received by the City from a bidder who is not a local vendor. This five (5%) local preference is not cumulative of, but is in the alternative of, the three (3%) percent authorized above, and it is only allowed if the total contract award is under \$500,000. (Texas Local Government Code § 271.9051)
- (c) When a bidder is a joint venture, each joint venture partner must meet the definition of a local vendor to be eligible for the preferences authorized above.
- (d) In determining whether or not to award the bid to the bidder that is a local vendor through the three (3%) percent or five (5%) percent local preference, the City Council must determine in writing the following: “the local bidder offers the City the best combination of contract price and additional economic development opportunities for the City created by the contract award, including the employment of residents of the City and increased tax revenues to the City.” Such determination shall be recommended by the City Manager, and confirmed by the City Council by affirmative vote of the City Manager’s recommendation.

6.1.5 Purchases of Non-Professional Services

- (a) For non-professional service contracts under five hundred thousand dollars (\$500,000), excluding construction services, if the City receives one or more competitive sealed bids from a bidder that is a local vendor and whose bid is within five (5%) percent of the lowest competitive sealed bid price received by the City from a bidder who is not a local vendor, the City may enter into a contract that requires an expenditure of under five hundred thousand dollars (\$500,000) with the bidder that is a local vendor. (Texas Local Government Code § 271.9051)
- (b) For a contract for construction services under one hundred thousand dollars (\$100,000), if the City receives one or more competitive sealed bids from a bidder that is a local vendor and whose bid is within five (5%) percent of the lowest competitive sealed bid price received by the City from a bidder who is not a local vendor, the City may enter into a contract that requires an expenditure of less than one hundred thousand dollars (\$100,000) with the bidder that is a local vendor. (Texas Local Government Code § 271.9051)
- (c) When a bidder is a joint venture, each joint venture partner must meet the definition of a local vendor to be eligible for the preference authorized above.
- (d) In determining whether or not to award the bid to the bidder that is a local vendor through the five (5%) percent local preference, the City Council must determine in writing the following: “the local bidder offers the City the best combination of contract price and additional economic development opportunities for the City created by the contract award, including the employment of residents of the City and increased tax revenues to the City.” Such determination shall be recommended by the City Manager, and confirmed by the City Council by affirmative vote of the City Manager’s recommendation.

6.1.6 Purchases for Professional Services; Revenue and Concession Contracts

- (a) In procuring professional services under the Professional Services Procurement Act, Government Code § 2254.004, the City Manager may award up to five (5%) percent of the total available points to a respondent based upon the knowledge of, and experience regarding local conditions as part of the qualifications determination.
- (b) In procuring other professional services not governed by statute, revenue and concession contracts, the City Manager may award up to five (5%) percent of the total available points to a respondent that is a local vendor headquartered within the city limits of the City, or up to three (3%) percent of the total available points to a respondent that is a local vendor not headquartered within the city limits of the City.

- (c) When a respondent is a joint venture, at least one joint venture partner must meet the definition of a local vendor to be eligible for the point awards authorized above.

6.1.7 Additional Provisions

- (a) If two or more bidders have bids that are identical in nature and amount, with one bidder being a resident of the City and the other bidder or bidders being non-residents, the City Council must select the resident bidder. (Local Government Code § 271.901(b))
- (b) The City must give local preference to a local vendor if there are out-of-state bidders that have bid on the contract and the out-of-state bidder or manufacturer is located in a state that discriminates against out-of-state bidders in its bid awards in favor of local bidders. (Government Code § 2252.001 et seq.)

6.1.8 Exceptions to this policy

- (a) This policy does not apply to any contract funded in whole or in part by the federal government or where the City acts as a conduit for federal money.
- (b) This policy does not apply to any contract where the City Manager or City Council fail to determine that that it would be in the City’s best interest to award local preferences.
- (c) This policy does not apply to any contract procured through a “best value” procurement method or other Alternative Delivery methods as authorized by the Government Code and Local Government Code.
- (d) Per Texas Local Government Code § 271.9051, this policy does not apply to the purchase of telecommunication services and information services, as defined by 47 U.S.C.A § 153.

6.1.9 Reference chart for local preference for bidders

Local preference may be awarded up to the following maximum percentages			
Description	Under \$100,000	\$100,000 to under \$500,000	\$500,000 or more.
Personal Property	5%	5%	3%
Construction Services	5%	N/A	N/A

Non-professional Services	5%	5%	N/A
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6.2 The City Manager is hereby directed to create an Employee Policy Manual for the City and to see that it is properly administered.

6.3 Ninety Percent Live Release Rate (Council Policy Statement 2019-001 – adopted March 28, 2019)

6.3.1 Purpose

The purpose of this policy is to publicly declare the intention of the City Council to operate the Abilene Animal Shelter as a 90% Live Release Rate facility.

6.3.2 Policy and Procedure

(a) It is the policy of the City of Abilene (the “City”) to operate the Abilene Animal Shelter in a manner that will achieve a 90% live release rate for all companion animals by end of calendar year 2027.

(b) For calendar year 2018, canines had a live release rate of 67.28%. For the same period, felines had a live release rate of 33.50%. The live release rate for all companion animals for calendar year 2018 was 55.90%. The City’s live release rate for all companion animals has increased 28.97% between 2013 and 2018. Euthanasia is down 44% over the same period.

(c) In order to build upon this positive trend, the City seeks to utilize best practices in shelter management, shelter medicine, community outreach and adoption activities, and shelter operations and services to achieve the 90% live release rate for all companion animals.

(d) In addition to these four areas of work, the City will actively pursue the design and construction of a new animal shelter, and will work with private foundations and private donations to seek cooperative public-private funding opportunities.

6.4 COVID-19 Reporting Requirements (Council Policy Statement 2020-001 – Adopted July 23, 2020)

6.4.1 Purpose

The purpose of this policy is to establish rules that govern what the City reports and does not report on a daily basis regarding the COVID-19 Pandemic.

6.4.2 Policy and Procedure

- (a) It is the policy of the City of Abilene (the “City”) to be transparent with all information concerning the COVID-19 response, and to report information as accurately and timely as possible without releasing the names, or other personal identifying information of COVID-19 positives.
- (b) It is the policy of the City to designate and only report Molecular PCR test results as the official number of COVID-19 cases in Abilene.
- (c) It is the policy of the City to designate and only report Antigen test results as probable COVID-19 cases, until otherwise directed by the Department of State Health Services, and only then in conjunction with the State of Texas doing the same.

6.4.3 Reportable Information

- (a) The City shall report the following information daily:
 - 1. Total Test Results
 - 2. Total Positives (*Molecular PCR only*)
 - 3. Total Probable Cases (*Antigen*)
 - 4. Total Negatives
 - 5. Total Active Cases
 - 6. Total Recovered
 - 7. Total Deaths
 - 8. Average Age of Death
 - 9. Average Age of Hospitalization
 - 10. Total Hospitalizations – In County
 - 11. Total Hospitalizations – Out of County
- (b) The City Manager will report the information in a format that is easy to understand.
- (c) State or federally mandated reporting requirement changes will be implemented as required by law, and Council will be informed of the reporting requirement changes within two business days.

6.5 Organizational Structure (Adopted by Resolution 05-2021)

6.5.1 Purpose

The purpose of this policy is to set forth the organizational structure of the City as required by Section 53 of the City Charter.

6.5.2 Policy and Procedure

(a) The City of Abilene shall be composed of the following departments, each of which are under the control and direction of the City Manager, unless otherwise provided in the City Charter.

1. Finance
2. Fire
3. General Government
4. Human Resources
5. Information Technology
6. Library Services
7. Parks and Recreation (Community Services)
8. Planning & Development Services
9. Police
10. Public Health
11. Public Works
12. Transportation Services
13. Water Utilities

6.6 RESERVED.

Article VII – Utility Policies (Adopted May 12, 2022 Resolution No. 76-2022)

- 7.1 The City Manager is hereby directed to create a Utility Services Administration and Procedures Manual for the City and to see that it is properly administered. (Adopted May 12, 2022 Resolution No. 76-2022)
- 7.2 Annexation Required for Requests for Service in Unincorporated Areas. (Adopted May 12, 2022 Resolution No. 76-2022)

7.2.1 Purpose

The purpose of this policy is to promote and encourage the expansion of the City’s water, wastewater, and solid waste utility systems in conjunction with the city’s corporate limits to the greatest extent possible. Furthermore, the purpose of this policy to reaffirm Resolution 72-1982 wherein the extension of utilities to areas outside the corporate boundaries of the City of Abilene is limited to the greatest extent allowed by law.

7.2.2 Policy and Procedure

- (a) It is the policy of the City of Abilene to extend or provide water, wastewater, or solid waste utility services to unincorporated areas of the City’s extraterritorial jurisdiction only after the service area is fully annexed into the city limits of the City of Abilene through voluntary or involuntary annexation.
- (b) It is the express intent of the City Council that the term, “service area” used above means the entirety of the tract and adjoining tracts under ownership by the requestor.
- (c) In the event the service area is not contiguous or adjacent to the city limits, and cannot be made so, the City Manager may negotiate alternative contractual arrangements to provide utilities to the service area, and recommend any such negotiated contractual arrangement to the City Council for consideration of approval.
- (d) Except as may otherwise be required by law, the City of Abilene is under no obligation to provide public utility services to an area outside of the City’s current Certificate of Convenience and Necessity (CCN).

R-2026-02

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: April 28, 2026

Case Manager

Kera Valois, Planner

Request

THC National Register of Historic Places nomination.

Location

The subject property is located at 2200 Hickory Street.

Property Zoning

The current zoning for this property is College University (CU).

General Information

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

Staff recommends **approval** of this request.

Attachments

- PowerPoint Presentation
- Texas Historical Commission Letter
- NRHP – Registration Form
- Resolution for support



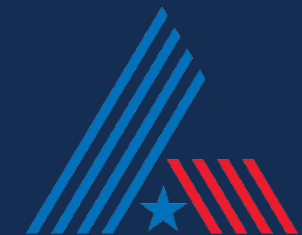
NATIONAL REGISTER NOMINATION

Case: R-2026-02

Owner: Hardin Simmons University

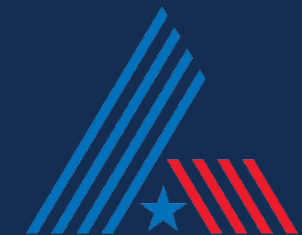
Request: Resolution for Ferguson Hall

Location: 2200 Hickory Street

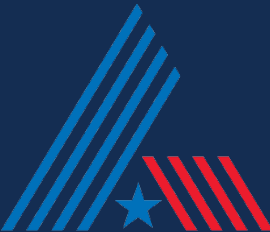


GENERAL INFORMATION

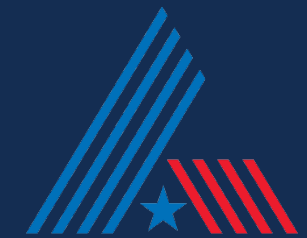
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PHOTOS OF SUBJECT PROPERTY



Questions?



LANDMARKS COMMISSION RESOLUTION NO. 2026-02

A RESOLUTION OF THE ABILENE LANDMARKS COMMISSION IN SUPPORT OF THE INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES FOR FERGUSON HALL LOCATED AT 2200 HICKORY STREET, ABILENE, TAYLOR COUNTY, TEXAS.

WHEREAS, Section 2.3.4.4 of the Abilene Land Development Code provides for the Landmarks Commission to recognize the importance of architecturally and culturally significant sites and structures to the community.

WHEREAS, Criteria for designation includes, but is not limited to, significant contributions to the development, heritage, or cultural characteristics of the City, and having a significant contribution to our past.

WHEREAS, Designation is meant to:

1. Safeguard the City’s heritage as reflected in such districts, areas, sites, structures, buildings, properties, and objects.
2. Encourage neighborhood conservations.
3. Foster civic pride in the beauty and accomplishments of the past.
4. Promote the use of individual landmarks and districts for the education, enjoyment, and welfare of residents of the region.
5. Prevent the deterioration of districts, areas, sites, structures, buildings, properties, and objects found to be of historical, architectural, or cultural value and, where appropriate, encourage for the reuse of such structures and buildings.
6. Protect and enhance Abilene’s attractiveness to visitors and the support and stimulus to the economy thereby provided.
7. Ensure the harmonious, orderly, and efficient growth and development of the City.
8. Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City.
9. Encourage stabilization, restoration, and improvements of such properties and their values.

WHEREAS, the property located at 2200 Hickory Street, Ferguson Hall, meets the federal standards for a property worthy of preservation pursuant to the National Preservation Act of 1966.

The applicable criteria include:

- Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with demonstrable cultural association.
- Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.
- Embodies characteristics distinct to a type, period, or method of construction or architecture.
- Is associated with the lives or persons significant in local, regional, state, national, or international history, and represents the works of a master designer, architect, builder, or craftsman.

WHEREAS, Designation as a National Register of Historic Places will emphasize fostering civic pride in the accomplishments of the past and promote the enjoyment of our cultural heritage as well as providing the opportunity to request federal and state tax reductions for certain rehabilitation projects.

ADOPTED this 28th day of April, 2026.

ATTEST:

Landmarks Commission Chair

Planning & Development Services Director

National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Ferguson Hall

Other name/site number: NA

Name of related multiple property listing: Historic and Architectural Resources of Abilene, Texas

2. Location

Street & number: 2200 Hickory Street

City or town: Abilene

State: Texas

County: Taylor

Not for publication:

Vicinity:

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 at the following levels of significance:

national statewide local

Applicable National Register Criteria: A B C D

Signature of certifying official / Title	Date
Texas Historical Commission	
State or Federal agency / bureau or Tribal Government	

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official	Date
State or Federal agency / bureau or Tribal Government	

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register.
- removed from the National Register
- other, explain: _____

Signature of the Keeper

Date of Action

Ferguson Hall, Abilene, Taylor County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Number of contributing resources previously listed in the National Register: NA

6. Function or Use

Historic Functions: Education: Education-Related

Current Functions: Education: Education-Related

7. Description

Architectural Classification: Classical Revival

Principal Exterior Materials: Brick, Glass, Terra Cotta

Narrative Description (see continuation sheets x-xx)

Ferguson Hall, Abilene, Taylor County, Texas

8. Statement of Significance

Applicable National Register Criteria: A

Criteria Considerations: A (Religious Properties)

Areas of Significance: Education (*local*)

Period of Significance: 1926-1976

Significant Dates: 1926, 1953 (one-story addition)

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: David S. Castle, Architect

Narrative Statement of Significance (see continuation sheets xx-xx)

9. Major Bibliographic References

Bibliography (see continuation sheets xx-xx)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University- Hardin-Simmons University
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

Ferguson Hall, Abilene, Taylor County, Texas

10. Geographical Data

Acreage of Property: Less than one acre (approximately 0.46 acres)

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 32.475872°N Longitude: -99.736370°W

Verbal Boundary Description: The building is located on the southwest side of the Hardin-Simmons University campus. The nominated boundary includes less than one acre, specifically the southwest portion of the legal parcel identified as Hardin-Simmons University SUB, Block A, Lot 401 (Property ID 1097187), Abilene, Taylor County, Texas as recorded in the Central Appraisal District of Taylor County. Data accessed September 11, 2025. See Maps 1-2.

Boundary Justification: The nominated boundary includes less than one acre in the southwest portion of the larger 97.90-acre legal parcel identified as Hardin-Simmons University SUB, Block A, Lot 401 (Property ID 1097187). The boundary includes all property historically associated with the nominated building. Much of the larger University campus does not retain integrity and thus is excluded.

11. Form Prepared By

Name/title: Megan McDonald, Angela Jimenez (Architectural Historians)

Organization: Post Oak Preservation Solutions

Street & number: 2506 Little John Lane

City or Town: Austin State: TX Zip Code: 78704

Email: megan@post oakpreservation.com, angela@post oakpreservation.com

Telephone: 814-397-2359, 915-240-6463

Date: September 12, 2025

Additional Documentation

Maps (see continuation sheets)

Additional items (see continuation sheets)

Photographs (see continuation sheets)

Ferguson Hall, Abilene, Taylor County, Texas

Photograph Log

Property Name: Ferguson Hall
City, County, Texas: Abilene, Taylor County, Texas
Photographed by Samantha Cervantes, September 2025

Photo 1 (TX_TaylorCounty_FergusonHall_0001.tif)
Primary (east) elevation, view west

Photo 2 (TX_TaylorCounty_FergusonHall_0002.tif)
View of 1953 “lounge” addition on primary (east)
elevation, view northwest.

Photo 3 (TX_TaylorCounty_FergusonHall_0003.tif)
North elevation, view southeast.

Photo 4 (TX_TaylorCounty_FergusonHall_0004.tif)
South elevation, view northwest.

Photo 5 (TX_TaylorCounty_FergusonHall_0005.tif)
Rear (west) elevation of Ferguson Hall, view east.

Photo 6 (TX_TaylorCounty_FergusonHall_0006.tif)
Residential Commons (1953 “lounge” Addition), view
south.

Photo 7 (TX_TaylorCounty_FergusonHall_0007.tif)
Residential Commons (1953 “lounge” Addition), view
southeast.

Photo 8 (TX_TaylorCounty_FergusonHall_0008.tif)
Representative first floor dormitory (Room 106A).
view southwest.

Photo 9 (TX_TaylorCounty_FergusonHall_0009.tif)
Representative first floor corridor, view east.

Photo 10 (TX_TaylorCounty_FergusonHall_0010.tif)
Representative stairwell, view east.

Photo 11 (TX_TaylorCounty_FergusonHall_0011.tif)
Stairwell detail view, view northeast.

Photo 12 (TX_TaylorCounty_FergusonHall_0012.tif)
Representative second floor dormitory, room 205 D,
view east.

Photo 13 (TX_TaylorCounty_FergusonHall_0013.tif)
Representative hallway, third floor, view north.

Photo 14 (TX_TaylorCounty_FergusonHall_0014.tif)
Representative Bathroom (3C), third floor, view west.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Ferguson Hall, Abilene, Taylor County, Texas

Narrative Description

Ferguson Hall is located at 2200 Hickory Street on the Hardin-Simmon University campus in Abilene, Texas, just east of Simmons Ave. The 1926 building is a three-story, roughly C-shaped, Classical Revival dormitory with a flat roof and red brick exterior walls. Designed by architect David Castle, it features a symmetrical composition, cast stone trim, and an east-facing central courtyard that was partially infilled with a one-story addition constructed in 1953. On the interior, few original finishes remain, but it largely retains its original plan and configuration. The building exemplifies associated property types identified in the multiple property submission *Historic and Architectural Resources of Abilene, Texas*.¹ The building is surrounded by multiple other historic-age and non-historic-age educational buildings. Ferguson Hall continues to be used as a dormitory and retains all aspects of integrity. While its most significant alteration is the 1953 addition, the building still retains its original form and configuration, and conveys its historic function. Ferguson Hall is a rare intact example of a 1920s dormitory in Abilene. The property owners plan to rehabilitate the property using state historic tax credits.

Setting

Ferguson Hall is a 1926 dormitory located on the Hardin-Simmons University campus in Abilene, Texas. Hardin-Simmons University is in the northern part of Abilene (Map 4). The historic heart of the campus is roughly bounded by Ambler Avenue to the south, Pine Street to the east, Vogel Avenue to the north, and Simmons Avenue to the west, though over time the University has acquired adjacent properties to the west, north, and northwest of the campus. The primary entrance to Hardin-Simmons University is along the southern edge of the campus at the intersection of Hickory Street and Ambler Avenue. The campus is characterized by large brick educational buildings set back from campus streets by expanses of grass and trees. Sidewalks connect the buildings to interior roads and to the other educational buildings within the campus.

Several intact buildings are historic-age, but non-historic infill and incompatible alterations diminished the integrity of the campus and precluded the establishment of a historic district at Hardin-Simmons University. Though the David Castle designed Caldwell Hall (1922, NRHP 1992) retains its Classical Revival design, most buildings dating to the same period have been substantially altered. For example, Marston Gymnasium (1917, also designed by David Castle) was originally a Classical Revival building but was rendered unrecognizable during a late 1970s renovation. Though many campus buildings date to the mid-twentieth century, they have also been substantially altered. The mid-century modern Behrens Chapel and Van Ellis Theater historically featured a character defining brise soleil screen over most of the windows, which was removed in the 1980s. A large addition was built on the primary façade of Abilene Hall (1948) in 2023, obscuring the historic building. While the campus lacks the cohesiveness required for listing as a district, Ferguson Hall retains sufficient integrity to reflect its significance to the early history of Hardin-Simmons University.

Site

Ferguson Hall is near the southwest corner of the campus, just east of Simmons Avenue (Maps 1-5, Figures 1-3, 11). It is adjacent to several campus buildings that were constructed decades later: the Mabee Athletic Complex (1979) is to the north, Richardson Library (1976) to the northeast, Anderson Hall (1954) to the southeast, and Prichard Hall (2024) to the southwest. Driveways with front end parking are located on the north and south sides of the building. A large

¹ Hardy-Heck-Moore, *Historic and Architectural Resources of Abilene, Texas*, National Register of Historic Places, Multiple Property Documentation Form, 1991, Section F, pages 1-3, <https://atlas.thc.texas.gov/NR/pdfs/64500625/64500625.pdf>.

Ferguson Hall, Abilene, Taylor County, Texas

open green space with trees lines the front (east) elevation of Ferguson Hall, with concrete sidewalks leading from the adjacent streets to the front entrance. A vacant lot is located at the rear.

Exterior

Ferguson Hall is a three-story, C-shaped Classical Revival dormitory with an east-facing central courtyard that was partially infilled with a one-story 1953 addition (Figures 5, 9-16, Photos 1 and 2). Exterior walls consist of contrasting red brick and cast stone trim. Classical Revival features include symmetrical massing, a heavy cast stone cornice, semicircular cast stone ornament above some of the windows, Palladian windows, keystones, and a belt course between the second and third floors. The building has a flat roof. Some of the elevations are partially obscured by vegetation, primarily large trees and shrubbery.

The **primary (east) elevation** features the most elaborate façade and the main entrance (Figures 5, 14-16, Photos 1 and 2). The north and south wings extend from the central mass and are each 5 bays wide (north-south) and feature prominent Palladian windows in the center bay of each first floor, topped with a semi-circular ornamental cast stone panel, and cast stone pilasters. All other windows on the projecting wings feature cast stone stills with brick jack arch lintels and cast stone keystones. The recessed central portion of the east elevation is 13 bays wide (north-south) and features ornamental cast stone window surrounds on the second story in the central and end bays. First and second floor windows on the east elevation feature a single central keystone, while third floor windows feature a central keystone with additional cast stone ornament on each end of the brick jack arches. Historic-age white lettering that spells “FERGUSON HALL” is located above the central, third-floor window. A 1953 “lounge” addition sits within the courtyard of the east elevation. The narrow, one-story addition consists of buff-colored exterior walls with a row of large rectangular windows divided by pilasters. While the addition obscures the first floor of the main central mass, the second and third floors are visible above it and the original C-plan of the building is still clearly legible. The addition also maintains the Classical symmetry of the original design.

The **north and south elevations** mirror each other, are 9 bays wide (east-west) containing three floors of windows and no exterior entrances (Figures 11, 16, Photos 3 and 4). The western half of the north and south walls protrude slightly from the main mass, are 3 bays wide, and contain a central pair of windows on each floor, flanked by single windows. The eastern half of the north and south walls contain three evenly spaced rows of six single windows. All windows on the first and second floor feature a central cast stone keystone while windows on the third floor feature additional cast stone ornament on the ends of each jack arch.

The **rear (west) elevation** features minimal ornament (Figure 16, Photo 5). The use of cast stone ornament is limited to the cornice and windowsills. The north and south wings, which are 3 bays wide (north-south) at the rear, protrude slightly from the central mass. The fenestration of the wings consists of paired central windows flanked by single windows. The central mass contains three rows of single windows. Though this elevation was inaccessible at the time of site visit, it contains at least two exit doors.

Interior

The **first floor** consists of a communal gathering space known as the “residential commons,” a kitchen, offices, a laundry room, dormitories, and restrooms. The 1953 “lounge” addition (today known as the “residential commons,”) is in the center of the first floor and is a long room with a row of windows along the east wall (Figure 17, Photos 6 and 7). The west wall (originally the eastern exterior wall of the building) is coated in smooth plaster. The ceiling consists of acoustical drop tiles with non-historic ceiling fans and light fixtures. The floor is vinyl tile. Within the original 1926 central mass of the ground floor, several functional spaces are located in the western portion including the laundry room, kitchen, men’s restroom, storage, residence director’s apartment, and residence director’s office. Doorways on

Ferguson Hall, Abilene, Taylor County, Texas

the north and south ends of the residential commons lead to the north and south wings of the building, where first floor dormitories (Photos 8 and 9) and stairwells to the upper floors are located. Stairwells include exterior windows and consist of original, curved, poured concrete walls with metal handrails (Photos 10 and 11).

The **second and third floors** of Ferguson Hall consist of clusters of dormitories and shared bathrooms (Figures 18-19, Photos 12-14). Dormitories feature non-historic carpeting, plaster walls, and acoustical drop tile ceilings. Each room has at least one exterior window. Restrooms consist of non-historic tile walls, flooring, and acoustical drop tile ceilings.

Alterations

The most significant exterior alteration to Ferguson Hall took place during the period of significance: the construction of a one-story “lounge” addition within the courtyard in 1953, now called the “residential commons.” The lounge provided a common gathering space that had been intentionally left out of the original plans to encourage study rather than socialization. By the 1950s, common spaces were a standard feature in modern dormitory design and were seen as a necessary upgrade to Ferguson Hall (Figures 14-15). Though the addition obscured the first-floor exterior walls within the central courtyard, the building retains its historic form and appearance, with north and south wings flanking a central mass, and the original 1926 C-plan remains visible. Classical Revival elements on the second and third floors are still clearly visible above and adjacent to the addition. The use of symmetry and buff cast stone around the windows are compatible features with the addition. In the 1980s, a small black entrance foyer was appended to the center of the addition, though it is not highly visible. At an unknown date, Ferguson Hall’s original windows were removed and replaced with windows with identical profiles, currently obscured by dark colored screens.

The interior of Ferguson Hall largely retains its original plan and configuration, with dormitories clustered in small groups with a shared bathroom. A comparison of David Castle’s original plans for Ferguson Hall with the present configuration indicates that a few interior partitions on the second and third floor were removed in the west section of the building. Few original interior finishes remain, consistent with the building’s ongoing use as student housing: original wood floors were either removed or covered with non-historic flooring. Original ceilings may be in place beneath acoustical tile drop ceilings, but their condition is unknown.

Nix Hall, which was also a men’s dormitory, was constructed immediately west of Ferguson Hall in 1962. Though considered a separate building, the two dorms were connected by a lobby from the time of Nix Hall’s construction. Nix Hall was demolished in 2022.²

Integrity

Ferguson Hall remains in its original **location** on the Hardin-Simmons University campus, with a large green space along its eastern facade. The historic **setting** has been compromised by non-historic infill and alterations to existing historic buildings, but it still conveys a college campus environment. The dormitory retains much of architect David Castle’s original symmetrical C-shaped Classical Revival **design**, particularly on the exterior. A 1953 “lounge” addition was appended to the east elevation within the period of significance and did not significantly alter the building’s original form and appearance. Though many of the original interior finishes were lost, it largely retains Castle’s original plan and configuration. Furthermore, interior alterations are consistent with the building’s ongoing use as a dormitory and reflect the changing needs of residential students over time. Ferguson Hall retains its original exterior **materials**, including brick exterior walls and cast stone ornament. Though the original windows were

² “Open House Events Today at H-Su’s New Nix Hall,” *Abilene Reporter News*, February 24, 1963; “Nix Wasn’t Just Another Dorm,” *Abilene Reporter-News*, June 24, 2022.

SBR Draft

Ferguson Hall, Abilene, Taylor County, Texas

replaced, the current windows are compatible 6/6 and 8/8 replacements. Cast stone elements such as the heavy cornice, ornamental panels, pilasters, and keystones were retained and preserved and retain integrity of **workmanship**. Finally, Ferguson Hall has served as a dormitory for a century and despite alterations, clearly conveys this historic function. It maintains the form and configuration of a student dormitory and retains much of its early 20th century design. Ferguson Hall, therefore, retains integrity of **feeling** and **association**.

Ferguson Hall, Abilene, Taylor County, Texas

Statement of Significance

Ferguson Hall is a 1926 dormitory designed by architect David Castle on the Hardin-Simmons University campus in Abilene, Texas.³ As the first institution of higher learning in Abilene, Hardin-Simmons University reflected the city's quest to become an education center in West Texas in the early 20th century. As one of the only colleges in West Texas, the school attracted many out-of-town students leading to the growth and development of the university. When Cowden Hall was lost to fire in 1922, a new, larger dormitory for male students was needed on campus, leading to the construction of Ferguson Hall in 1926. Ferguson Hall is nominated for listing in the National Register of Historic Places under the multiple property submission *Historic and Architectural Resources of Abilene, Texas*. It meets the registration requirements and is nominated under Criterion A for Education at the local level for its significance as a 1920s dormitory that provided modern, on-campus housing first to male students, and later to couples and female students during a period of rapid expansion for the university.⁴ Ferguson Hall is one of the most intact early 20th century dormitories with integrity in Abilene. The period of significance begins in 1926, the year that it was completed, and extends to 1976, reflecting its continuous use as a dormitory through the 50-year point. Though Hardin-Simmons University is operated by a religious institution (the Baptist General Convention of Texas), Ferguson Hall meets Criteria Consideration A (Religious Properties) because the property derives its primary significance from its secular role as an educational building.⁵

Criterion A: Education

*Education in Abilene*⁶

Education was important to early Abilenians, who established a public school system shortly after the town's founding in 1881. While initially students met in a tent, the town's founders set aside a property specifically for a school and built two-room wood frame schoolhouse on the site in 1883. As Abilene grew during the early 20th century, schools faced persistent overcrowding. The oil boom of the 1920s led to economic prosperity and rapid population growth, necessitating an ambitious school building program that resulted in the construction of nine new buildings to address the overcrowding of the public grade schools.⁷

While primary education was a focus in the early years, citizens also hoped to establish an institution of higher learning in the community. The nearest colleges and universities were located 150 miles away from Abilene in Fort Worth, and even further for students living in rural areas west of Abilene.⁸ Recognizing this need, Abilene citizens began a conversation with local Baptists about opening a college in the late 1880s. Most of the early institutions of higher learning in Texas were founded by churches or religious organizations, so it is unsurprising that citizens looked to local Baptists (the predominant denomination in Abilene) to spearhead the effort. Baylor University, considered to

³ Ferguson Hall was named in memory of Maude Ferguson after her husband William Peter "W. P." Ferguson sons Jasper and Herbert Ferguson donated to the project.

⁴ Hardy-Heck-Moore, *Historic and Architectural Resources of Abilene, Texas*, National Register of Historic Places, Multiple Property Documentation Form, 1991, Section F, pages 1-3, <https://atlas.thc.texas.gov/NR/pdfs/64500625/64500625.pdf>.

⁵ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995) 26-28.

⁶ For an extensive history of the establishment and early development of Abilene, please see the historic context: "The Railroad and Abilene's Development into a Wholesale and Distribution Center in West Texas, 1881-1939" provided in the *Historic and Architectural Resources in Abilene, Texas Multiple Property Documentation Form*.

⁷ Hardy-Heck-Moore, "Educational Efforts in Abilene, 1881-1939," *Historic and Architectural Resources of Abilene, Texas*, National Register of Historic Places, Multiple Property Documentation Form, 1991, Section E, pages 1-9, <https://atlas.thc.texas.gov/NR/pdfs/64500625/64500625.pdf>.

⁸ Stackhouse, Yvonne, *Hardin-Simmons University: A Centennial History*, 6.

Ferguson Hall, Abilene, Taylor County, Texas

be the oldest continually operating institution of higher learning in Texas, was originally founded by Baptists in Independence in 1845.⁹ In 1891, Simmons College was established as Abilene's first institution of higher learning. Subsequent local institutions were also founded by religious denominations: Abilene Christian University was established as the Childers Classical Institute in 1906 by members of the Church of Christ denomination and McMurry College was founded by the Methodist denomination in 1923.¹⁰

Though each of the three universities had ties to a specific Christian denomination, each was supported by prominent citizens representing multiple denominations who valued education and the benefits each institution yielded to the city of Abilene. The presence of three universities in Abilene historically had a tremendous impact on the community: "The schools are an important, consistent, dependable factor in Abilene's economy. Through payrolls and purchasing, through the spending of staff, faculty, students and visitors the schools attract, they pump millions of dollars annually into Abilene business streams."¹¹ In addition, the long-standing tenure of three universities in the city has fostered Abilene's local identity as a center of education in West Texas.

Hardin-Simmons University

Shortly after Abilene's founding, local citizens discussed the possibility of establishing an institution of higher learning. Several prominent Abilene Baptists formed a committee to propose the idea to the Sweetwater Baptist Association. The Sweetwater Baptist Association was a cooperative organization of 22 small Baptist churches located between El Paso and Callahan County who frequently worked together to fund ministries and projects, including hospitals and educational institutions.¹² In the fall of 1890, the Sweetwater Baptist Association adopted a resolution to create a Baptist school in Abilene and formed a committee to establish it. Local businessmen and church leaders in Abilene offered the committee \$5,000 and sixteen acres of land. A board of trustees was selected by the Sweetwater Baptist Association, and local minister Reverend Dr. George W. Smith served as chairman. The Board of Trustees ultimately became responsible for decision making for the new institution and consisted of both Baptists and representatives of other denominations. The new, coeducational school was initially named the Abilene Baptist College.¹³

From the outset, the trustees faced financial difficulties. They found solid footing, however, after garnering the support of Dr. James B. Simmons, a Baptist minister who was heavily involved in the establishment of Baptist schools for the newly emancipated following the Civil War.¹⁴ Simmons enthusiastically donated \$5,000 toward the completion of the first campus building in 1891 and remained active in the continued development of the college. In honor of his ongoing support, the name of the school was changed to Simmons College in 1892.¹⁵ In subsequent years, both Simmons and his son made financial contributions to the college, cumulatively donating approximately \$50,000 to the institution.¹⁶ Following his death in 1905, Simmons was buried at Simmons College alongside his wife.¹⁷

⁹ V. R. Cardozier, "Higher Education," *Handbook of Texas Online*, accessed June 28, 2023, <https://www.tshaonline.org/handbook/entries/higher-education>.

¹⁰ "Educational Efforts in Abilene, 1881-1939" in *Historic and Architectural Resources in Abilene, Texas* Multiple Property Documentation Form; Sledge, Robert W., *A People, A Place: The Story of Abilene Vol 1*, 203.

¹¹ Duff, Katharyn, *Abilene... on Catclaw Creek*, 149.

¹² "Educational Efforts in Abilene, 1881-1939" in *Historic and Architectural Resources in Abilene, Texas* Multiple Property Documentation Form. 16; Stackhouse, *Hardin-Simmons University: A Centennial History*, 1; Baptist "Associations" are cooperative organizations of Baptist churches within a specific geographical area. Each church typically makes regular financial contributions to the Association, to be used for a variety of ministries and other projects.

¹³ Richardson, *Famous Are Thy Halls*, 17-18. Hardin-Simmons University was coeducational from its inception.

¹⁴ Robert Stuart MacArthur, *James B. Simmons, A Foundation Builder*, (New York: Fleming H. Revell Company, 1911), 66-83.

¹⁵ Richardson, *Famous Are Thy Halls*, 17-19.

¹⁶ MacArthur, *James B. Simmons, A Foundation Builder*, 139.

¹⁷ MacArthur, *James B. Simmons, A Foundation Builder*, 107-131.

Ferguson Hall, Abilene, Taylor County, Texas

Simmons College cycled through five school presidents in its first decade of operation, each of whom struggled to raise funds for the school's operation and growth. Students from Abilene as well as those from a several hundred-mile radius of the school attended class on campus.¹⁸ Over time, administrators gradually enhanced the curriculum to be more rigorous and attracted more qualified faculty members, leading enrollment to surpass 300 students in 1908.¹⁹ Though several new classroom and dormitory buildings were constructed during the early 20th century, none remain.

The college entered a period of stability and growth under the leadership of Jefferson Davis Sandefer, affectionately known as "Prexy" by the Simmons College community.²⁰ Sandefer served as the president of Simmons College from 1909-1940. By 1919, Simmons College enrollment reached 982 students.²¹ During the 1920s, opportunities for graduate level study in Texas were limited to a handful of schools. The schools closest to Abilene offering graduate studies included Texas Christian University in Fort Worth (150 miles away) and the University of Texas at Austin (over 200 miles).²² Recognizing a need for graduate level education in West Texas, Simmons College began offering graduate studies in the 1925-1926 academic year and offered Master of Arts degrees.²³ The same year, the Board of Trustees voted to change the school's name to Simmons University to reflect the addition of graduate level coursework.²⁴ Simmons University's enhanced academic reputation, coupled with the flush economic conditions of the 1920s oil boom years in Abilene led to increased enrollment. By 1925, 1,263 students were enrolled at the University.²⁵ In 1927, Simmons University achieved yet another academic milestone: it was accredited by the Southern Association of Schools.²⁶

The late 1910s and 1920s represented a period of significant growth and development for the school. The local oil boom and increased college enrollment facilitated new building construction on campus (see Figure 11 for a 1932 view of campus following this period of construction). Marston Gymnasium (extant though substantially altered) was constructed in 1917, and designed by local architect, David S. Castle (Figure 3). Castle designed most of the new buildings on campus in subsequent decades, many of which featured Classical Revival designs. Other new campus buildings included Simmons Science Hall (1918, demolished), Caldwell Hall, (1922, NRHP 1992), and a new home for the Simmons University President (1924, extant), all of which were designed by David S. Castle. Ferguson Hall was constructed in 1926 during this period of growth and remains one of the oldest extant buildings on campus.²⁷

Ferguson Hall (1926)

Though on-campus housing was available to students from the time of Simmons College's founding, it was always in short supply. As more out-of-town students enrolled, the need for dormitory housing only increased. After the boys dormitory, Cowden Hall, was lost in a fire in 1922, the construction of a new dormitory for male students became an urgent necessity (Figure 4). The Simmons College trustees quickly began planning for a new, much larger dormitory.²⁸

Prolific Abilene architect David S. Castle was hired to design the new dormitory (Figure 5). Castle had also designed earlier campus buildings including Marston Gymnasium (built 1917, extensively renovated 1976/7), the Fine Arts Building (Caldwell Hall, 1922, NRHP 1992) and the President's home (Grace Sandefer Compere Hall, 1924) at

¹⁸ Duff, *Abilene...On Catclaw Creek*, 155.

²⁰ Richardson, *Famous Are Thy Halls*, 34.

²¹ Richardson, *Famous Are Thy Halls*, 88-89.

²² Stackhouse, *Hardin-Simmons University: A Centennial History*, 93.

²³ Educational Efforts in Abilene, 1881-1939, Abilene MPDF.

²⁴ Stackhouse, *Hardin-Simmons University: A Centennial History*, 93.

²⁵ Stackhouse, *Hardin-Simmons University: A Centennial History*, 124.

²⁶ Stackhouse, *Hardin-Simmons University: A Centennial History*, 62.

²⁷ Marston Gymnasium was originally constructed in 1917, but it has been altered beyond recognition.

²⁸ "Cowden Hall to be Rebuilt Says Trustees' Board," *The Abilene Reporter*, June 7, 1922, 3.

Ferguson Hall, Abilene, Taylor County, Texas

Simmons College.²⁹ Castle's preliminary drawings were published on the front page of the local newspaper in February of 1923 and were "modeled along the lines of similar structures in eastern and northern schools." The dormitory would be a "C" shaped, three-story, reinforced concrete structure built around a central courtyard on the east side of the building (Figure 9). Newspapers described the design as "Colonial Classic" style with exterior bricks "of autumn leaf mingled shades" and stone trim. Designed to accommodate 125 students, each dormitory included a bedroom as well as a study. Finishes consisted of plaster walls and ceilings and hardwood floors and trim.³⁰

The original plan for Ferguson Hall was not organized around long, open corridors; rather, five separate entrances and stairwells provided access to clusters of five or six suites (see Figures 17-19). Known as the "staircase" or "entryway" dormitory plan, this arrangement was one of two dominant plans used in dormitory design during the early 20th century (the other being the more open, double-loaded corridor plan). Though it was cheaper to construct a dormitory following the corridor plan, with one or two staircases and a shared bathroom, many schools in the early 20th century favored the staircase plan due to perceptions that it minimized noise and offered greater privacy.³¹ This was the case at Simmons College, where the lack of hallways was intended to "eliminate students gathering in the corridors and causing unnecessary noise."³² According to the *Abilene Daily Reporter*,

"...the only way to reach another room is to go down the stairs and ascend again. This feature is especially valuable in that it utilizes floor space which would otherwise be used for corridors, and aids in the control of the students. The arrangement of the units in this way also makes it possible to have all rooms with outside exposure and this makes the ventilation properties unusually good."³³

Initial construction of Ferguson Hall began in 1924 and the concrete frame was in place by August of that year (Figure 6).³⁴ However, work came to a halt because of a lack of funds.³⁵ The project was resumed after William Peter "W. P." Ferguson and his sons Jasper and Herbert Ferguson donated \$100,000 in memory of their wife and mother, Maude Ferguson, who died earlier that year (Figures 7 and 8).³⁶ W. P. Ferguson was a prominent rancher who lived in Wichita Falls and held extensive landholdings in Archer, Clay, and Wichita Counties. He became incredibly wealthy when oil was discovered on much of his property. Ferguson also established the First National Bank in Wichita Falls in the early 1920s and served as its director until his death in 1948. He married Maude Butler in Bells, Texas in 1898.³⁷ It is unclear if the Ferguson family had any prior connections to Simmons College. The most likely connection was probably related to Maude Ferguson's affiliation with the Baptist church (she attended a Baptist church in Wichita Falls despite her husband's membership in the Methodist church).³⁸

²⁹ Marston Gymnasium (built 1917, renovated 1976/7) originally featured a similar Classical Revival style, though it was heavily modified during a 1970s renovation and no longer conveys its original design. Simmons Science Hall (built 1918, demolished 1969), was also a Classical Revival style building. Both were designed by Castle.

³⁰ "Abilene Pledges Simmons College \$200,000.00," *The Abilene Daily Reporter*, February 27, 1923, 1; "Simmons, McMurry and Abilene Christian Colleges Construct New Dormitories for Students," *Abilene Daily Reporter*, September 21, 1924, 2.

³¹ Carla Yanni, *Living on Campus: An Architectural History of the American Dormitory*, (The University of Minnesota Press, 2019), 8-9, 172.

³² "Abilene Pledges Simmons College \$200,000.00," *The Abilene Daily Reporter*, February 27, 1923, 1.

³³ "Simmons, McMurry and Abilene Christian Colleges Construct New Dormitories for Students," *Abilene Daily Reporter*, September 21, 1924, 2. *Research indicates that the "Oxford Plan" was not a specific architectural plan; rather, it appears to have been a curriculum approach that emphasized individual study.*

³⁴ "Extensive Improvements Under Way at Simmons," *Abilene Morning Reporter*, August 24, 1923, 23.

³⁵ "Simmons, McMurry and Abilene Christian Colleges Construct New Dormitories for Students," *Abilene Daily Reporter*, September 21, 1924, 2.

³⁶ "Simmons University One of State's Big Institutions," *Abilene Morning Reporter*, September 20, 1925, 26.

³⁷ "W.P. Ferguson, Rancher, Dies at Wichita Falls," *Fort Worth Star Tribune*, July 10, 1948; "W.P. Ferguson, Noted Wichita Ranchman, Dies," *Times Record News*, July 10, 1948, 1.

³⁸ "Dedicate Simmons Men's Dormitory," *Abilene Daily Reporter*, January 7, 1926, 1.

Ferguson Hall, Abilene, Taylor County, Texas

By September of 1925, newspapers cited the “practical completion” of Ferguson Hall.³⁹ The new dormitory and announcement of its formal opening made the front page of the *Abilene Morning Reporter* newspaper and Ferguson Hall was dedicated on January 7, 1926 with W. P. Ferguson and his sons in attendance (Figures 9-15).⁴⁰ An open house attended by 500 people was held in November after the building was fully furnished and decorated.⁴¹ Ferguson Hall was one of the last buildings constructed during Hardin-Simmons’ decade-long building boom.⁴² By the end of the 1920s, most of the campus buildings were new, presenting a modern university campus predominated by David Castle’s Classical Revival designs (Figure 11).

Upon its completion, Ferguson Hall was the only dormitory for male students on the Hardin-Simmons University campus. During World War II, the number of male students at Hardin-Simmons declined dramatically as they were drafted into service. Much of Ferguson Hall was used by married couples early in the war, until it was converted to a women’s dormitory in 1944. It functioned as a women’s dormitory for several years, before reverting back to use by men by 1948.⁴³ In the immediate postwar years, thousands of soldiers used the GI Bill to attend college or university. Hardin-Simmons University saw a significant enrollment increase in the immediate postwar years, with veterans making up a large proportion of the student population.⁴⁴ In order to accommodate the surge in enrollment and demand for on-campus housing, the study rooms in Ferguson Hall were converted into additional bedrooms.⁴⁵

In the postwar years, Hardin-Simmons University underwent a huge campus expansion, including the construction of new buildings and the renovation of pre-existing buildings. A classroom building known as Abilene Hall was built in 1948 to replace a building lost to fire the previous year, and a combined library and administration building known as Sandefer Memorial Building was completed in 1949 (both extant).⁴⁶ Several new dormitories were built, including three women’s dormitories: Hunter Hall (1948, extant), Behrens Hall (1952, extant), and Lange Hall (1954, extant).⁴⁷ An enormous new men’s dormitory known as Anderson Hall was also constructed, designed in the shape of an “H” (1954, extant).⁴⁸ Though the construction of new dormitories provided much needed housing for hundreds of students, Ferguson Hall was still in high demand. The building was renovated in 1953 to include new plumbing, electrical wiring, and new finishes such as doors, floors, and hardware. In addition, a portion of the courtyard was enclosed to create a “lounge” (Figures 13-14)⁴⁹ This was an important change from the dormitory’s original design, which purposely excluded gathering places that could foster “unnecessary noise.” The construction of the lounge indicated a shift in the school’s attitudes about socialization.⁵⁰

³⁹ “Simmons University One of State’s Big Institutions,” *Abilene Morning Reporter*, September 20, 1925, 26.

⁴⁰ “Will Open \$175,000 Dormitory Thurs.,” *Abilene Daily Reporter*, January 5, 1926, 1; “Dedicate Simmons Men’s Dormitory,” *Abilene Daily Reporter*, January 7, 1926, 1.

⁴¹ “‘Open House’ At Ferguson Hall is Attended by Many,” *Abilene Daily Reporter*, November 22, 1926, 9.

⁴² Though a cafeteria and chapel were built in 1927 and 1928, respectively neither were designed by David Castle and neither are extant.

⁴³ Richardson, *Famous Are Thy Halls*, 177; “More Women to be Enrolled at HSU,” *Abilene Reporter News*, August 13, 1944, 8; “New Buildings, Rehabilitation of Others in University Million Dollar Expansion,” *Abilene Reporter News*, February 3, 1946, 8; “Hardin-Simmons University,” *Abilene Reporter News*, August 15, 1948.

⁴⁴ Richardson, *Famous Are Thy Halls*, 182.

⁴⁵ Stackhouse, *Hardin-Simmons University: A Centennial History*, 153.

⁴⁶ “HSU Gets Permit for Abilene Hall,” *Abilene Reporter News*, April 2, 1947, 1; “Under Construction,” *Abilene Reporter News*, October 13, 1948.

⁴⁷ “New Dormitory Designed for Comfortable Living,” *The Abilene Reporter-News*, October 13, 1948, 1; “H-SU to Begin New Girls Hall Thursday,” *Abilene Reporter News*, May 6 1952; “H-SU Names Dorm After Mrs. Lange,” *Abilene Reporter News*, January 3, 1961.

⁴⁸ “H-SU to Name New Dormitory In Honor of the Andersons,” *Abilene Reporter News*, November 15, 1957.

⁴⁹ “\$926,000 Loan Made to H-SU,” *Abilene Reporter News*, April 24, 1953; “New Dorm Ready, 2 in Making at H-SU,” *Abilene Reporter News*, August 16, 1953.

⁵⁰ “Abilene Pledges Simmons College \$200,000.00,” *The Abilene Daily Reporter*, February 27, 1923, 1.

Ferguson Hall, Abilene, Taylor County, Texas

Despite the construction of several dormitories during the 1940s and 1950s, additional student housing on the Hardin-Simmons campus was needed by the 1960s. In 1962, Nix Hall was constructed immediately southwest of Ferguson Hall and served as a dormitory for 120 male students (demolished 2022). A lobby was built to connect the two dormitories (Figure 3).⁵¹

The 1960s held additional changes for the University. Historically a segregated institution, in the spring of 1962, two African American students enrolled at Hardin-Simmons. The following year, fourteen African American students enrolled. According to a school history, African American students “lived in residence halls, and participated in intercollegiate sports.”⁵² Though little additional information has been found regarding the integration of Hardin-Simmons University, African American students may have resided in Ferguson Hall as early as 1962.

The Hardin-Simmons campus continued to evolve through steady new construction from the late 1960s through the end of the century. Prominent new buildings such as the Sid Richardson Science Center (1968, extant), Mabee Hall (1971, extant), Richardson Library (1976, extant), Mabee Athletic Complex (1979, extant), Frost Center for the Visual Arts (1984, extant), and Logsdon School of Theology (1984, extant) transformed the campus through their Brutalist, New Formalist, and Postmodern architectural designs. Several of the campus’ oldest buildings were removed or remodeled. No new dormitories were constructed, and Ferguson Hall remained a prominent fixture of student residential life.⁵³

Ferguson Hall received periodic upgrades in subsequent decades to keep up with modern demands. Central heat and air conditioning were installed in the building in 1969, and in the 1980s the exterior was “restyled,” to include a small entrance foyer on the 1953 lounge addition.⁵⁴ Ferguson Hall continues to serve as a student dormitory today, 100 years after it was first built. Its immediate neighbor, Nix Hall, which was demolished in 2022. The subject property outlasted most of its contemporary campus buildings: the 1916 Mary-Frances Hall (a dormitory for women) was demolished in 1978, the 1918 Simmons Science Hall was lost in 1969, and the Marston Gymnasium (built in 1917) was radically altered in the 1970s. While Caldwell Hall (1922) remains as an early classroom building and the President’s House (now known as Grace Compere Hall, 1924) is an early administration residence, Ferguson Hall is the oldest remaining dormitory on the campus by decades, pointing to the essential role of on-campus housing to Hardin-Simmons University’s early development.

Comparative Properties

Though the multiple property submission *Historic and Architectural Resources of Abilene, Texas* specifically calls out dormitories as an example of a significant Educational building type, only one (former) dormitory has been listed under the MPDF (see McDonald Hall, below).⁵⁵ Though several historic-age dormitories are located on each of the three Abilene university campuses, Ferguson Hall is one of the earliest intact examples that continues to function as a dormitory, retaining a high degree of exterior integrity. Dormitories played a significant role in local efforts to establish Abilene as an education center in West Texas. Modern, on-campus housing was essential to the success of growing colleges that hoped to draw out-of-town students from throughout the region. When compared to the few remaining contemporary dormitories in Abilene, Ferguson Hall stands out as a significant, early example.

⁵¹ “Open House Events Today at H-SU’s New Nix Hall,” *Abilene Reporter News*, February 24, 1963, 49.

⁵² Stackhouse, *Hardin-Simmons University: A Centennial History*, 177.

⁵³ Megan McDonald, *Determination of Eligibility: Hardin-Simmons University*, July 2023.

⁵⁴ Stackhouse, *Hardin-Simmons University: A Centennial History*, 120.

⁵⁵ Hardy-Heck-Moore, *Historic and Architectural Resources of Abilene, Texas*, National Register of Historic Places, Multiple Property Documentation Form, 1991, Section F, pages 1-2, <https://atlas.thc.texas.gov/NR/pdfs/64500625/64500625.pdf>.





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Ferguson Hall, Abilene, Taylor County, Texas

McDonald Hall (NRHP 1992) is the only (former) dormitory to be listed on the National Register in Abilene. It was constructed in 1924 on what was then the Abilene Christian College campus, prior to the school’s relocation to its present east-side campus in 1929. The building now functions as apartments. McDonald Hall was nominated under Criterion A for Education, as a “tangible link” to Abilene Christian University’s early history. The architect is unknown, and it is not architecturally distinct.⁵⁶ Though a new McDonald Hall dormitory was constructed on the Abilene Christian College campus in 1929 and was an excellent, architecturally significant example of a dormitory, it was demolished in 2020.⁵⁷

President Hall is the oldest extant dormitory on the McMurry University Campus. Designed by David Castle and partially constructed at the same time as Ferguson Hall (1926), President Hall is the only other remaining dormitory in Abilene that was [partially] constructed in the 1920s. Initially, only the southernmost wing of David Castle’s design was constructed. It featured an ornamental tile motif beneath a heavy cornice. President Hall was renovated and expanded in 1947, and most of Castle’s original Classical Revival elements (ornamental cornice, frieze, and courtyard loggia) were removed. The lone exception is the bottom portion of a small balconet beneath a second story window. President Hall retains minimal integrity to the 1920s and largely reflects a 1947 appearance.⁵⁸

Table 1. Comparative Properties

Dormitory	Historic Photo	Current Photo
McDonald Hall 2083 North Second Street Abilene, Texas (NRHP 1992)	 <p data-bbox="337 1178 927 1241">McDonald Hall in the 1920s. Source: <i>The Portal to Texas History</i>.</p>	 <p data-bbox="951 1178 1536 1241">McDonald Hall (now an apartment building) in 2018. Source: <i>Google Earth</i>.</p>
President Hall, McMurry College, Abilene	 <p data-bbox="337 1551 881 1648">David S. Castle rendering for Girls Dormitory (President Hall) at McMurry College, 1924. Source: <i>Portal to Texas History</i>.</p>	 <p data-bbox="951 1493 1536 1556">President Hall, present day. Source: <i>Google Earth</i>.</p>

⁵⁶ McDonald Hall, Abilene, Taylor County, Reference # 92000219.

⁵⁷ “McDonald Legacy: One of ACU’s Oldest Structures Makes Way For New Residence Hall,” *ACU News*, Accessed November 8, 2023: <https://acu.edu/2020/07/08/mcdonald-legacy-one-of-acus-oldest-structures-makes-way-for-new-residence-hall/>; McDonald Hall, National Register of Historic Places, Abilene, Taylor County, Reference # 2092000219.

⁵⁸ “President Dormitory,” McMurry University Centennial Walking Tour, Accessed November 7, 2023: <https://mcm.edu/centennial/centennial-walking-tour/president-dorm/>.

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Ferguson Hall, Abilene, Taylor County, Texas



1926 image of completed portion of President Hall. Source: *Portal to Texas History*.

Ferguson Hall is nominated to the National Register of Historic Places under Criterion A for Education at the local level of significance. It meets Criteria Consideration A for Religious Properties. The period of significance is 1926-1976.

Ferguson Hall, Abilene, Taylor County, Texas

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---David S. Castle House, Abilene, Taylor County, Reference # 92000218.

Ferguson Hall, Abilene, Taylor County, Texas

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- "Architect Institute Accepts 4 Abilenians as Members." December 13, 1955.
- "Hardin-Simmons University." August 15, 1948.
- "HSU Founders Undaunted by Failure of 16 Colleges." February 10, 1946, 4.
- "HSU Gets Permit for Abilene Hall." April 2, 1947, 1.
- "H-SU Names Dorm After Mrs. Lange." January 3, 1961.
- "H-SU Plans Huge Expansion Program." August 12, 1951.
- "H-SU to Begin New Girls Hall Thursday." May 6 1952.
- "H-SU to Name New Dormitory In Honor of the Andersons." November 15, 1957.
- "More Women to be Enrolled at HSU." August 13, 1944, 26.
- "More Buildings, Stadium Planned." October 13, 1948.
- "New Dormitory Designed for Comfortable Living." October 13, 1948, 1.
- "New Student Quarters." January 3, 1954.
- "Open House Events Today at H-SU's New Nix Hall." February 24, 1963, 49.
- "Under Construction." October 13, 1948.

Other Newspapers

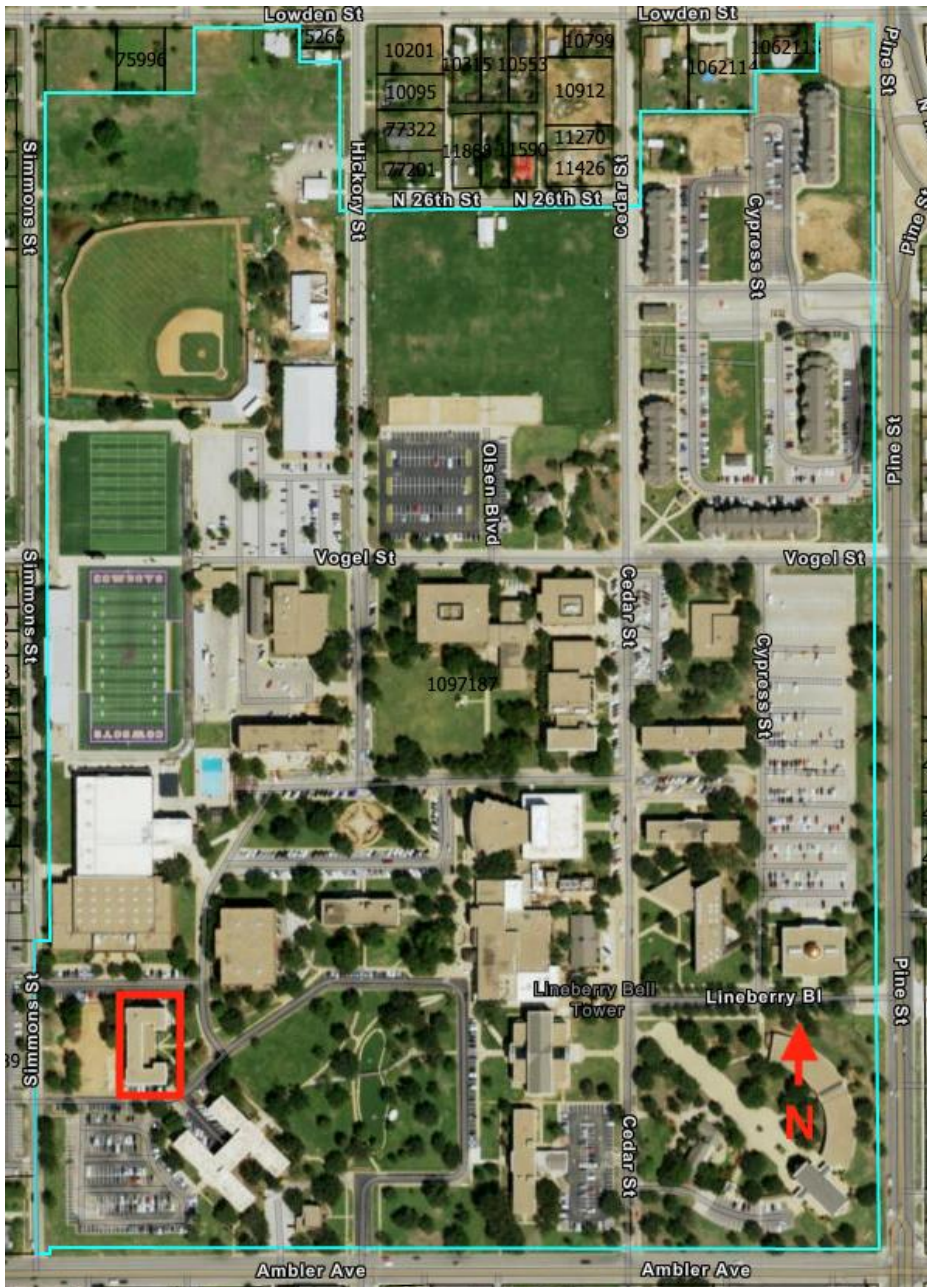
- "Conferred with Edgar Marston." *Abilene Daily Reporter*, April 22, 1917, 18.

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Ferguson Hall, Abilene, Taylor County, Texas

Maps

Map 1. The building is located on the southwest side of the Hardin-Simmons University campus. The nominated boundary includes less than one acre, specifically the southwest portion of the legal parcel identified as Hardin-Simmons University SUB, Block A, Lot 401 (Property ID 1097187), Abilene, Taylor County, Texas as recorded in the Central Appraisal District of Taylor County. Data accessed September 11, 2025. The nominated boundary includes less than one acre in the southwest portion of the larger 97.90-acre legal parcel identified as Hardin-Simmons University SUB, Block A, Lot 401 (Property ID 1097187). The boundary shown in red includes all property historically associated with the nominated building. Much of the larger University campus does not retain integrity and thus is excluded.



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Ferguson Hall, Abilene, Taylor County, Texas

Map 2. Aerial view of Ferguson Hall; nominated boundary outlined in red.



Ferguson Hall, Abilene, Taylor County, Texas

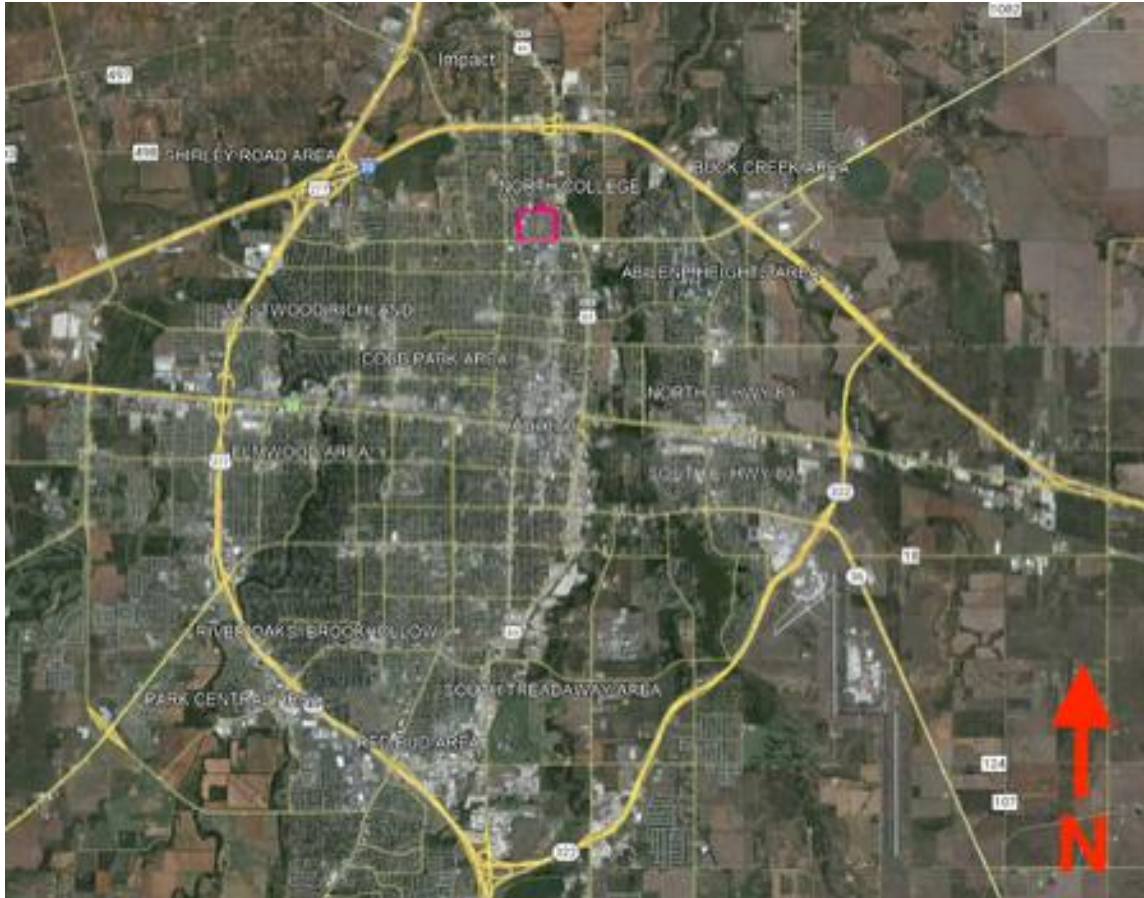
Map 3. Taylor County, Texas in red.



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Ferguson Hall, Abilene, Taylor County, Texas

Map 4. Aerial map showing contextual location of Hardin-Simmons University (in red) in Abilene, Texas. Source: Google Earth.



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Ferguson Hall, Abilene, Taylor County, Texas

Map 5. Google Earth Map, accessed January 30th, 2026.

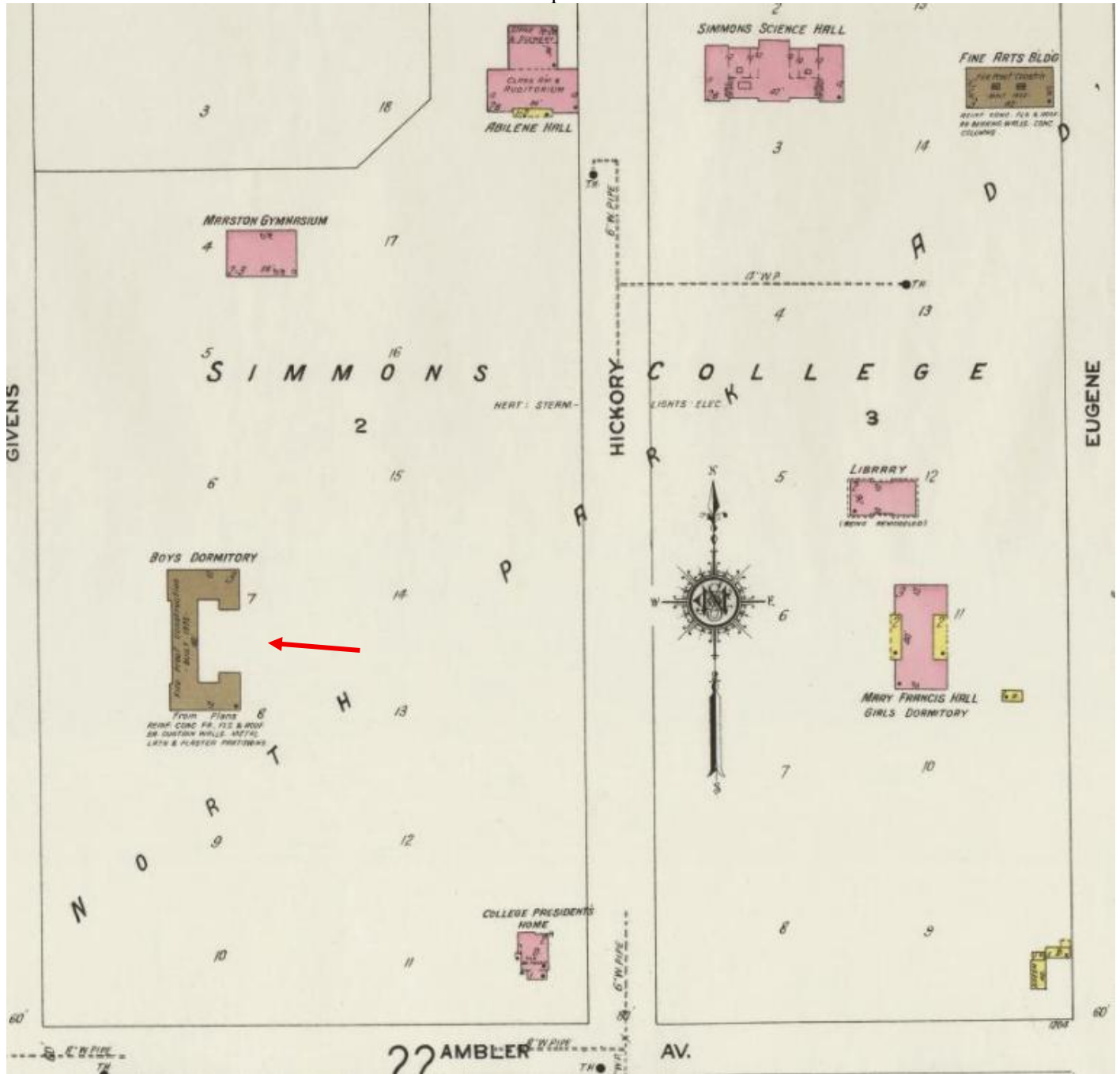


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Ferguson Hall, Abilene, Taylor County, Texas

Figures

Figure 1. 1925 Sanborn Map of Simmons College. Ferguson Hall (red arrow) identified as “Boys Dormitory.” The note “From Plans” indicates that construction was not complete.

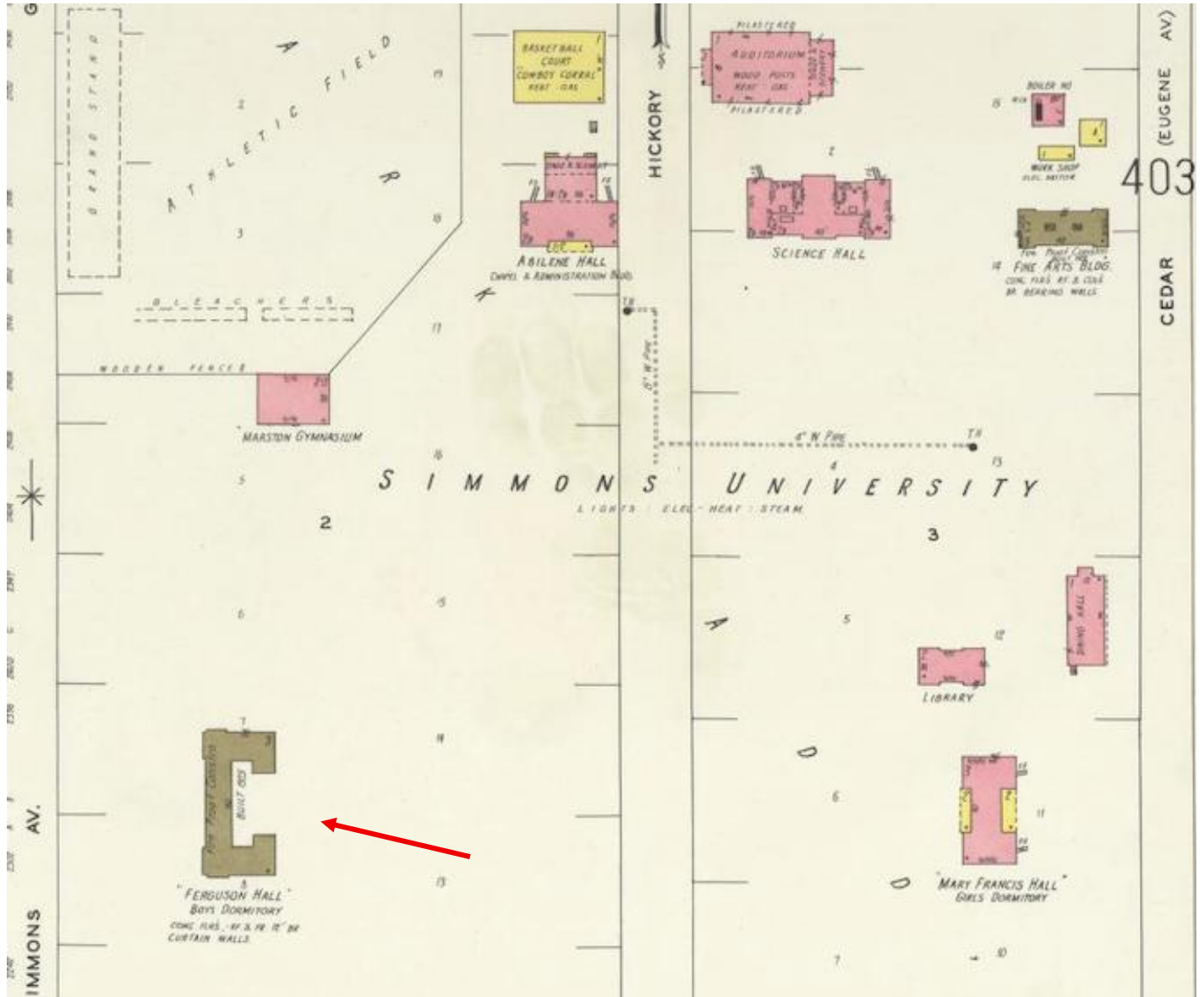


FIGURE, Page 25

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Ferguson Hall, Abilene, Taylor County, Texas

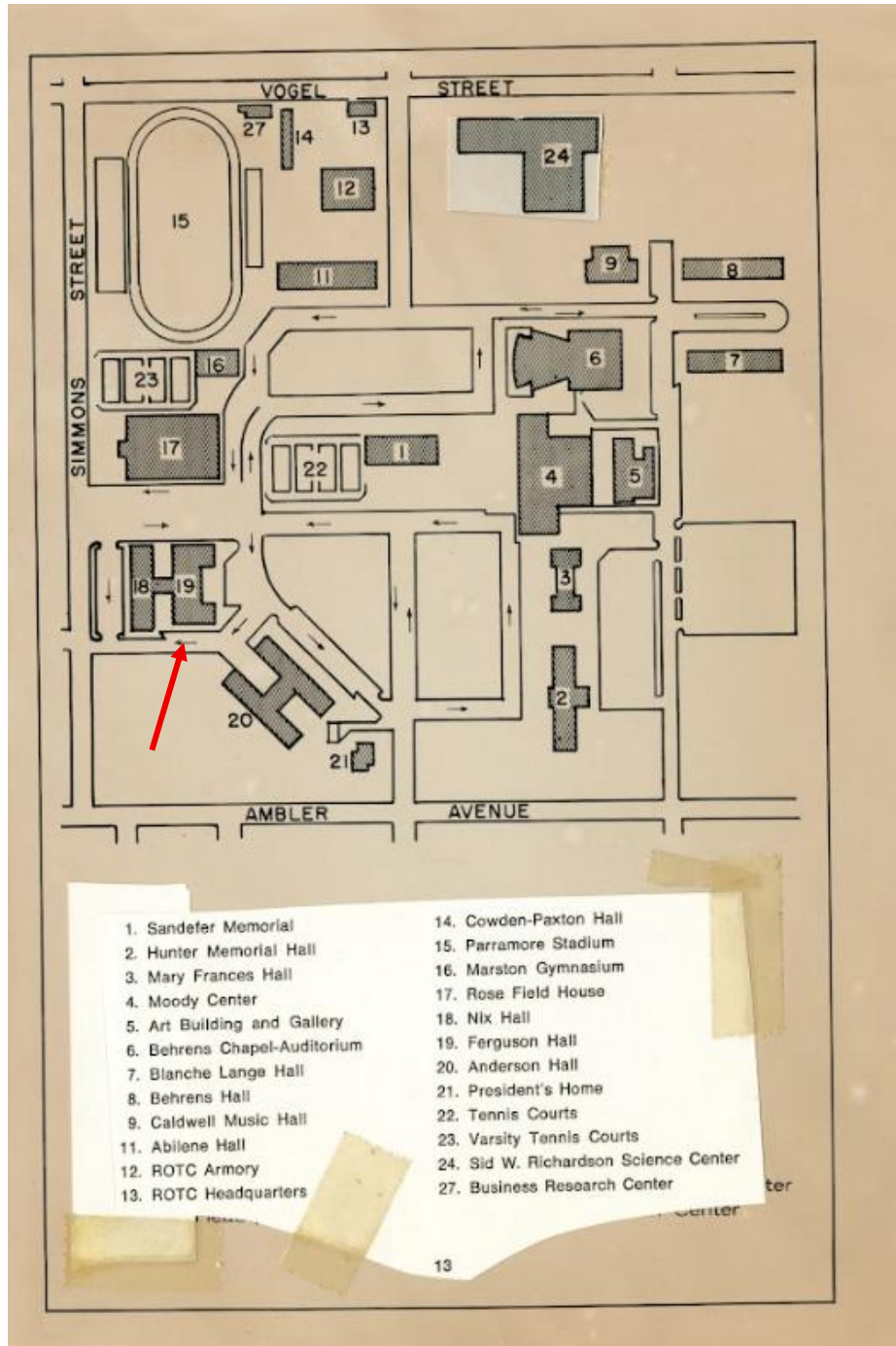
Figure 2. 1929 Sanborn Map of Simmons University and Ferguson Hall Boys Dormitory (red arrow).



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Ferguson Hall, Abilene, Taylor County, Texas

Figure 3. Late 1960s map of Hardin-Simmons Campus. Ferguson Hall is indicated by the number 19 (red arrow) and is connected to the then-recently constructed Nix Hall (number 18 - no longer extant). Source: Hardin-Simmons University.



FIGURE, Page 27

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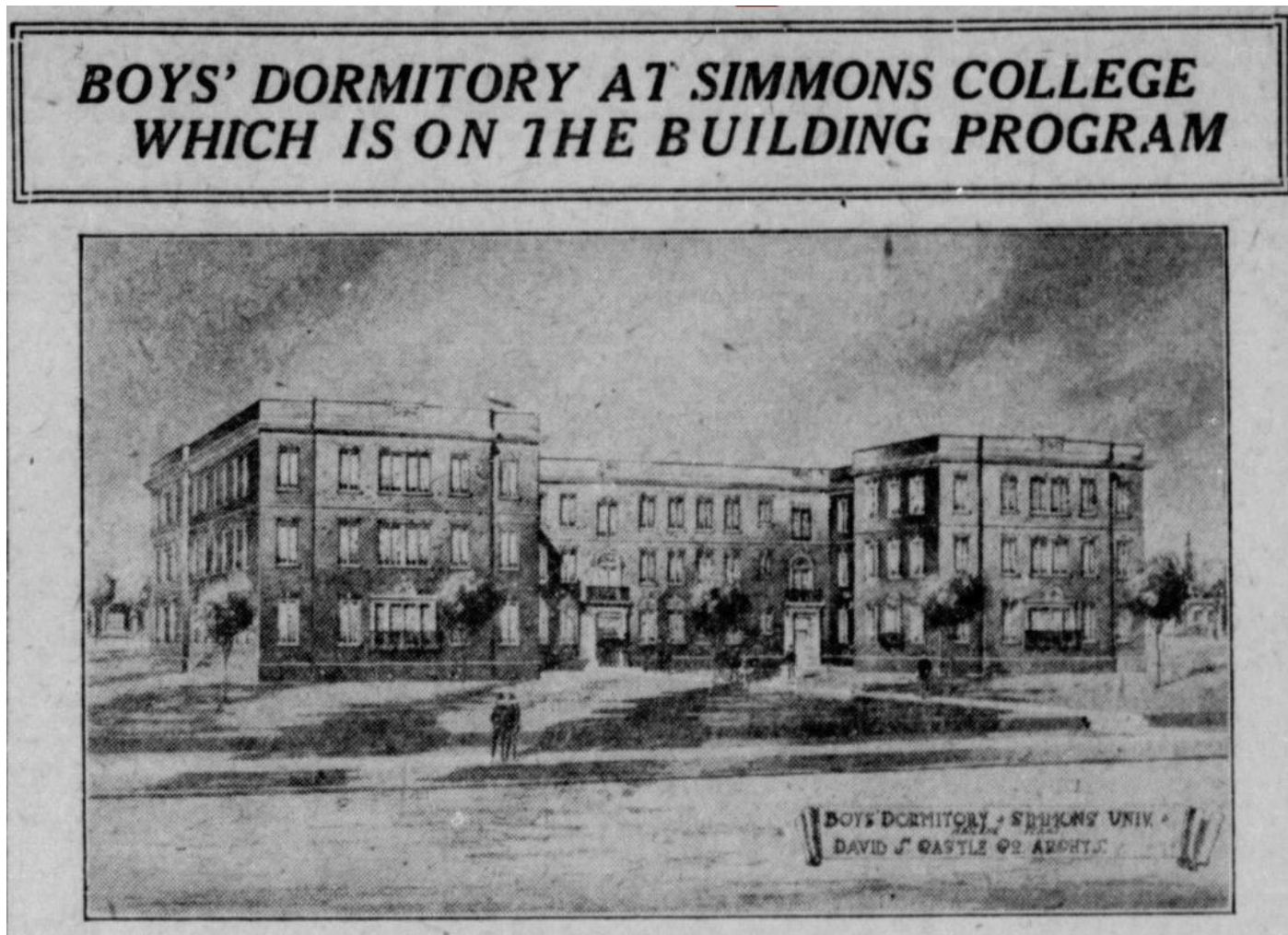
Ferguson Hall, Abilene, Taylor County, Texas

Figure 4. Cowden Hall, former boys' dormitory, before and after the 1922 fire. The loss of Cowden Hall precipitated the construction of Ferguson Hall. Source: The Bronco Yearbook, 1923, The Portal to Texas History.



Ferguson Hall, Abilene, Taylor County, Texas

Figure 5. Preliminary rendering of new Boys Dormitory by David S. Castle, published on the front page of the *Abilene Daily Reporter*. Source: "Abilene Pledges Simmons College \$200,000.00," *The Abilene Daily Reporter*, February 27, 1923,



Ferguson Hall, Abilene, Taylor County, Texas

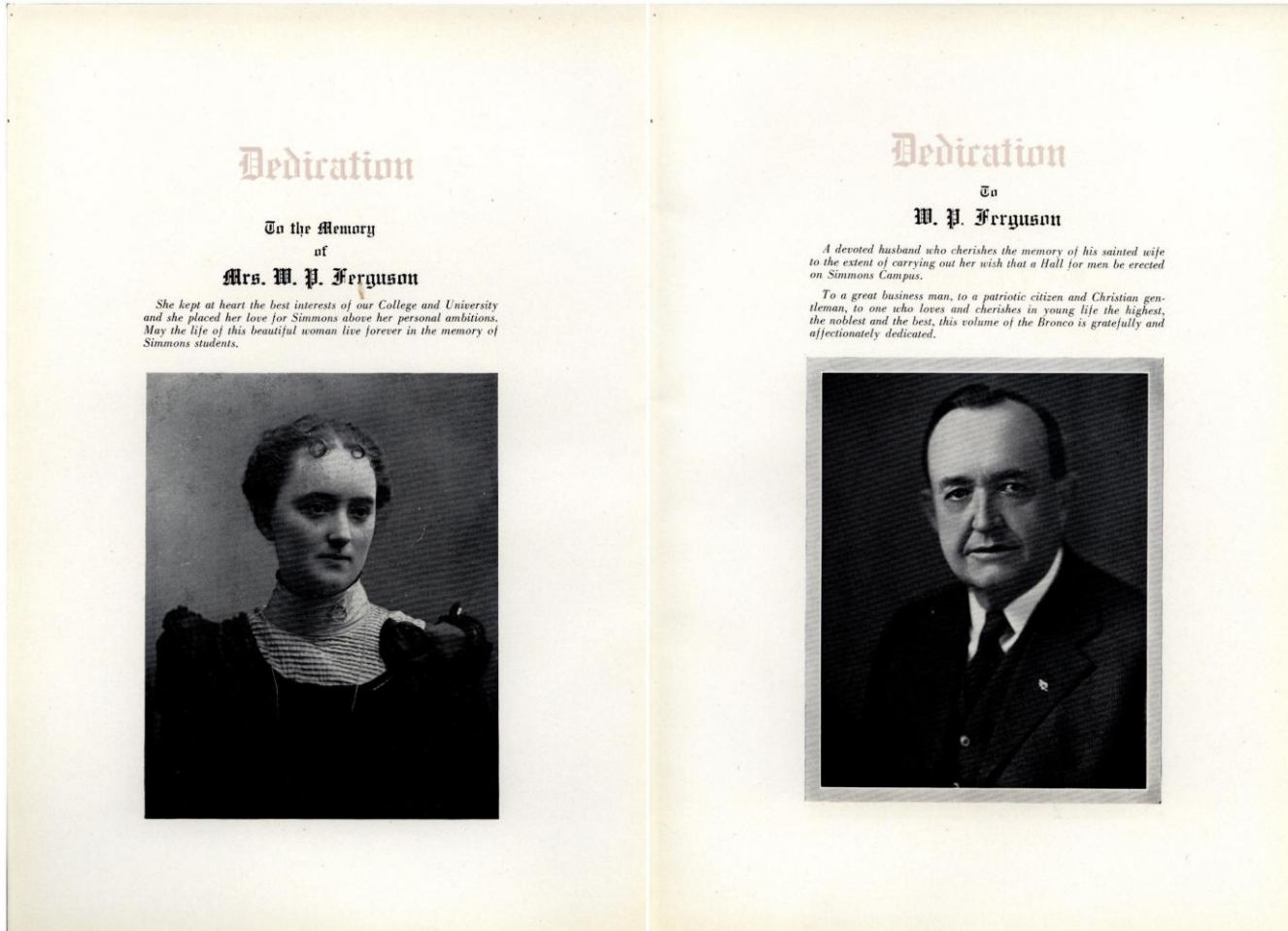
Figure 6. Photograph of Ferguson Hall under construction. Source: Hardin-Simmons University Library, *The Portal to Texas History*.



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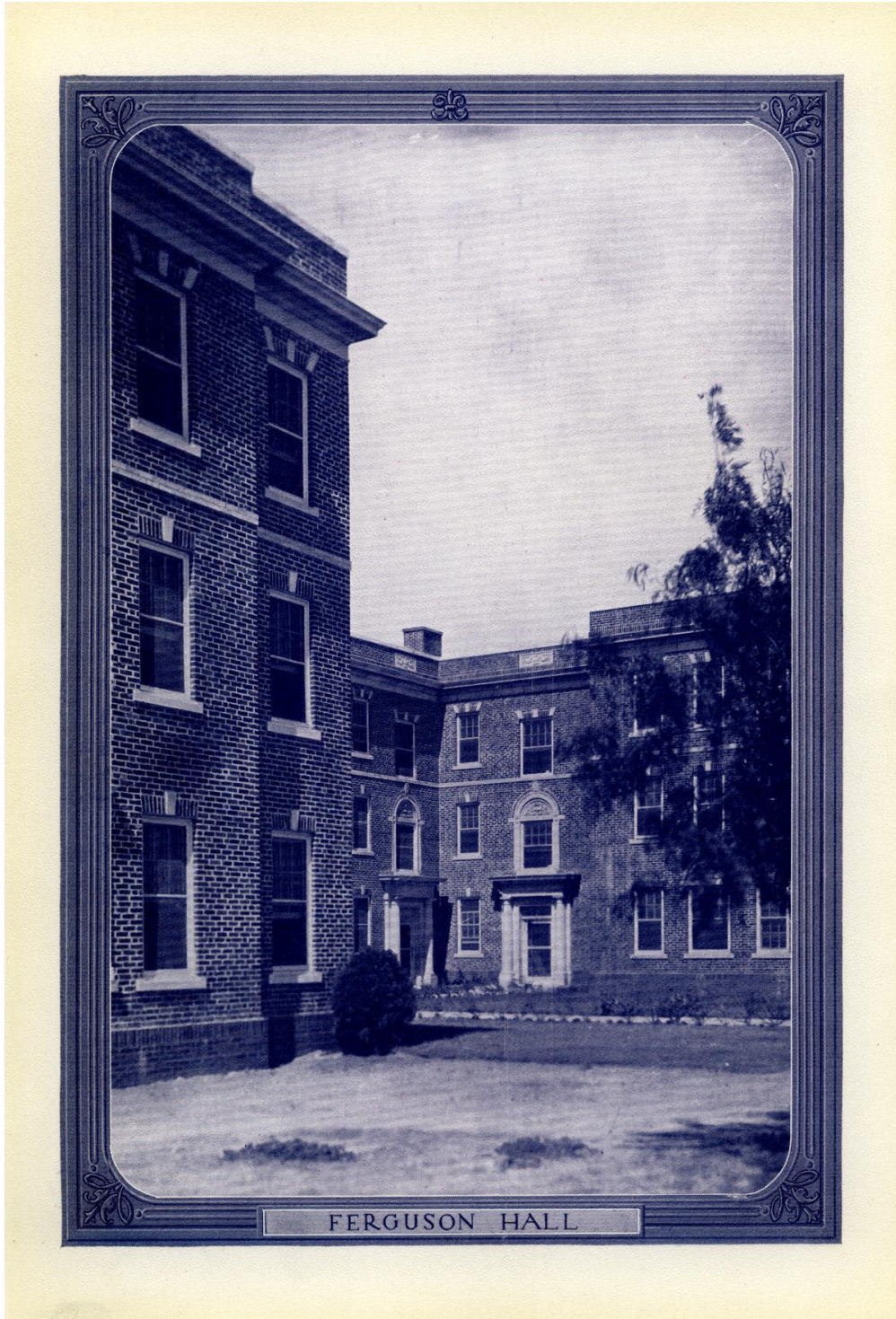
Ferguson Hall, Abilene, Taylor County, Texas

Figure 7 and 8. The 1926 Bronco Yearbook was dedicated to Mr. and Mrs. W. P. Ferguson. W. P. Ferguson and his adult sons donated \$100,000 to Simmons University for the completion of the boys' dormitory. It was named in honor of Mrs. Maude Ferguson, who died in early 1924. Source: The Bronco Yearbook, Hardin-Simmons University Library, *The Portal to Texas History*.



Ferguson Hall, Abilene, Taylor County, Texas

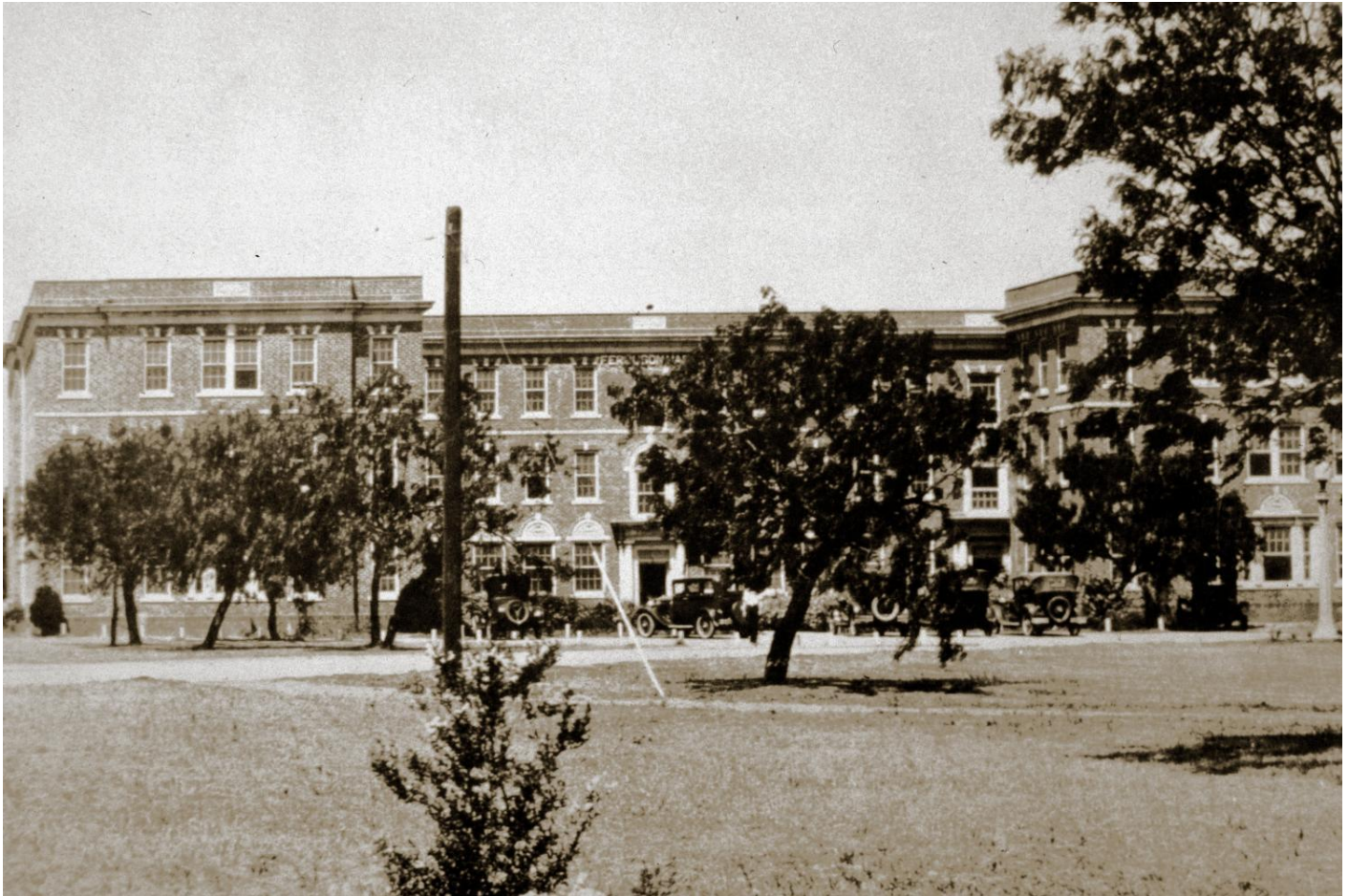
Figure 9. The Bronco Yearbook, 1927, depicting the original interior courtyard of Ferguson Hall, now the location of the 1953 residential commons. Source: The Bronco Yearbook, Hardin-Simmons University Library, *The Portal to Texas History*.



FIGURE, Page 32

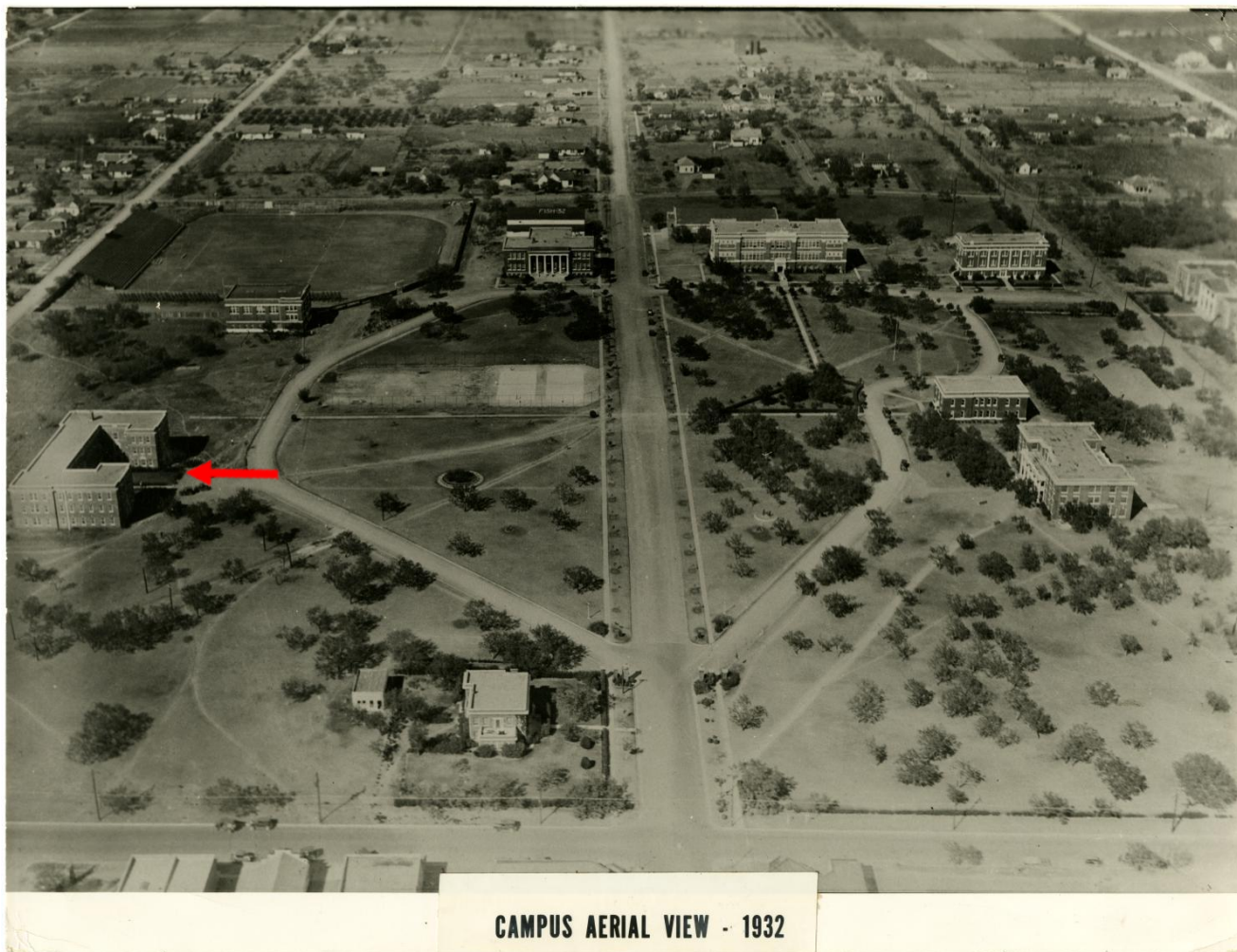
Ferguson Hall, Abilene, Taylor County, Texas

Figure 10. Undated (ca. 1930) photograph of Ferguson Hall, facing west. Source: Hardin-Simmons University Library, The Portal to Texas.



Ferguson Hall, Abilene, Taylor County, Texas

Figure 11. 1932 campus aerial view, facing north. Red arrow points to Ferguson Hall. Courtesy Hardin-Simmons University Library, *The Portal to Texas History*.



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Ferguson Hall, Abilene, Taylor County, Texas

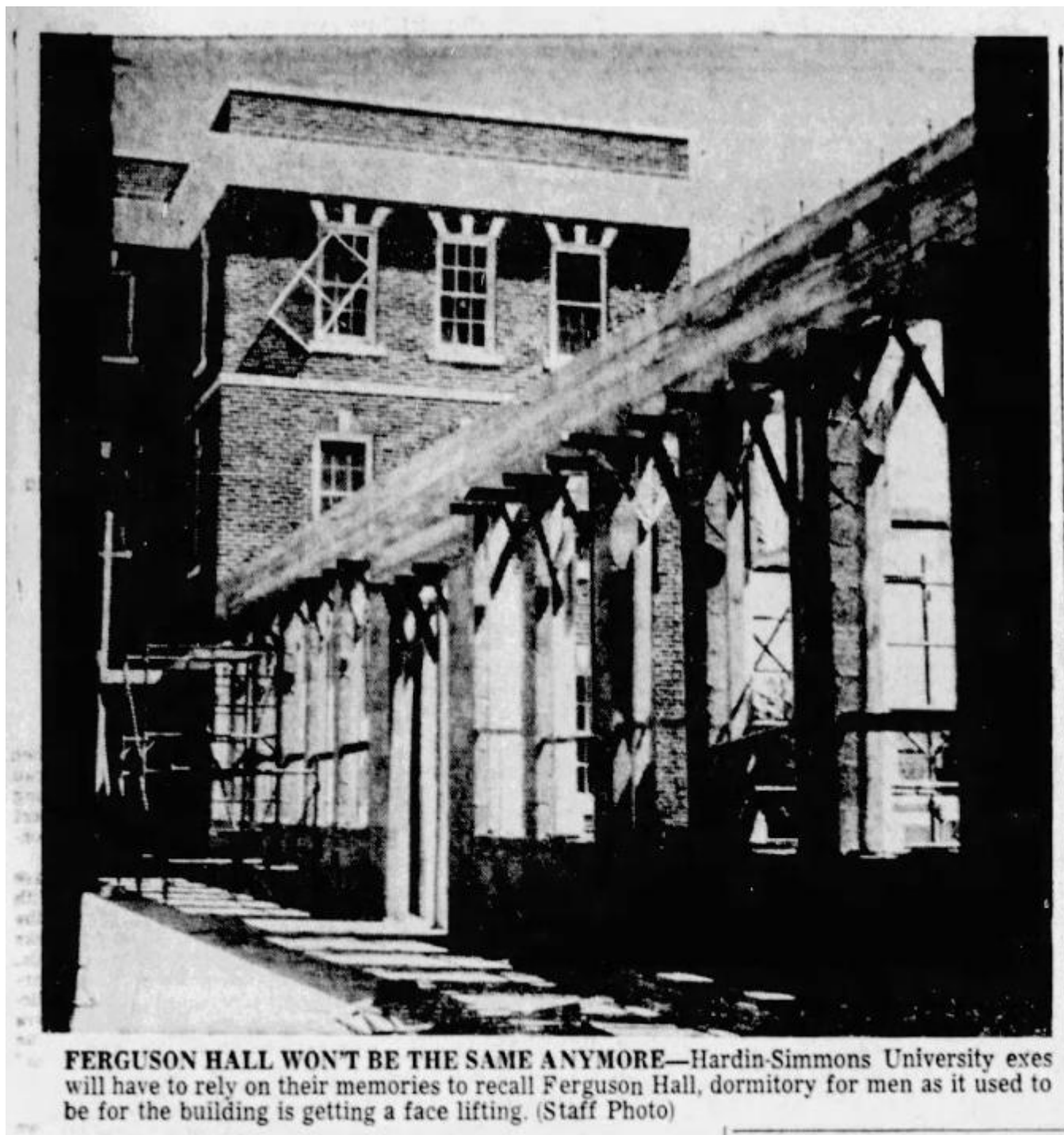
Figure 12. Circa 1968 aerial image of Hardin-Simmons University campus, facing North. Courtesy Hardin-Simmons University Library, *The Portal to Texas History*.



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Ferguson Hall, Abilene, Taylor County, Texas

Figure 13. 1953 newspaper clipping depicting construction of courtyard residential commons addition. Source: "New Dorm Ready, 2 In Making at H-SU," *Abilene Reporter News*, August 6, 1953.



Ferguson Hall, Abilene, Taylor County, Texas

Figure 14. Undated (ca. 1950s) photograph of Ferguson Hall showing completed residential commons addition. Courtesy Hardin-Simmons University Library, *The Portal to Texas History*.



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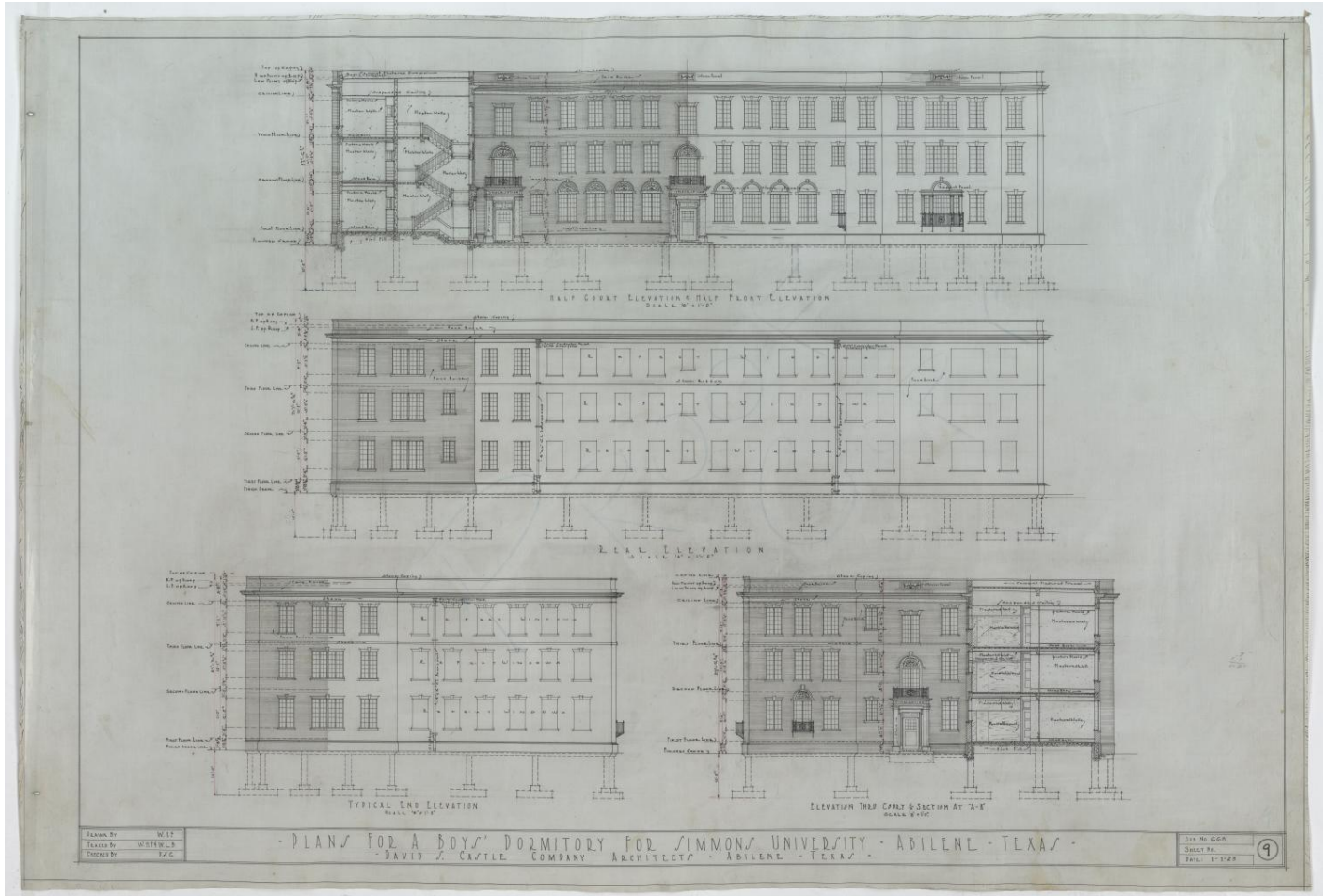
Ferguson Hall, Abilene, Taylor County, Texas

Figure 15. Undated (ca. 1960s) photograph of Ferguson Hall with completed residential commons addition. Courtesy Hardin-Simmons University Library, *The Portal to Texas History*.



Ferguson Hall, Abilene, Taylor County, Texas

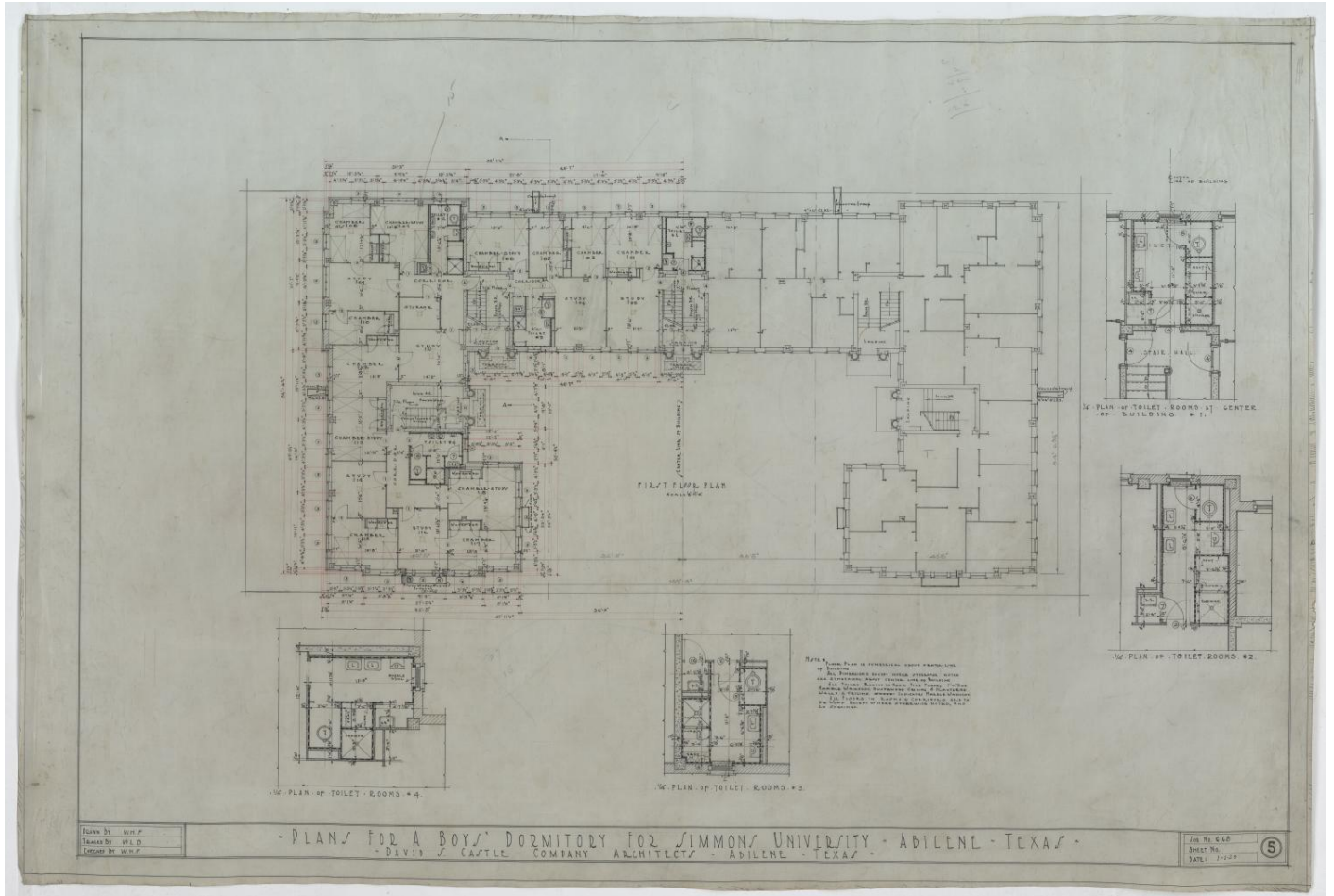
Figure 16. David S. Castle exterior elevation drawings for Simmons University Boys' Dormitory (Ferguson Hall), 1923. Source: Courtesy Hardin-Simmons University Library, *The Portal to Texas History*.



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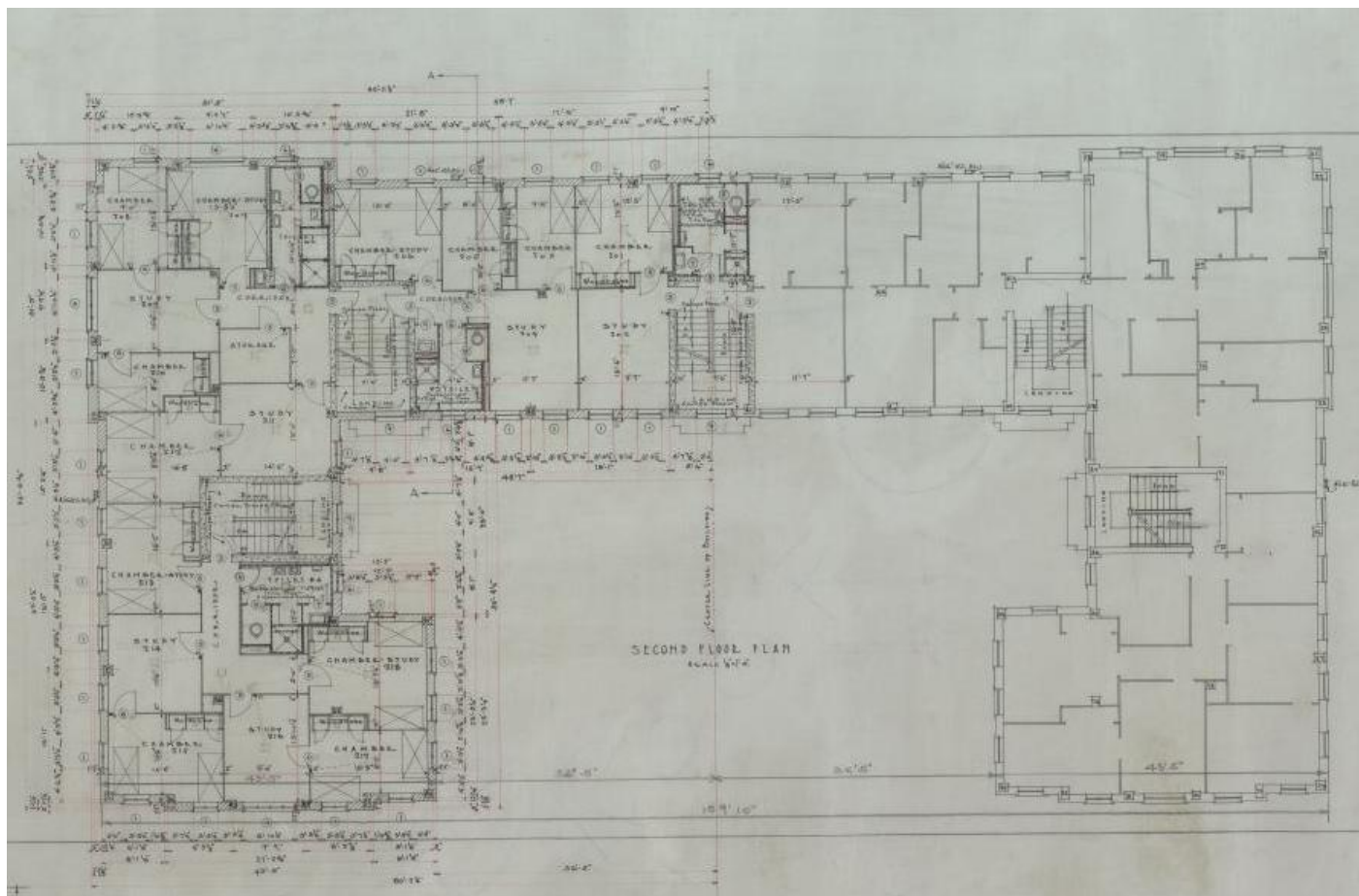
Ferguson Hall, Abilene, Taylor County, Texas

Figure 17. David S. Castle first floor plan for Simmons University Boys' Dormitory (Ferguson Hall), 1923. Source: Hardin-Simmons University Library, *The Portal to Texas History*.



Ferguson Hall, Abilene, Taylor County, Texas

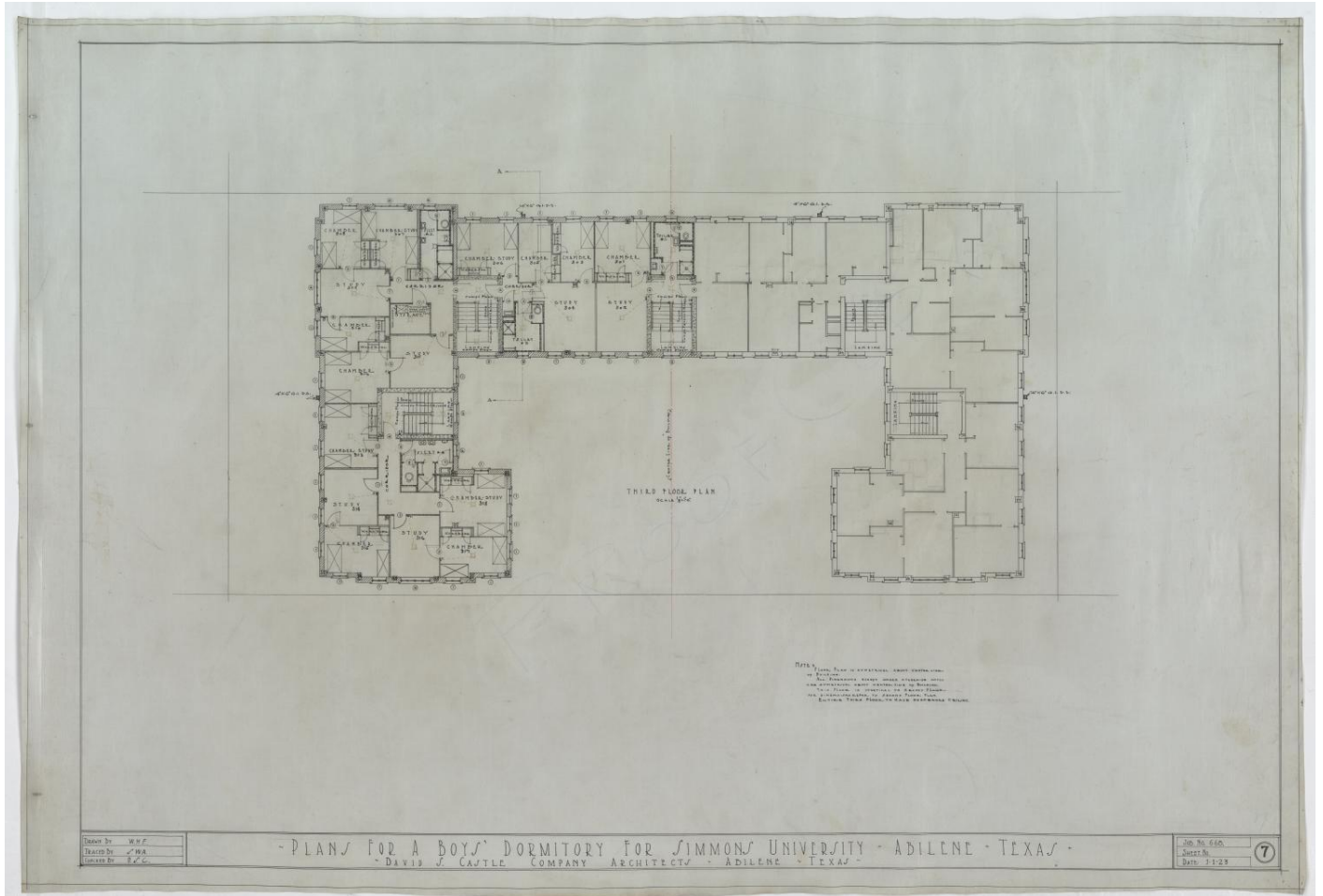
Figure 18. David S. Castle second floor plan for Simmons University Boys' Dormitory (Ferguson Hall), 1923. Source: Hardin-Simmons University Library, *The Portal to Texas History*.



SBR Draft

Ferguson Hall, Abilene, Taylor County, Texas

Figure 19. David S. Castle third floor plan for Simmons University Boys' Dormitory (Ferguson Hall), 1923. Source: Hardin-Simmons University Library, *The Portal to Texas History*.



Ferguson Hall, Abilene, Taylor County, Texas

Photographs

Photo 1. Primary (east) elevation. View west.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 2. View of 1953 “lounge” addition on primary (east) elevation, view northwest.



SBR Draft

Ferguson Hall, Abilene, Taylor County, Texas

Photo 3. North elevation, view southeast.



SBR Draft

Ferguson Hall, Abilene, Taylor County, Texas

Photo 4. South elevation, view northwest.



SBR Draft

Ferguson Hall, Abilene, Taylor County, Texas

Photo 5. Rear (west) elevation, view east.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 6. Residential Commons (1953 “lounge” addition), view south.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 7. Residential Commons (1953 “lounge” addition), view southeast.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 8. Representative first floor dormitory (Room 106A), view southwest.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 9. Representative first floor corridor, view east.



SBR Draft

Ferguson Hall, Abilene, Taylor County, Texas

Photo 10. Representative stairwell, view east.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 11. Stairwell detail, view northeast.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 12. Representative second floor dormitory, room 205 D, view east.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 13. Representative hallway, third floor, view north.



Ferguson Hall, Abilene, Taylor County, Texas

Photo 14. Representative Bathroom (3C), third floor, view west.





P.O. Box 12276
Austin, Texas 78711-2276
512-463-6100
thc.texas.gov

March 10, 2026

The Honorable Weldon Hunt
Mayor, City of Abilene
P.O. Box 60
Abilene, Texas 79604

Re: National Register of Historic Places nomination for **Ferguson Hall, Abilene, Taylor County, Texas 2200 Hickory Street, Abilene, Texas 79601**

Dear Mayor Hunt:

A valid nomination to the National Register of Historic Places was recently submitted for the above-referenced property for review by our office. This letter serves as formal notice of the nomination from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission (THC), which is also the state agency responsible for administering the Texas Certified Local Government Program (CLG) program under state and federal legislation. Our staff has reviewed the nomination and will forward it to the State Board of Review (SBR) for their consideration and possible action at their public meeting on **Saturday, May 16, 2026, at Zion Hill Baptist Church, 324 N. Lanana Street, Nacogdoches, Texas 75961.**

The National Register is the federal government's official list of historic properties worthy of preservation pursuant to the National Preservation Act of 1966, in the support of public and private efforts to identify evaluate and protect America's historic resources.

As a participant in the CLG program, the local historic preservation review commission, board or committee and the chief elected official for **Abilene** is required to separately notify the THC's National Register and CLG program offices as to their opinions in regard to the nomination no later than **Friday, May 15, 2026.**

A copy of the draft nomination and meeting information is on the THC website: www.thc.texas.gov/sbrmeeting. We request the CLG representative to coordinate review by the landmark board in advance of the State Board of Review meeting. Compliance with the provisions of the CLG program is a state and federal obligation that could jeopardize the city's CLG status if compliance is not met.

Should you have any questions concerning this letter or if we can be of further assistance, please contact the THC's National Register program staff at nr@thc.texas.gov or (512) 463-6046. For questions regarding the CLG program, please contact Kelly Little at kelly.little@thc.texas.gov. Thank you for your cooperation and participation in this federal review process.

Sincerely,

Bonnie Tipton
National Register Coordinator
for Joseph Bell, Executive Director

cc: Mason Teegardin, Historic Preservation Officer, City of Abilene

CA-2026-04

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: April 28, 2026

Applicant

Owner: Tyler Sitzes

Case Manager

Kera Valois, Planner

Request

Certificate of Appropriateness (CA) to add a pitched roof to the accessory building.

Location

The subject property is located at 1134 Elmwood Drive.

Property Zoning

The current zoning for this property is Residential Single Family (RS-12) with Historic Overlay (H).

Background and Building Characteristics

The Kuykendall/Stephens House, built in 1936, is a Renaissance style home located in the Elmwood neighborhood.

This property was granted Historic Overlay Zoning in 1996.

Proposal and Requested Action

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.

Criteria Assessment

According to Section 2.3.4.4(f) Procedure for Certificate of Appropriateness: No person or entity shall construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of a site, structure, building, sign, or object included within a Historic Overlay District unless an application for Certificate of Appropriateness is approved in accordance with requirements included in this subsection or as outlined in the District Standards for the district. Furthermore, a Certificate of Appropriateness shall not be issued until a decision regarding the application is final as stated in Section 2.3.4.4. The work described in each application shall have a deadline of six (6) months for commencement. If the work has not been started, a new application must be submitted.

In considering an application for a Certificate of Appropriateness, the Landmarks Commission shall be guided by, the Secretary of the Interior's "Standards for the Rehabilitation of Historic Buildings," as well as District Standards, and any adopted design guidelines. The Secretary of the Interior's "Standards for the Rehabilitation of Historic Buildings" is outlined below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation

Staff recommends **approval** of this request.

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

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

Attachments

- Application
- PowerPoint Presentation

AERIAL LOCATION MAP

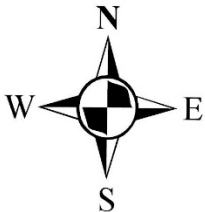
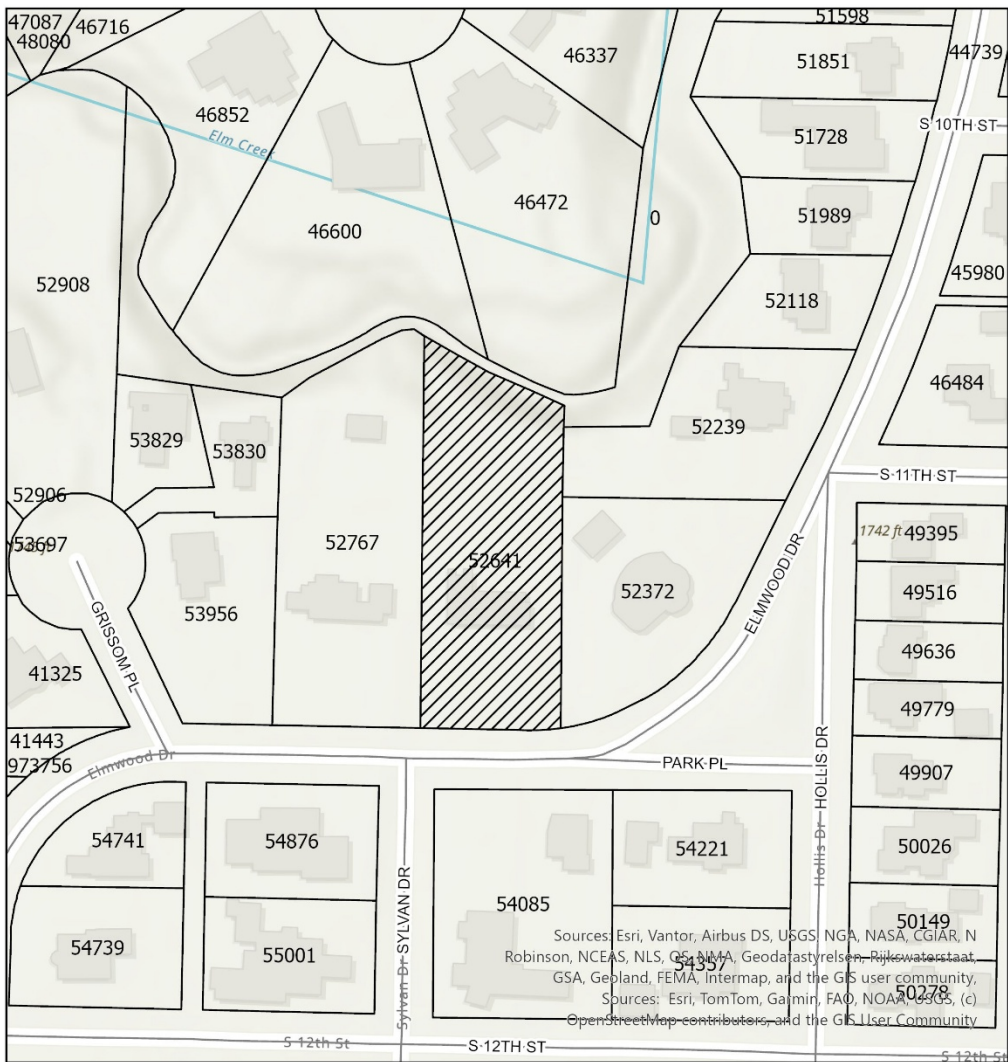


0.04 Miles

CA-2026-04

Source: Esri, DeLorme, Airphoto, USGS, NGA, NAD, IGN, N
 Robinson, NCEAS, NCS, OSM, Esri, GeoEye, AeroGRID, IGN, Esri, Swire, Esri, Topocon, Garmin, FGC, Mapbox, OpenStreetMap contributors, and the GIS User Community

LOCATION MAP

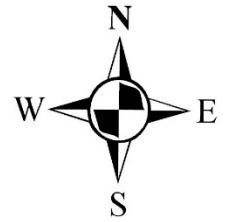
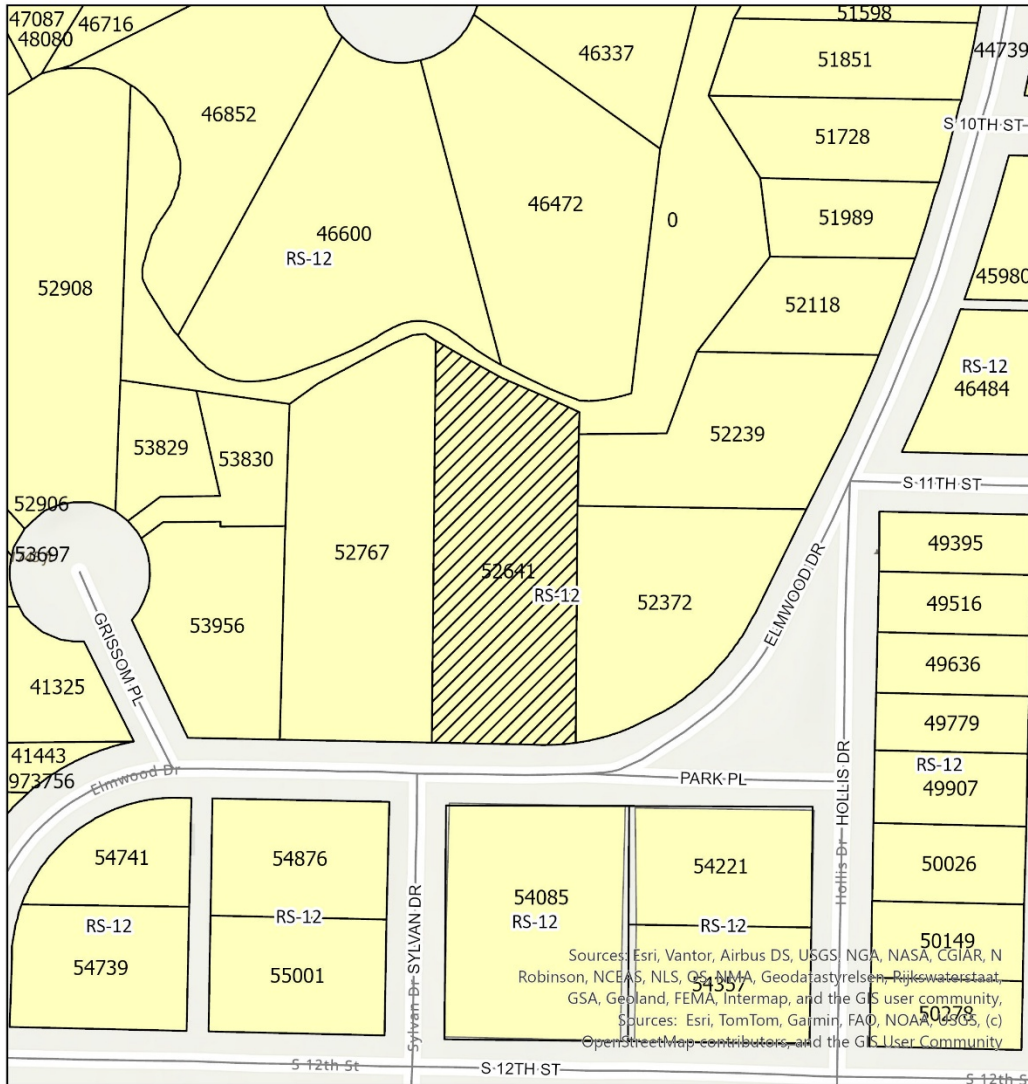


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CA-2026-04

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, GSA, FEMA, Geodatasysteem, 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



0.04 Miles

- CA-2026-04
- Zoning Districts
- RS-12

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, GSA, FEMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community.
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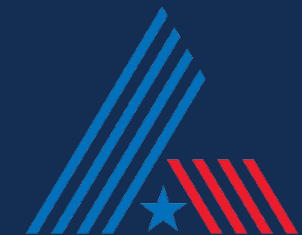
CERTIFICATE OF APPROPRIATENESS REQUEST

Case: CA-2026-04

Owner: Tyler Sitzes

Request: Certificate of Appropriateness (CA) to add a pitched roof to an accessory structure.

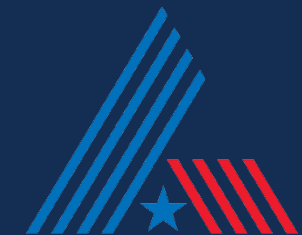
Location: 1134 Elmwood Drive



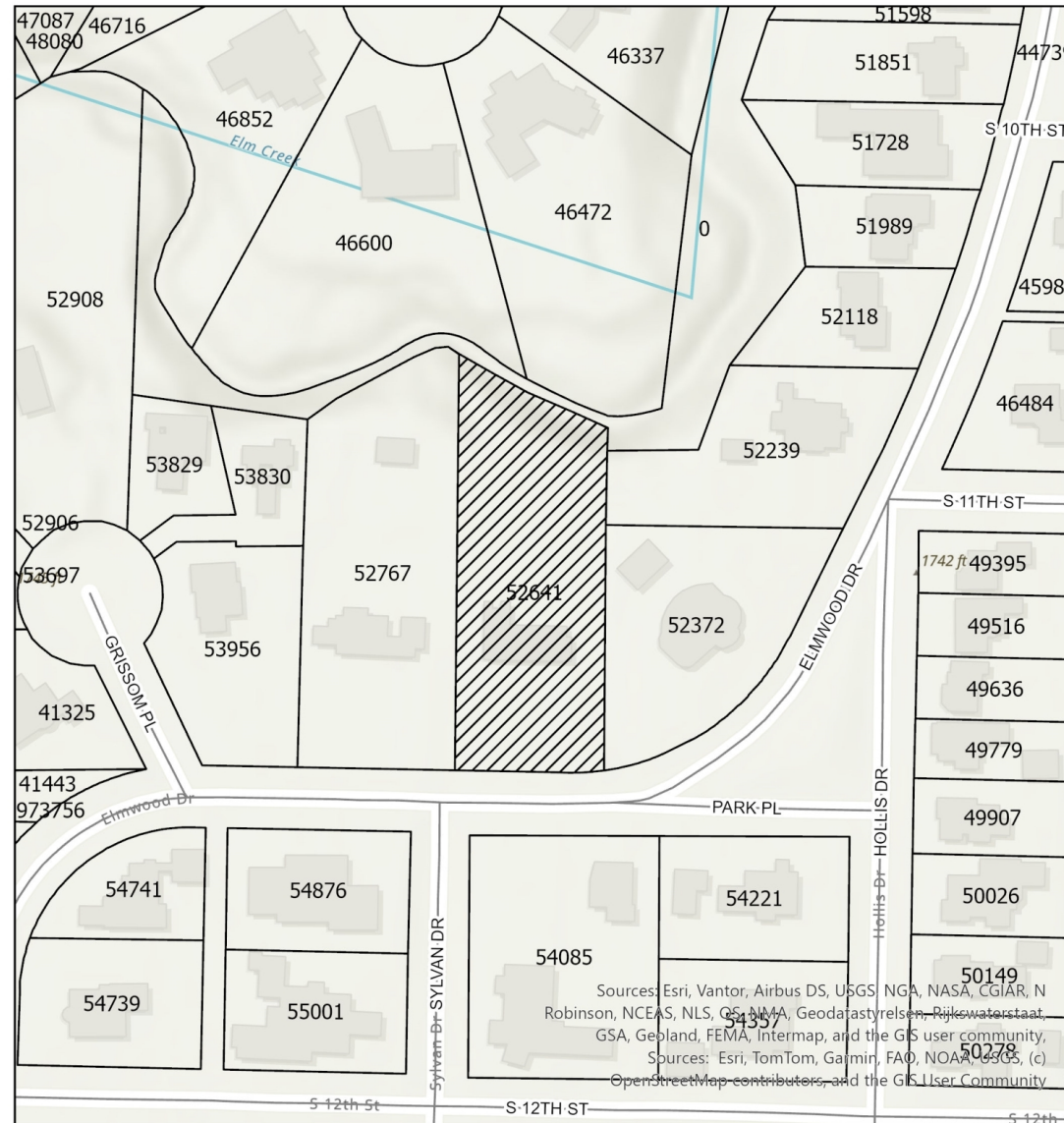
BACKGROUND AND CHARACTERISTICS

The Kuykendall/Stephens House, built in 1939, is a Renaissance style home located in the Elmwood neighborhood.

This property was granted Historic Overlay Zoning in 1996.



LOCATION MAP



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Miles

CA-2026-04

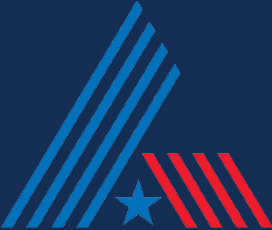


AERIAL MAP

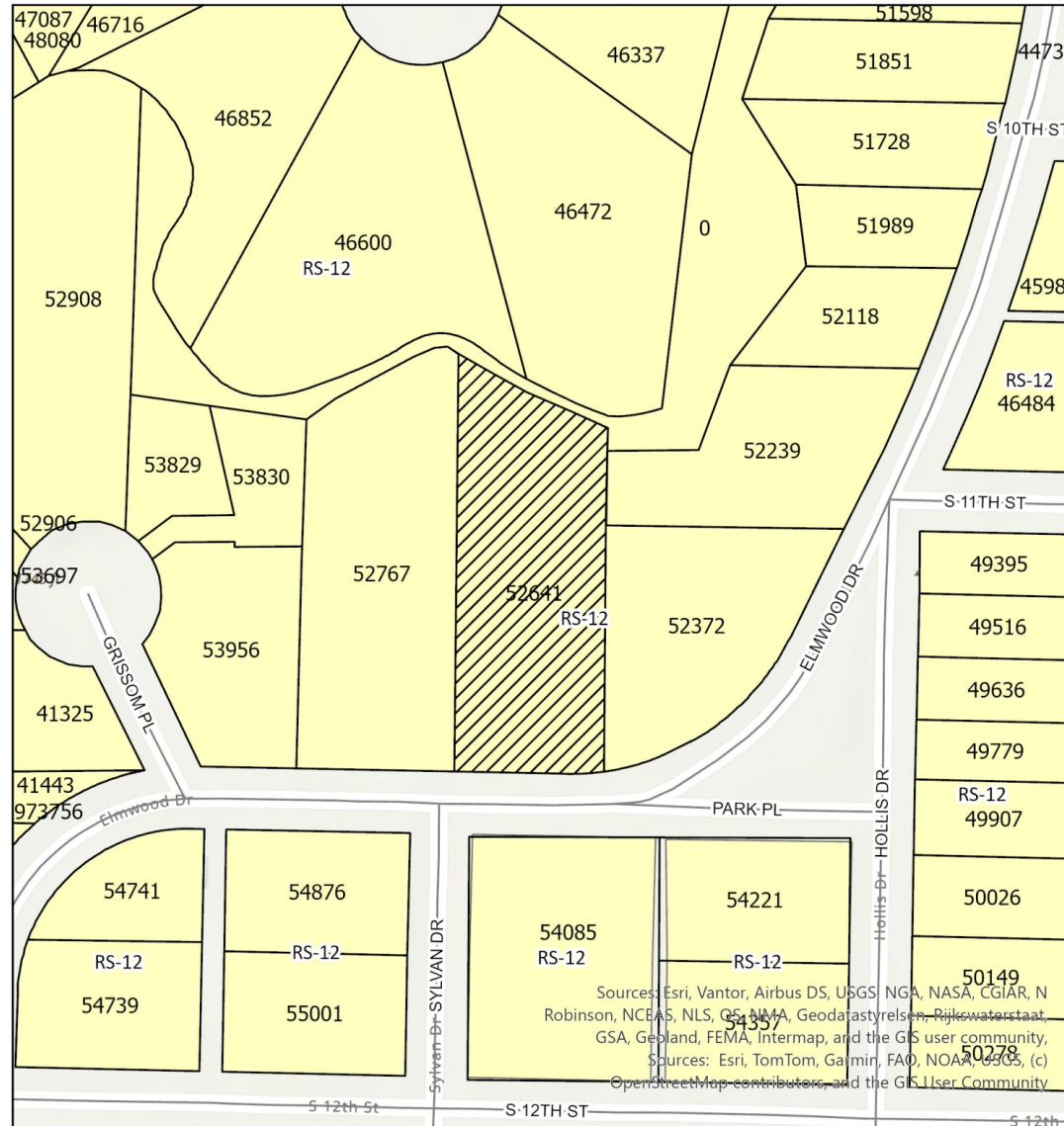


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CA-2026-04



ZONING MAP

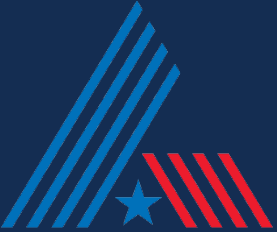


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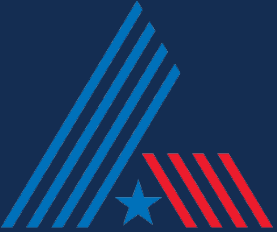
-  CA-2026-04
- Zoning Districts**
-  RS-12



PHOTOS OF SUBJECT PROPERTY



EXISTING AND PROPOSED EXHIBITS



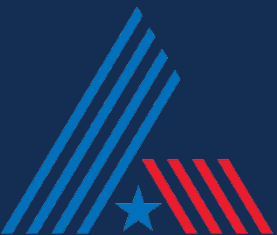
FINDINGS AND RECOMMENDATIONS

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

Staff recommends **approval** of this request.

If the items are approved by the Commission, LDC Section 2.3.4.4 requires that:

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



Questions?

