

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Sayles Boulevard Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by South Fifth, Meander, South Tenth Not for publication
streets and Highland Avenue

city or town Abilene vicinity N/A

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

3. State/Federal Agency Certification

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

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

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for Signature of the Keeper Date of Action
Autumn 1992 3/9/92

Sayles Boulevard Historic District
Name of Property

Taylor County, Texas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
73	37	buildings
0	0	sites
0	0	structures
0	0	objects
73	37	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Resources in
Abilene, Texas

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single dwelling

Current Functions
(Enter categories from instructions)

Domestic: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Bungalow

Late 19th and Early 20th Century Revivals

Prairie School

Moderne

Materials
(Enter categories from instructions)

foundation Brick, Wood

walls Brick, Wood

roof Asphalt, Tile

other Cast stone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets 7-1 and 7-2.

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1Sayles Boulevard Historic District
Abilene, Taylor County, Texas

NARRATIVE DESCRIPTION

The Sayles Boulevard Historic District includes a cohesive grouping of early 20th century domestic buildings and encompasses approximately 12 blocks just southwest of Abilene's central business district. Most of the city's terrain, including the historic district, is relatively flat. The district is roughly bounded by South Fifth on the north, Meander on the east, South Tenth on the south, and Highland Avenue on the west (see USGS map). The majority of buildings were originally constructed in the 1920s as detached single family dwellings. Most houses in the district exhibit stylistic influences of the early 20th century American Movements or early 20th century revivals. A total of 73 properties, comprising 66 percent of the district, are classified as Contributing elements; 37 properties are considered Noncontributing.

Abilene serves as county seat for Taylor County. The Callahan Divide, the topographic boundary between the Brazos and Colorado basins, crosses from east to west through this central west Texas county. The landscape surrounding the community features grassy prairies. Several small waterways flow within the community, although none are proximate to the district. Live oak, post oak, mesquite and cedar are native to the area; non-native vegetation includes pecan and sycamore trees.

The tracks of the Texas and Pacific Railroad, now part of the Union Pacific system, bisect Abilene and its central business district. Abilene's commercial and business center is primarily north of the railroad tracks, while its warehouse and industrial center is south of the tracks. Due west of this industrial core are historic residential areas, including the Sayles Boulevard Historic District.

Within the district boundaries is the most concentrated and intact collection of residential historic buildings in the community (see Continuation Sheet 7-3). Although the areas outside the district boundaries maintain somewhat cohesive streetscapes, they suffer from intrusive new construction, vacant lots, and less distinctive design.

As is typical for much of pre-1945 Abilene, a grid system of streets extends through the district and detached single family dwellings prevail. The district centers along one of the Abilene's most important residential boulevards; Sayles Boulevard is a landscaped esplanade that divides the flow of traffic along the thoroughfare. The boulevard is a distinctive feature and enhances the district's overall historic character. The majority of buildings face east or west onto primary north-south streets, although a small number of dwellings face north or south on secondary east-west streets. The houses range in size from 1- to 3-stories and are constructed of frame or masonry materials. Stylistic influences point to typical Bungalow, Prairie School and Moderne design, but popular period revival architecture of the time (Tudor, Classical, Spanish Colonial, and Colonial revivals) are present as well. Several houses in the district have detached garage/apartments at the rear of their lots; many of these ancillary buildings echo the dwellings in detail, add to the overall quality of the district's historic fabric, and are considered Contributing buildings.

The district includes the city's best example of Victorian-era architecture, the Henry Sayles House (National Register 1979). This property stands in sharp contrast to the 1920s character that prevails throughout the district.

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Sayles Boulevard Historic District
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Within the district boundaries, 37 properties are considered Noncontributing. Fourteen buildings are of more recent construction, most of which are "modern ranches," such as the property at 702 Amarillo (see Photograph 1). The remaining Noncontributing buildings are historic buildings altered such that their integrity of design, materials, workmanship, feeling, and/or association has been extensively compromised, like the residence at 735 Sayles Boulevard that has an altered porch (see Photograph 2). Those in the latter category could be reclassified as Contributing if sensitive restorations are successfully implemented.

As a collection, these buildings retain all aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. They have been well maintained and stand virtually unaltered since their original construction. Recent rehabilitation work on some properties has preserved significant interior and exterior features of these building.

Contributing and Noncontributing resources were determined based on the information provided in the Property Type discussion associated with the Historic Context "The Railroad and Abilene's Development into a Wholesale and Distribution Center in West Texas, 1881-1939" as well as the following criteria:

Contributing--Contributing buildings are those that contribute to or enhance the quality of the district's historic character. These properties are 50 years old and retain much of their original historic fabric. Most of the buildings are 1- or 2-stories in height and are of frame or brick construction. Without exception these buildings were intended for residential purposes, and most are owner occupied. Common alterations include partially infilled porches, application of aluminum or vinyl siding over original wood siding, or recent additions. Although these alterations detract from a building's historic character, these changes are not always appraised as extreme and they generally do not destroy the buildings' overall architectural and historic character or integrity, as in the case of the property at 650 Meander (see Photograph 3). Thus, if the dwelling's basic form remains intact and adds to the district's historic ambiance in the form of feeling and association, the property is classified as a Contributing.

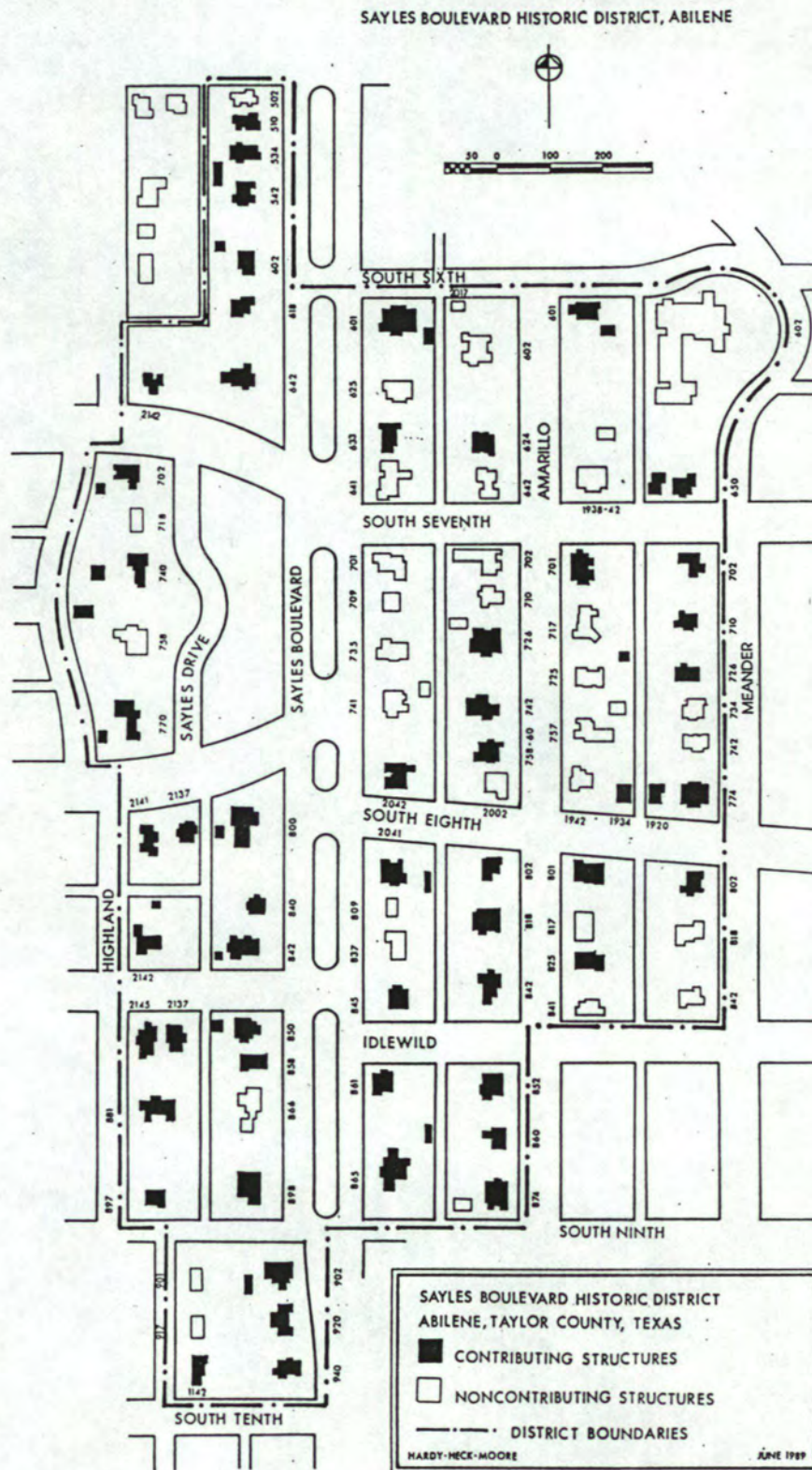
Noncontributing--Noncontributing buildings are those that detract from the historic character of the district; they include two groups of properties. Buildings that are less than 50 years old are classified Noncontributing because they do not meet minimum National Register criteria. They generally are not compatible with the scale and/or materials that are seen in Contributing buildings, such as the property at 709 Sayles Boulevard (see Photograph 4). Other properties not eligible include those so severely altered that their historic fabric is no longer visible. In other cases historic buildings have "modernized" with materials incompatible with the original historic fabric. If restored, however, buildings such as this one could be considered for reclassification as Contributing members of the district.

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Sayles Boulevard Historic District
Abilene, Taylor County, Texas



8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
[] B Property is associated with the lives of persons significant in our past.
[x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A
(Mark "x" in all the boxes that apply.)

Property is:

- [] A owned by a religious institution or used for religious purposes.
[] B removed from its original location.
[] C a birthplace or grave.
[] D a cemetery.
[] E a reconstructed building, object, or structure.
[] F a commemorative property.
[] G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.) See Continuation Sheets 8-17 through 8-20.

9. Major Bibliographical References

Bibliography (See Bibliography in associated historic context filed in "Historic and Architectural Resources in Abilene, Texas")

Previous documentation on file (NPS):

- [] preliminary determination of individual listing (36 CFR 67) has been requested
[x] previously listed in the National Register (642 Sayles Boulevard)
[] previously determined eligible by the National Register
[] designated a National Historic Landmark
[] recorded by Historic American Buildings Survey #
[] recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions)

Commerce
Architecture

Period of Significance

1889 to 1939

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Castle, David S., and Company
Nichols and Campbell
Thompson, H.B.

Primary location of additional data: Texas

- [x] State Historic Preservation Office
[] Other State agency
[] Federal agency
[x] Local government
[] University
[x] Other : Abilene Preservation League

Name of repository:

Texas Historical Commission, Austin, TX
City of Abilene Planning Dept., Abilene, TX

Sayles Boulevard Historic District
Name of Property

Taylor County, Texas
County and State

10. Geographical Data

Acreage of Property approx. 55 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4
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4	2	9	6	0	0
---	---	---	---	---	---

3	5	8	9	0	8	0
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Zone Easting Northing

3

1	4
---	---

4	2	9	6	2	0
---	---	---	---	---	---

3	5	8	9	8	6	0
---	---	---	---	---	---	---

Zone Easting Northing

2

1	4
---	---

4	2	9	5	2	0
---	---	---	---	---	---

3	5	8	9	5	6	0
---	---	---	---	---	---	---

4

1	4
---	---

4	2	9	7	0	0
---	---	---	---	---	---

3	5	8	9	8	6	0
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See continuation sheet 10-22.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet 10-22.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet 10-22.

11. Form Prepared By

name/title David Moore, Historian (assisted by Amy E. Dase, Historian, THC Staff)

organization Hardy-Heck-Moore date June 1989; December 1991

street & number 2112 Rio Grande telephone 512/478-8014

city or town Austin state Texas zip code 78705

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ownership information at the time of submission is on file in the National Register Programs Office at the Texas Historical Commission in Austin, TX.

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Sayles Boulevard Historic District
Abilene, Taylor County, Texas

INVENTORY OF PROPERTIES BY ADDRESS

Name (when known), address, site number, category (Contributing or Noncontributing and number of resources), date of construction (estimated or factual), architectural style, photograph number (when applicable)

Description: brief description of prominent physical features

Significance: summary of historical associations and comments

601 Amarillo, Site 4151, Contributing (2), 1924, Bungalow

Description: 1- and 2-story wood frame residence with a modified rectangular plan and a series of gable roofs; brick veneer; front gable porch with massive brick supports; garage/apartment that resembles main building.

Ruth and Percy Jones House, 602 Amarillo, Site 4098, Noncontributing (1), 1921, Bungalow

Description: 1-story stucco residence with a boxy plan and a cross gable roof; front has been severely altered with new entrance, new porch and additions.

Significance: Additions and front entrance alterations compromise integrity; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

624 Amarillo, Site 4099, Contributing (1), c. 1920, Classical Revival

Description: 2-story frame residence with a boxy plan and a side gable roof; 2-story veranda; asbestos siding.

Significance: Asbestos siding over original exterior sheathing compromises integrity; however, the building retains enough integrity to be Contributing.

642 Amarillo, Site 4100, Noncontributing (1), 1951, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years old, therefore, not within the historic district's period of significance.

701 Amarillo, Site 4152, Contributing (1), 1941, Moderne

Description: 2-story stucco residence with a modified L-plan; 6/6 light configuration; modest Moderne stylistic influences.

702 Amarillo, Site 4101, Noncontributing (1), 1950, Modern Ranch, Photograph 1

Description: 1-story wood frame residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

710 Amarillo, Site 4102, Noncontributing (1), 1951, Modern Ranch

Description: 1-story frame residence with asbestos siding.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

717 Amarillo, Site 4153, Noncontributing (1), 1950, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

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Sayles Boulevard Historic District
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Jessie and Morgan Jones, Sr., House, 725 Amarillo, Site 4154, Noncontributing (1), Contributing (1), c. 1920, Bungalow

Description: 1-story frame residence with a boxy plan and a side gable roof with exposed rafter ends and low pitched gable dormer; 3-bay inset porch; original porch floor replaced with concrete and wood porch supports replaced with wrought iron supports; garage/apartment that resembles main building, but retains its historic and architectural integrity.

Significance: Porch changes detract from historic integrity of main building; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards; early home of Morgan and Jessie Jones, Sr. who moved to 770 Sayles by 1934.

Jewell and Dallas Scarborough House, 726 Amarillo, Site 4103, Contributing (1), Noncontributing (1), 1908, Bungalow

Description: 1-story frame residence with a boxy plan, hipped roof and small hipped dormer; Doric columns on porch; 3-sided window bay within porch; partial enclosure of inset porch on south side of front facade; garage has been altered and is Noncontributing.

Significance: Dallas and Jewell Scarborough were among Abilene's most prominent citizens; he was a very successful attorney who also served as mayor from 1919 to 1921; during his administration Lake Abilene was built and water mains and pipe lines were laid; he also helped city secure land for Cobb and Fair parks; wife Jewell was active in numerous philanthropic and political organizations.

L.W. Hollis, Sr., House, 742 Amarillo, Site 4104, Contributing (1), 1917, Bungalow

Description: 1-story frame residence with an asymmetrical plan and a hipped roof with small hipped dormer; 3-bay inset porch; small, paired porch columns rest on wood pedestals; porch extends to north elevation where an angled doorway serves as a secondary entrance.

C.F. Williams House, 757 Amarillo, Site 4155, Noncontributing (2), c. 1925/c. 1955, Minimal Traditional

Description: 2-story frame and brick; garage altered.

Significance: Additions and porch changes detract from historic integrity; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

A.G. Chauncy House, 758-760 Amarillo, Site 4105, Contributing (1), 1928, Bungalow

Description: 1-story frame residence with asymmetrical plan and a hipped roof with wide eaves and small hipped dormer; duplex with separate entrances set within recessed bay at center of front; brick veneer applied to base.

Wright-Wooten House, 801 Amarillo, Site 4156, Contributing (1), 1928, Tudor Revival

Description: 1-story brick veneer residence with a boxy plan and steeply pitched side gable roof; main entrance set within steeply pitched gable; front door has crescent-shaped light; inset porch on north (side) elevation.

Significance: J.P. Wooten, who occupied house by 1934, came to Abilene in 1889 and opened a livery stable; later entered wholesale auto supplies, lumber and hardware businesses.

J.L. Lusby House, 802 Amarillo, Site 4106, Contributing (1), 1917, Bungalow

Description: 2-story frame residence with asymmetrical plan and front gable roof with exposed rafter ends and broad expansive front porch; asbestos siding.

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Sayles Boulevard Historic District
Abilene, Taylor County, Texas

817 Amarillo, Site 4157, Noncontributing (1), 1959, Contemporary

Description: 2-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

Elizah B. and W.E. Kaufman House, 818 Amarillo, Site 4107, Contributing (1), 1921, Bungalow, Photograph 10

Description: 1-story frame residence with a boxy plan and front gable roof with exposed rafter ends and expansive front porch; cast concrete foundation wall; tapered box porch columns; double hung windows with multiple light upper sashes and single light lower sashes.

J.W. Ward House, 825 Amarillo, Site 4158, Contributing (1), 1926, Bungalow

Description: 1-story frame residence with a boxy plan and side gable with exposed rafter ends; small 1-bay front porch with Tuscan columns and round archway.

J.P. Carson House, 841 Amarillo, Site 4159, Noncontributing (1), 1921, Bungalow

Description: 1-story frame residence with an asymmetrical plan; front gable; asbestos siding and porch alterations; front window replaced.

Significance: Porch enclosure and application of asbestos siding on exterior detracts from historic integrity; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

Robin and N.M. Jones House, 842 Amarillo, Site 4108, Contributing (1), 1921, Bungalow

Description: 1-story frame residence with an asymmetrical plan and a low pitched hipped roof with wide eaves; hipped roof porch with Doric columns defining inner bays and large boxed columns at outer bays; single door entrance with tripartite transom.

Jessie and R.F. Brown House, 852 Amarillo, Site 4109, Contributing (1), c. 1925, Bungalow

Description: 1-story frame residence with a boxy plan and a cross gable roof; 3-bay front facing porch with squared porch supports; paired, double hung windows.

Estelle and J.M. Musser House, 860 Amarillo, Site 4110, Contributing (1), c. 1920, Colonial Revival, Photograph 9

Description: 2-story frame residence with a boxy plan and a side gable roof; classical detailing around front entrance; near symmetrical facade except for 1-story sun room on south side; exterior gable end chimney; double hung windows with multiple light upper sashes and single light lower sashes.

A.C. Pratt House, 874 Amarillo, Site 4111, Contributing (1), Noncontributing (1), 1921, Bungalow, Photograph 9

Description: 1 1/2-story frame residence with a boxy plan and a low pitched hipped roof with wide overhangs and hipped dormer; 3-bay porch with boxed columns; single door entrance; front windows grouped in three's, each with 1/1 lights; garage altered.

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Hattie Sayles House, 881 Highland, Site 3970, Contributing (1), 1927, Spanish Colonial Revival

Description: 1-story stucco residence with an asymmetrical plan and a flat roof; stucco exterior walls; red tile on shed-roofed porch.

Significance: Hattie Sayles, widow of Henry Sayles, Sr., erected this house in 1927; previous residence was 642 Sayles (National Register 1976); she helped develop much of Sayles Boulevard area.

Owens-Blankenship House, 897 Highland, Site 3971, Contributing (1), 1927, Bungalow

Description: 1-story frame residence with a boxy plan and a cross gable roof; front facing gable porch with narrow supports that are tapered and rest on brick pedestals; paired double hung windows with geometrical detailing in upper sashes.

901 Highland, Site 3972, Noncontributing (1), c. 1950, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

917 Highland, Site 3973, Noncontributing (1), c. 1955, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

Mary E. and W.M. Andrews House, 2137 Idlewild, Site 3023, Contributing (1), 1926, Bungalow

Description: 1-story frame residence with a boxy plan and a cross gable roof with exposed rafter ends; front gable porch with single bay and tapered box columns on brick pedestals; paired double hung windows with geometric detailing in upper sashes.

2142 Idlewild, Site 3016, Contributing (2), 1936, Moderne, Photograph 11

Description: 2-story brick veneer residence with asymmetrical plan and low pitched hipped roof; casement windows; projecting front wing has spandrel between windows on each floor; entrance set within simple block shaped element at juncture of front wing and core of house; garage/apartment resembles house.

Significance: Designed by David S. Castle & Company; reportedly Abilene's first "All-Electric" home; built for General Electric Company as a showcase residence; one of a handful of local residences with Moderne-inspired features.

2145 Idlewild, Site 3022, Contributing (1), c. 1930, Tudor Revival

Description: 1-story brick veneer residence with an asymmetrical plan and steeply pitched cross gable roof; ogee arched openings.

602 Meander, Site 4215, Noncontributing (1), 1950, Gothic Revival

Description: Majestic Gothic Revival church with corner tower on a hill which, along with building's grand scale, makes church visible for many blocks, outstanding masonry work seen throughout the building.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

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W.R. Balfanz House, a.k.a. Abilene Women's Club, 650 Meander, Site 4216, Contributing (2), 1925, Bungalow/Prairie School, Photograph 3
Description: 2-story brick veneer residence with an asymmetrical plan and a low pitched, red tile hipped roof with extended eaves; modest Prairie School-influenced details; 3-bay porch with massive brick supports; south bay has been enclosed; 2-story garage/apartment that resembles main building.
Significance: W.R. Balfanz was originally from San Angelo; he and his brother founded a contracting firm in Cisco, Texas; W.R. Balfanz moved to Abilene in 1922 to establish a branch operation because of city's building boom; after brother's death in 1929, W.R. Balfanz took control of company and oversaw its rapid expansion; company responsible for construction of many locally important buildings including the Masonic Building on North Third Street, Minter Store on Pine Street and several buildings on the campus of Abilene Christian University.

Josie and J. Monroe Dunagin House, 702 Meander, Site 4217, Contributing (1), c. 1905/c. 1925, Other: vernacular/Bungalow
Description: 1-story frame residence with an asymmetrical plan and a hipped roof with secondary hipped roofs over wings that extend from the core of the house; inset 2-bay porch with tapered box supports; aluminum sash windows; additions to south elevation.

Virginia and D.C. Clark House, 710 Meander, Site 4218, Contributing (1), c. 1920, Bungalow
Description: 1-story frame residence with asymmetrical plan and front gable roof with exposed rafter ends and triangular brackets; 1-bay front porch with tapered box supports on brick pedestals; paired double hung windows with 1/1 lights.

726 Meander, Site 4219, Contributing (1), 1927, Bungalow
Description: 1-story brick veneer residence with modified rectangular plan and side gable roof; expansive 3-bay porch across front; massive brick columns at outer bays and smaller brick columns at inner bays; noteworthy masonry work.

Stewart Cooper House, 734 Meander, Site 4220, Noncontributing (1), c. 1929, Classical Revival, Photograph 12
Description: 2-story frame residence with a boxy plan and a hipped roof; recessed front entrance with single door and classically inspired detailing in door surrounds; double hung windows with 6/6 lights; asbestos siding.
Significance: Asbestos siding compromises historic character; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

B.F. Cox House, 742 Meander, Site 4221, Noncontributing (1), 1929, Bungalow, Photograph 12
Description: 2-story frame residence with a boxy plan and a side gable roof with exposed rafter ends; 1-story front porch at northeast corner of house; original porch floor and supports have been replaced with modern materials; double hung windows 1/1 lights.

Marie P. and Andrew Urban House, 774 Meander, Site 4222, Contributing (1), c. 1920, Other: American Four Square, Photographs 12 and 13
Description: 2-story frame residence with a boxy plan and a low pitched hipped roof with extended eaves and a small hipped dormer; American Four Square with some classically inspired detailing; 2-story porch with balustrade on balcony level; 2-

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story Doric columns that rest on brick pedestals; off center doorway with sidelights and tripartite transom is typical of American Four Square architecture.

Collins-St. John House, 802 Meander, Site 4223, Contributing (1), c. 1920, Bungalow
Description: 1-story frame residence with a boxy plan and a cross gable roof; 2-bay front porch with tapered box columns that rest on brick pedestals; paired double hung windows; upper sashes with six vertical muntins.

Significance: W.T. St. John served as Taylor County Tax Assessor-Collector from 1912 to 1916; moved to New Mexico in 1917 but returned to Abilene in 1919 to be a deputy sheriff; in 1927 appointed game warden with jurisdiction from Junction and Kerrville to Rio Grande; served in that capacity for 22 years then elected justice of the peace.

C.C. Sellers House, 818 Meander, Site 4224, Noncontributing (1), 1925, Colonial Revival

Description: 2-story frame residence with modified rectangular plan and a side gable roof; modest Colonial Revival detailing includes broken pediment above front entrance and Tuscan columns on 2-story front porch; synthetic siding placed over original exterior sheathing; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

M.P. Brady House, 842 Meander, Site 4225, Noncontributing (1), c. 1920, Other: vernacular: L-plan

Description: 1-story brick veneer residence with a modified L-plan and a cross gable roof with front facing gable roof wing at southeast corner of house; paired windows with 6/6 lights; new porch with wood posts and balustrade across front.
Significance: The porch addition detracts from building's overall historic character; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

502 Sayles Boulevard, Site 4004, Noncontributing (1), 1928, Tudor Revival

Description: 1-story brick veneer residence with an asymmetrical plan and a steeply pitched cross gable roof and stucco gable ends; front entrance set within front facing gable wing; appears that porch has been enclosed.

T.R. Martin House, 510 Sayles Boulevard, Site 4005, Contributing (1), 1929, Tudor Revival

Description: 1-story brick veneer residence with an asymmetrical plan and a steeply pitched multiple gable roof; round arched porch openings and prominent exterior brick chimney; paired double hung windows with 1/1 lights.

Hoover-Weaver House, 534 Sayles Boulevard, Site 4006, Contributing (1), 1921, Bungalow, Photograph 14

Description: 1-story frame residence with a boxy plan and a hipped roof with exposed rafter ends; L-shaped porch set within front facing gable and extension of hipped roof on side (north) elevation; tapered box supports that rest on brick pedestals, 3-part window configuration with broader central window and narrower side windows.

J.K. Wallingford House, 542 Sayles Boulevard, Site 4007, Contributing (2), 1928, Bungalow

Description: 1-story frame residence with a boxy plan and a cross gable; single bay front porch with tapered box supports that rest on brick pedestals; wood

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balustrade; paired double hung windows with 1/1 lights; 1-story garage that resembles main building.

J.W. Couch House, 601 Sayles Boulevard, Site 4054, Contributing (2), 1921, Bungalow
Description: 1-story brick veneer residence with a boxy plan and a low pitched front gable roof; 2-bay porch with secondary gable roof; squared brick porch supports with cast stone caps and diamond-shaped motif; solid balustrade with cast stone coping; broad front entrance with Prairie School-influenced detailing; similar details seen on double hung windows; 1-story garage that resembles main building.

St. John-McDaniel House, 602 Sayles Boulevard, Site 4008, Contributing (2), 1916, Prairie School
Description: 2-story frame residence with a boxy plan and a low pitched hipped roof with extended eaves; small 1-story porch with single bay and tapered box supports; single door entrance; windows with vertical muntins in upper sashes; garage resembles main building.
Significance: Early home of W.T. St. John who later lived at 802 Meander also in this district.

618 Sayles Boulevard Site 4009, Contributing (1), c. 1910, Bungalow
Description: 1-story frame residence with a boxy plan and a cross gable roof with exposed rafter ends; 1-bay porch with tapered box supports on brick pedestals; double hung windows with 1/1 lights.

Mabel and J.F. Holliday House, 625 Sayles Boulevard, Site 4055, Noncontributing (1), 1926, Bungalow
Description: 1-story frame residence with a boxy plan and a front gable roof with extended eaves; porte cochere on south elevation; 1-bay porch with short, squatty brick columns on tall brick pedestals; similar columns on porte cochere; paired double hung windows; synthetic siding placed over original exterior sheathing.
Significance: Synthetic siding over original cladding detracts from historic character; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

633 Sayles Boulevard, Site 4056, Contributing (1), c. 1935, Tudor Revival
Description: 1-story brick veneer residence with a modified rectangular plan and a steeply pitched side gable roof; Tudor Revival detailing with herringbone patterned brickwork and decorative half timbered effect; casement windows.

641 Sayles Boulevard, Site 4057, Noncontributing (1), 1951, Modern Ranch
Description: 1-story brick veneer residence.
Significance: Less than 50 years and, therefore, not within historic district's period of significance.

Frances and John Sayles House, 642 Sayles Boulevard, Site 4010, Contributing (1), 1889, Queen Anne, Photograph 5
Description: 1 1/2-story frame residence with an asymmetrical plan and a gable roof; variety of materials on exterior and ornate woodwork on porch and gable end; city's best Victorian-era residence.
Significance: National Register 1976; one of oldest extant buildings in Abilene and an outstanding example of Queen Anne architecture; built for attorney and prominent

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businessman Henry Sayles and later occupied by his son John Sayles, also an attorney.

701 Sayles Boulevard, Site 4058, Noncontributing (1), 1946, Bungalow

Description: 1-story stucco residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

709 Sayles Boulevard, Site 4059, Noncontributing (1), 1963, Modern Ranch,
Photograph 4

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

Mamie and Mac Sayles House, 735 Sayles Boulevard, Site 4060, Noncontributing (1),
c. 1925, Bungalow, Photograph 2

Description: 1-story frame residence with a boxy plan and a cross gable with exposed rafter ends; partial enclosure of front gable porch; casement windows installed in porch enclosure; asbestos siding applied over original exterior sheathing.

Significance: Porch enclosure and application of asbestos siding detract from building's historic character; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

741 Sayles Boulevard, Site 4061, Noncontributing (2), 1948, Bungalow

Description: 1-story brick veneer residence; 2-story garage/apartment.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

Inez and S.M. Jay House, 800 Sayles Boulevard, Site 4016, Contributing (2), 1924,
Bungalow, Photograph 6

Description: 1-story frame residence with a modified rectangular plan and low pitched front gable roof; 1-bay front porch with solid brick balustrade that becomes porch piers at each end; front windows with fixed glass central light and narrower lights to the sides and above; exterior brick chimney on south elevation; large 1-story addition built at rear of south elevation; garage/apartment that resembles main building.

Significance: S.M. Jay operated the local Coca Cola bottling plant and owned large tracts of land where oil was found; Jay was an early and strong supporter of McMurry College.

809 Sayles Boulevard, Site 4062, Noncontributing (1), 1965, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

837 Sayles Boulevard, Site 4063, Noncontributing (1), 1962, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

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Maggie and S.L. Bacon House, 840 Sayles Boulevard, Site 4017, Contributing (1), 1926, Classical Revival, Photograph 6

Description: 2-story frame residence with a rectangular plan and a side gable roof with a centered, front-facing pediment; symmetrical 5-bay facade; single door primary entrance with round arched transom and small pediment; double hung windows with 6/6 lights; 1-story "sun room" to south.

Edith C. and E.R. Middleton House, 842 Sayles Boulevard, Site 4018, Contributing (2), c. 1925, Spanish Colonial Revival, Photograph 7

Description: 2-story frame residence (stucco exterior) with a modified rectangular plan and a low pitched pyramidal roof; 1-story, 3-bay porch and 1-bay porte cochere on south elevation; exterior stucco brick chimney on south elevation; double hung windows with 6/6 lights; garage/apartment that resembles main building.

845 Sayles Boulevard, Site 4064, Contributing (1), 1939, Classical Revival

Description: 2-story stone veneer residence with a boxy plan and a side gable roof; symmetrical 3-bay facade; small pediment with Ionic columns at front entrance; exterior stone chimneys at gable ends; double hung windows with 6/6 lights.

Merle and W.J. Nichol House, 850 Sayles Boulevard, Site 4019, Contributing (2), 1925, Spanish Colonial Revival

Description: 1- and 2-story brick veneer residence with an asymmetrical plan and a low pitched gable roof in front, hipped roof in back; 2-story tower with conical roof and clay tile roof material marks entrance; front door set at base of tower and has a round arched opening and cast stone trim around opening; garage/apartment that resembles main building.

S.S. Diller House, 858 Sayles Boulevard, Site 4020, Contributing (1), 1928, Bungalow

Description: 1-story frame residence with a rectangular plan and a cross gable low pitched roof with exposed rafter ends; 3-bay porch with tapered box columns that rest on brick piers; porch extends across the entire front; paired double hung windows with 1/1 lights.

Enoch Wooten House, 861 Sayles Boulevard, Site 4065, Contributing (1), 1926, Colonial Revival, Photograph 8

Description: 2-story frame residence with a modified rectangular plan and a low pitched side gable roof with small gable dormers; symmetrical 5-bay front has 2-story porch with boxed supports; windows have geometric detailing in upper sashes. Significance: Enoch Wooten was the widow of Ollie Wooten who before his untimely death in 1926 was to take control of his father's (Horace O. Wooten) wholesale grocery business.

865 Sayles Boulevard, Site 4066, Contributing (2), 1936, Spanish Colonial Revival

Description: 2-story stone veneer residence with asymmetrical plan and low pitched multiple hipped roofs with clay tile; rusticated ashlar stonework; front entrance has segmental archway set within slightly projecting central bay; windows are grouped in three's and have 6/6 lights; garage/apartment that resembles main building.

866 Sayles Boulevard, Site 4021, Noncontributing (1), 1951, Moderne

Description: 2-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

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Long-Hanks House, 898 Sayles Boulevard, Site 4022, Contributing (1), 1929, Prairie School, Photograph 15

Description: 2-story brick veneer residence with a modified square plan and a low pitched hipped roof with extended eaves; 1-story, 5-bay front porch with massive brick piers that extend to second floor and become incorporated into balcony balustrade; porch openings have elliptical archways; same motif repeated on ground floor window and door openings; double hung windows with 6/6 lights.

Young-Paxton House, 902 Sayles Boulevard, Site 4023, Contributing (2), 1928, Prairie School

Description: 2-story brick veneer residence with a boxy plan and a low pitched hipped roof and broad overhangs; 1-story porch extend across front and continues to south where it forms a porte cochere; porch columns include box-shaped supports with tapered "caps" of brick; double hung windows with 1/1 lights; garage/apartment that resembles main building.

William J. Fulwiler, Jr., House, 920 Sayles Boulevard, Site 4024, Contributing (1), c. 1939, Moderne

Description: 2-story brick veneer residence with a modified U-plan and a steeply pitched hipped roof; 1-story window bay on ground floor; decorative brick to the sides of the off center entrance; small 1-story boxy wings at each corner; windows with 6/6 lights.

Laura and J.C. Burkett House, 940 Sayles Boulevard, Site 4025, Contributing (1), 1926, Bungalow

Description: 1-story frame residence (stucco veneer) with a modified rectangular plan and a front gable bungalow with exposed rafter ends; 1-bay front porch with tapered box supports on stucco pedestals; front entrance is perpendicular to street and opens from slightly projecting front room.

Fannie and R.H. Gambill House, 702 Sayles Drive, Site 4011, Contributing (2), 1926, Classical Revival

Description: 2-story brick veneer residence with a modified rectangular plan and a side gable roof; symmetrical facade and pedimented portico with entablature and squared columns at front entrance; double hung windows with 9/9 lights; garage/apartment that resembles main building.

Significance: Former home of local merchant R.H. Gambill.

718 Sayles Drive, Site 4013, Noncontributing (1), 1958, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

Henry Sayles, Jr., House, 740 Sayles Drive, Site 4013, Contributing (2), 1924, Tudor Revival

Description: 2-story stucco residence with a modified L-plan and a steeply pitched gable roof; decorative half timbered effect in gable ends; chimney is prominently featured; double hung windows with multiple lights; garage/apartment that resembles main building.

Significance: Henry Sayles, Jr., son of Henry and Hattie Sayles, played a prominent role in Abilene's physical development and was among the city's most influential business leaders; estimates claim that approximately 3,000 homes in Abilene were

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constructed on land he originally subdivided and sold, including much of Sayles Boulevard area.

Stevens-Jones House, 758 Sayles Drive, Site 4014, Noncontributing (1), Contributing (1), 1910/c. 1929, Classical Revival

Description: 2-story frame residence with a modified rectangular plan and a low pitched hipped roof; 2-story, 5-bay portico with squared 2-story columns with molded caps; double door front entrance with transom and sidelights; double hung windows with 9/9 or 6/6 lights; later modifications are insensitive to the building; garage/apartment that resembles main building, but maintains integrity to original date of construction.

Munger-Jones House, 770 Sayles Drive, Site 4015, Contributing (2), 1923, Tudor Revival

Description: 2-story brick veneer residence with an irregular plan and a steeply pitched gable roof; front entrance set within front facing gable wing; round arched opening with cast stone trim around entrance; casement and double hung windows; garage/apartment that resembles main building.

Significance: L.S. Munger built this house designed by architect H.B. Thompson who worked extensively in the Munger Place and Highland Park areas of Dallas; later occupied by Morgan Jones, Sr., who was the nephew of Morgan Jones, builder of Abilene & Northern and Abilene & Southern railroads; Morgan Jones, Sr., who earlier lived at 725 Amarillo, was a very prominent businessman of Abilene and was general superintendent of the two Abilene-based railroads; he also owned a large ranch near Crosbyton, Texas, and had various other investments.

1920 South Eighth, Site 2966, Contributing (1), c. 1925, Bungalow

Description: 1-story frame residence with a boxy plan and a side gable roof; small 1-bay porch with tapered box supports on brick pedestals and round archway; paired double hung windows.

Alice and F.H. Ward House, 1934 South Eighth, Site 2965, Contributing (1), 1925, Bungalow

Description: 1-story frame residence with a square plan and a side gable roof; small 1-bay front porch; paired double hung windows.

Alma and C.R. Lindsey House, 1942 South Eighth, Site 2964, Noncontributing (1), c. 1920, Bungalow

Description: 1-story frame residence with a modified square plan and a low pitched hipped roof with small dormer; single door front entrance with transom and sidelights; 3-bay porch with Tuscan columns; partial enclosure of porch; synthetic siding applied over original siding.

Significance: Synthetic siding over original exterior cladding detracts from historic character; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

2002 South Eighth, Site 2963, Noncontributing (1), 1955, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

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Viola and R.D. Thomas House, 2041 South Eighth, Site 2991, Contributing (2), 1918, Bungalow

Description: 1-story brick veneer residence with a boxy plan and a cross gable bungalow; front with 2-bay porch and massive brick columns; paired double hung windows; garage/apartment that resembles main building.

Morrison-Hanks House, 2042 South Eighth, Site 2962, Contributing (1), 1920, Bungalow

Description: 1-story brick veneer residence with a modified U-plan and a cross gable roof; low pitched, L-shaped front porch that wraps around north and east elevations; paired double hung windows; interior brick chimney.

Significance: J.F. Morrison was an early leader of the peanut industry in the region; he founded Southwestern Peanuts Company and headed firm until his death in 1941.

Tempie and C.L. Williams House, 2137 South Eighth, Site 2990, Contributing (1), 1922, Bungalow/Prairie School

Description: 2-story frame residence (stucco exterior) with a boxy plan and a low pitched hipped roof over core of house; similar roof over 2-story wing at northwest corner; 1-story gable porch with single bay and massive corner piers.

J.E. Brewer House, 2141 South Eighth, Site 2989, Contributing (1), 1927, Tudor Revival

Description: 1-story brick veneer residence with a modified rectangular plan and a steeply pitched gable roof with slight upturn at eaves; round arched openings with smooth finished cast stone frames.

Significance: Brewer, an oil operator from Eastland, Texas, developed Riverside Addition in Abilene.

1938-1942 South Seventh, Site 2874, Noncontributing (2), c. 1925, Classical Revival

Description: 2-story frame apartment/duplex with a square plan and a low pitched hipped roof with gable extension; inset 2-story, 3-bay porch; 2-story Tuscan columns and small inset balcony with turned wood balustrade; synthetic siding; garage/apartment that resembles main building.

Significance: Synthetic siding detracts from historic character; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

2142 South Seventh, Site 2873, Contributing (1), c. 1925, Bungalow

Description: 1-story brick veneer residence with a modified U-plan and a cross gable roof; modest, classically inspired architectural features; stucco exterior.

2017 South Sixth, Site 2820, Noncontributing (1), c. 1935, Bungalow

Description: 1-story frame residence with a boxy plan and an intersection gable roof; alterations to fenestration.

Significance: Alterations detract from historic character; could be reclassified as Contributing if restoration or rehabilitation efforts are in compliance with Secretary of Interior standards.

Jesse F. Winters House, 2142 South Tenth, Site 3071, Contributing (1), c. 1927, Tudor Revival

Description: 1-story brick veneer residence with a modified rectangular plan and a steeply pitched gable roof; abundant use of light colored cast stone that contrasts

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with dark colored brick veneer; entrance set within round arched opening, paired double hung windows with a narrow transom band of fixed lights; some use of classical detailing.

Significance: Jesse F. "T-Bone" Winters was a prominent local businessman involved in numerous highway projects for Abilene; also a former professional baseball player who pitched in the 1921 World Series as a member of the New York Giants.

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NARRATIVE STATEMENT OF SIGNIFICANCE

The Sayles Boulevard Historic District is Abilene's best and most intact neighborhood that includes a high concentration of early 20th century residences. The district reflects Abilene's dominance as a regional trade center based upon rail transportation. This nomination is associated with the historic contexts "The Railroad and Abilene's Development into a Wholesale and Distribution Center in West Texas, 1881-1939." Significant at the local level between 1889 and 1939, the district meets National Register Criterion A in the area of Commerce for its associations with the railroad and the community's development. It also meets Criterion C in the area of Architecture as the community's foremost collection of residential buildings that illustrate architectural styles typical of the early 20th century American and period revival movements.

Abilene's designation as a major stop on the Texas and Pacific Railroad and its early billing as the "Future Great City of West Texas" spurred early economic activity in the community. As a consequence, Abilene soon became the dominant commercial center in the region and attracted large numbers of businessmen, merchants and other entrepreneurs.

When Abilene was established in 1881, the original town site encompassed 175 city blocks that included smaller blocks in the city's core and larger outlots on the city's fringe. Although almost all of Abilene's early development was concentrated on the smaller blocks, a small number of individuals acquired property in the surrounding outlots and erected majestic homes. Those who did were among the local elite and included Clabe Merchant, Theo Hyeck, and James H. Parramore. Attorney Henry Sayles, Sr., (for whom the district is named) acquired a substantial amount of property on the west fringe of Abilene, south of the Texas & Pacific railroad that now comprises much of the Sayles Boulevard Historic District. In 1889 he constructed the house (at 642 Sayles Boulevard, see Photograph 5) that, at the time, was in a largely unimproved area and thus was isolated from the rest of the community.

Census records and historical accounts show that Abilene's growth accelerated following World War I, and boomed in the 1920s. The community's population was 10,274 in 1920; a decade later, it had risen to 23,175, an increase exceeding 110 percent. Abilene was rapidly becoming a magnet for oil operators who selected the city as a distribution base because of its strategic location, access to transportation (railroad), and other amenities, including three institutions of higher learning and two major medical facilities. Abilene's growth created new demands for housing as the city physically expanded. Outlots in close proximity to the city's original town site were subdivided, sold and improved. Much of the initial growth was west of the original town site but soon spread to the north and south. Until the development of the additions within the Sayles Boulevard Historic District, neighborhoods evolved in a piecemeal fashion on an outlot-by-outlot basis. The Parramore Historic District (National Register 1991) is an example of this gradual development pattern that fostered neither a sense of community nor clearly defined neighborhoods.

The district was developed primarily in the 1920s and 1930s when Abilene's population and physical size expanded rapidly. The Alta Vista Addition, which includes the northeast section of the Sayles Boulevard Historic District, was platted in 1890 and was one of the city's first subdivisions. Henry Sayles, Sr.,

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who lived nearby, and Ed S. Hughes, a prominent local businessman, developed the Alta Vista Addition, which included seven blocks laid out in a grid pattern. The origin of the addition's name likely stems from the hill in the northeast corner of the addition that is one of the city's highest points. The subdivision was sparsely developed during its early years but did attract many of the city's elite including Judge Leggett who erected an opulent residence at the southwest corner of Meander and South Sixth streets; a large Gothic Revival church constructed in 1950 now occupies the site at 602 Meander (it is a Noncontributing property). A nine-block extension to the Alta Vista subdivision was added in 1908.

Residential developments like the Alta Vista addition were rare in Abilene until the boom of the 1920s when the city experienced unprecedented growth. Large sections of previously unimproved lands were partitioned and developed, including much of the district. Hattie Sayles, the widow of Henry Sayles, Sr., and others divided a large tract of land that included the old Sayles homestead (642 Sayles Boulevard, see Photograph 5) and called it "The Highlands Addition" (see Continuation Sheet 8-21). Plat records at the Taylor County Courthouse reveal that the subdivision included 18 blocks and generally continued the grid pattern of development that was characteristic across the city.

Although the addition was in many ways typical of other and subsequent subdivisions, it had two important features that distinguished it from others. Although rectangular lots of a consistent size prevailed throughout most of the addition, one block, reserved for the Henry Sayles, Jr., House at 740 Sayles Drive, was elliptical-shaped and intended to be the addition's centerpiece. Perhaps the most distinctive feature, however, was the series of esplanades along the primary thoroughfare, dubbed "The Boulevard." These small tracts of land were set aside as parks and provided the addition with a landscaping scheme that enunciated a sense of importance and prestige. Property along this street was considered most desirable, and it soon attracted many of the city's most influential families like Inez and S.M. Jay who lived at 800 Sayles Boulevard (see Photograph 6). "The Boulevard," with its parks, marked a departure from contemporaneous development practices in Abilene and was the first of several similarly landscaped thoroughfares in the city. Others include Belmont, University and Riverside boulevards. In 1923 only three years after its official opening, The Boulevard was paved, and the thoroughfare became part of an elite group of similarly important streets. With time, the street's name was changed to Sayles Boulevard honoring the family that played a pivotal role in developing the neighborhood.

The Highlands and Alta Vista additions soon became Abilene's premier developments and the boom of the 1920s resulted in the construction of a large number of residences, virtually all of which were erected for individual home owners and were not built for speculative purposes. Most of the dwellings feature stylistic influences of the early 20th century American and period revival movements: Bungalow, Prairie School, Moderne, and period revivals (Tudor, Classical, Spanish Colonial, and Colonial).

Local contractors and architects turned to popular architectural trends, especially through the popularization of pattern books, to please their clients and thus boost business. These new buildings also helped to develop a sense of permanence and civic pride in the still new community and fostered promotional efforts that portrayed Abilene as a progressive town with dynamic people who lived in modern buildings.

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Local interpretations of the Bungalow movement dominate the architectural character of the district and are among the most common and prevalent design applied to early 20th century dwellings in Abilene. The style contrasts sharply to eclectic tastes that prevailed locally and nationwide during the late 19th and very early 20th centuries. Unlike Victorian era architecture and, to a lesser extent, 20th century revival architecture, these houses present a strong horizontal emphasis with low pitched roofs, broad expansive porches, and squared or tapered columns. More straightforward in their design, Bungalows have little of the frivolity or formality that characterized earlier residences. Harmonious materials and colors that blend with the landscape became the preferred aesthetic considerations, in contrast to Victorian era polychromatic brights and 20th century revival whites. Despite diminutive front facades Bungalows generally prove to be large and spacious.

The Bungalow dwelling, as seen in Abilene and other locales across the country, can be traced to the commissions of Greene and Greene of south California. The style seemed particularly well suited for local adaptation and interpretation, and a large number of variants were built throughout Texas and the rest of the nation. While some examples may be unique and architect-designed for a specific client, Bungalows generally were built from plans disseminated by other means. Mass circulated building journals as well as popular women's magazines, such as the Ladies Homes Journal, widely publicized Bungalow-influenced dwellings. Moreover, Sears, Roebuck and Company catalogs and other similar companies offered plans and materials to building and homeowners by mail nationwide. The advent of architectural firms that mass produced plans and specifications further proliferated the style throughout the nation.

Prairie School was also popular stylistic influence in the Sayles Boulevard Historic District. With its wide overhangs and strong horizontal emphasis, the Prairie School style is a distinctly American architectural expression that originated in the Chicago area at the turn of the century. It quickly spread throughout the midwestern United States and reached Texas by the first decade of this century. Its popularity was limited somewhat in time and geographical area, and relatively few pure or academic examples were built in the state. More often, local architects and contractors selected the style as a basis for residential designs and subsequently interpreted it in a more vernacular fashion. Such a trend prevailed in Abilene of the 1920s, resulting in the construction of a large number of dwellings inspired by Prairie School-styled traditions. Almost all were built in the early to mid 1920s.

Prairie School-influenced houses share many common characteristics with Bungalows and are typically 2-story frame buildings with brick veneers. The use of cast stone continuous sills between floors and the incorporation of a porte cochere on side elevations, further reinforce horizontal lines distinguishing Prairie School design. Other distinctive Prairie School features include low hipped roofs with broad extended eaves and long, linear, 1-story porches with large, squared, brick supports.

Several dwellings in the district feature Moderne design. Asymmetrical facades, smooth exterior surfaces, a flat roof, and horizontal lines characterize the style. Evolving from Art Deco design, popular in the 1920s and 1930s, Moderne became more prevalent after 1930. However, the style was relatively rare, but

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scattered examples exist throughout the state as they do in Abilene and this historic district.

Period revivals, popular during the 1920s and 1930s, drew on a wide spectrum of European and American housing styles. The revivals most prevalent in the district referenced Old World landmarks with Tudor, Classical, or Spanish detailing, or alluded to early American Colonial architecture.

The buildings within the district reflect the work of numerous individuals. However, one individual, David S. Castle, had a significant influence on the district's architectural character. A native of Michigan, Castle began his firm in 1914, one year after moving to Abilene. Initially he received several commissions, most of which were residential. The firm's work is prominent in the Sayles Boulevard Historic District including the Edith and E.R. Middleton House at 842 Sayles Boulevard (see Photograph 7) and the Enoch Wooten House at 861 Sayles Boulevard (see Photograph 8). H.B. Thompson designed the Munger-Jones House at 770 Sayles Drive. Nichols and Campbell, Abilene's other leading architectural firm were likely to have designed several other houses in the district. Regardless of their respective designers, the houses in the Highland and Alta Vista additions comprised the city's most representative collection of early 20th century architecture, and quickly assumed the position as Abilene's most desirable neighborhood.

A reduction in the local and national economies during the 1930s stifled further economic expansion and relatively little new construction has taken place since then. Still, Abilene remained the largest and most important retail center in the region. Following World War II, Abilene and the rest of the nation experienced renewed economic expansion. A small number of historic buildings have been replaced over the years with modern tract houses; others have been modified slightly with the application of synthetic siding, the installation of aluminum sash windows or other reversible changes.

Nevertheless, efforts during the last decade have had a positive affect on the district's integrity and should continue to result in restoration projects. In general home owners in the area have been sensitive to the unique character of their respective houses, and preservation of individual houses and of the area as a whole has been an ongoing concern.

The houses retain their architectural and historic integrity to a high degree. They reflect prevailing residential architectural tastes of the period. The neighborhood has always been well maintained and, throughout its existence, has attracted many of Abilene's most respected citizens.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 21

Sayles Boulevard Historic District
Abilene, Taylor County, Texas

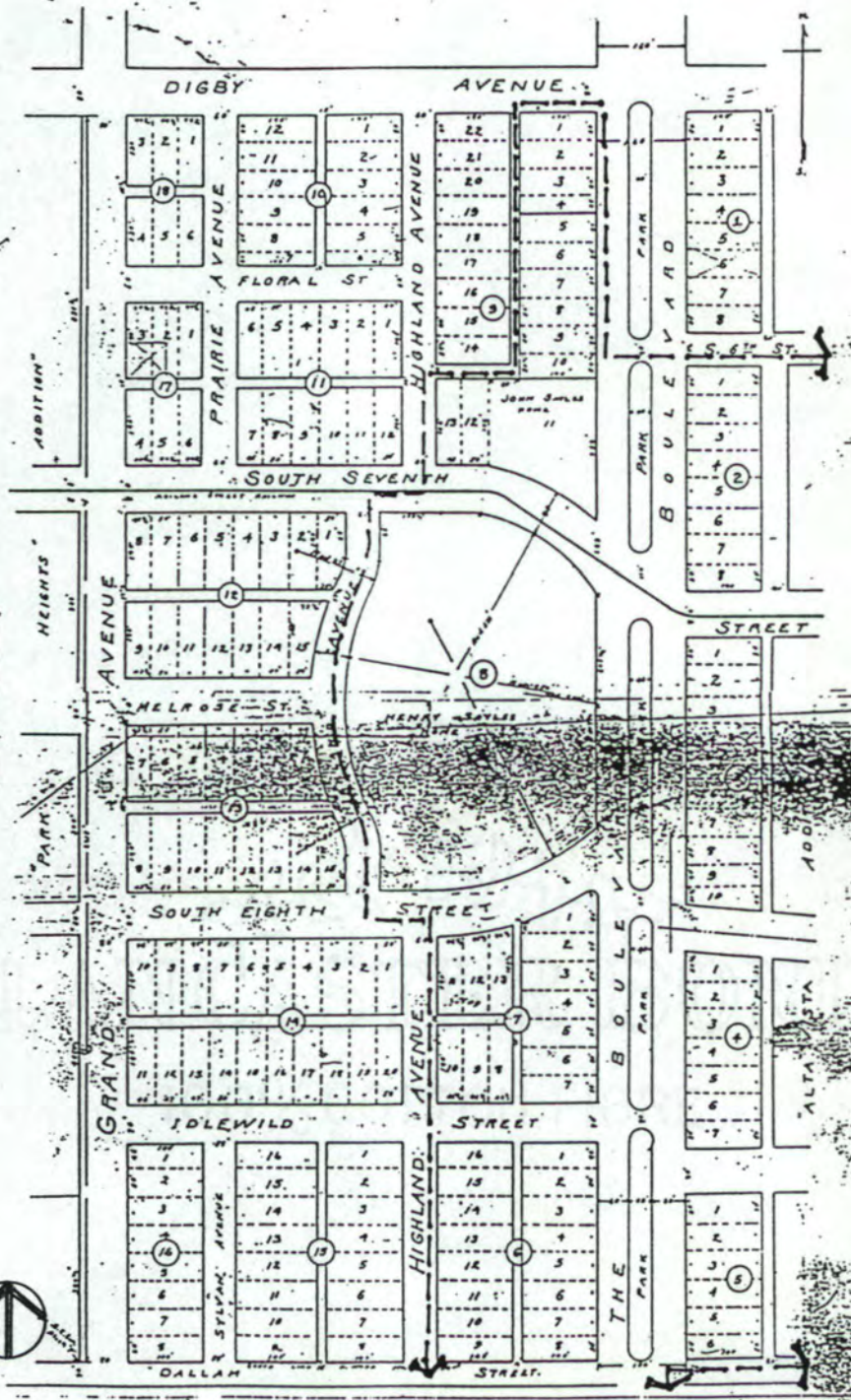
MAP OF "THE HIGHLANDS," AN ADDITION TO ABILENE, TAYLOR CO TEXAS.

SCALE: 1" = 100 FT.

By W. A. Rivington, Co. Surveyor
May 1914

1910 HISTORIC MAP WITH CURRENT DISTRICT
BOUNDARY

*Signatures for the subdivision
of this block:
Henry Sayles
John Sayles
Ed. S. Hughes
A. G. Roberts*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 22

Sayles Boulevard Historic District
Abilene, Taylor County, Texas

UTM References continued:

5. 14/429980/3589740
6. 14/429960/3589280
7. 14/429700/3589080

Verbal Boundary Description:

Beginning at the southwest corner of Lot 3, Block 19, Highland Cont., thence north along said block to a point that is in line with the north side of South Ninth Street. Thence west 100 feet to the southwest corner of Lot 9, Block 6, Highland Addition. Thence north along Highland Avenue to a point that is in line to the west right-of-way of South Eighth Street. Thence west 100 feet to the southwest corner of Lot 7, Block 8, Sayles Subdivision. Thence in a northerly direction along the west side of said block to the northwest corner of Lot 1, Block 8, Sayles Subdivision. Thence east 100 feet to a point that is in line with the east side of Highland Avenue. Thence north on Highland Avenue to the northwest corner of Lot 13, Block 9, John Sayles Subdivision. Thence east 175 feet along through an alley to the southwest corner of Lot 10, Block 9, John Sayles Subdivision. Thence north along the east side of the alley to the northwest corner of Lot 1, Block 9, Highland Addition. Thence east along said block to the northwest corner of said lot. Thence south 450 feet of said block. Thence east continuing on the south side of South Sixth Street to the northeast corner of Lot 1, Block C, Thomas Sayles Subdivision. Thence in a southerly direction continuing along the west side of Meander Street to the southwest corner of Lot 6, Block 5, Alta Vista Addition. Thence west along the north side of Idlewild to the southeast corner of Lot 7, Block 8, Alta Vista Addition. Thence south along the west side of Amarillo to the southeast corner of Lot 6, Block 9, Highland Cont. Thence west along the north side of South Ninth Street to a point that is in line with the west side of Sayles Boulevard. Thence south along Block 19, Highland Cont., to the southeast corner of Lot 2, Block 19, Highland Cont. Thence west along said Block to the point of beginning.

Boundary Justification:

The most important factors in defining the boundaries of the historic district were the visual cohesiveness and integrity of buildings within its confines and aesthetic features that distinguish the district from adjacent neighborhoods, which include properties that have been severely altered. The district is a dense concentration of residential buildings that, as a whole, possess a strong, cohesive character.

The majority of buildings within the district are single family residences constructed in the 1920s and display architectural features associated with Bungalow design. This similarity in use, age, and design reinforces the visual unity of buildings within the district. Moreover, these residences share the similar orientation, lot size, and face onto north-south streets. The buildings retain their architectural and historic integrity to a high degree.

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Section number PHOTOS Page 23

Sayles Boulevard Historic District
Abilene, Taylor County, Texas

Photograph Log

Sayles Boulevard Historic District
702 Amarillo
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing west
Photograph 1 of 15

Sayles Boulevard Historic District
735 Sayles Boulevard
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing east
Photograph 2 of 15

Sayles Boulevard Historic District
650 Meander
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing east southeast
Photograph 3 of 15

Sayles Boulevard Historic District
709 Sayles Boulevard
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing east
Photograph 4 of 15

Sayles Boulevard Historic District
642 Sayles Boulevard
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing west
Photograph 5 of 15

JANUARY 1990
100% COTTON FIBRE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ PHOTOS Page 24

Sayles Boulevard Historic District
Abilene, Taylor County, Texas

Sayles Boulevard Historic District
800 and 840 Sayles Boulevard
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing southwest
Photograph 6 of 15

Sayles Boulevard Historic District
842 Sayles Boulevard
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing west
Photograph 7 of 15

Sayles Boulevard Historic District
861 Sayles Boulevard
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing east
Photograph 8 of 15

Sayles Boulevard Historic District
874 and 860 Amarillo
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing northwest
Photograph 9 of 15

Sayles Boulevard Historic District
818 Amarillo
Abilene, Taylor County, Texas
Photographed by Abilene Preservation League
Spring 1988
Negative with Texas Historical Commission
Camera facing west northwest
Photograph 10 of 15

Sayles Boulevard Historic District
2142 Idlewild
Abilene, Taylor County, Texas
Photographed by Abilene Preservation League
Spring 1988
Negative with Texas Historical Commission
Camera facing north
Photograph 11 of 15

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number PHOTOS Page 25

Sayles Boulevard Historic District
Abilene, Taylor County, Texas

Sayles Boulevard Historic District
774, 742 (Noncontributing), 734 (Noncontributing) Meander
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing northwest
Photograph 12 of 15

Sayles Boulevard Historic District
774 Meander
Abilene, Taylor County, Texas
Photographed by Abilene Preservation League
Spring 1988
Negative with Texas Historical Commission
Camera facing west southwest
Photograph 13 of 15

Sayles Boulevard Historic District
534 Sayles Boulevard
Abilene, Taylor County, Texas
Photographed by Abilene Preservation League
Spring 1988
Negative with Texas Historical Commission
Camera facing west northwest
Photograph 14 of 15

Sayles Boulevard Historic District
898 Sayles Boulevard
Abilene, Taylor County, Texas
Photographed by David Moore
Winter 1989
Negative with Texas Historical Commission
Camera facing northwest
Photograph 15 of 15

2/19/92

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Abilene MPS

TEXAS

Section number _____ Page _____

Date Listed

92000095	Sayles Boulevard Historic District	SR	3/9/92	
92000213	Stith, William and Evla, House		3/23/92	
92000203	Thomas, Oscar P., House		3/23/92	
92000208	Universal Manufacturing Company Building		3/23/92	
92000217	West Texas Utilities Company Power Plant		3/23/92	
92000202	Williamson, E. D., House		3/23/92	
92000238	Wooten, Horace O., Grocery Company Warehouse	Substantive Review	3/23/92	S.K.
92000197	Wooten, Horace O., House		3/23/92	
92000227	Zabloudil--Hendrick House	Substantive Review	3/23/92	S.K.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000095 Date Listed: 3/9/92

Sayles Boulevard Historic District
Property Name

Taylor County TX State
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Antonietta Lee
Signature of the Keeper

3/10/92
Date of Action

=====
Amended Items in Nomination:

Statement of Significance: The Period of Significance is amended to read 1889 to 1941.

This information was confirmed with Amy Daze of the Texas State historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sayles Boulevard Historic District

MULTIPLE NAME: Abilene MPS

STATE & COUNTY: TEXAS, Taylor

DATE RECEIVED: 1/30/92 DATE OF PENDING LIST: 2/18/92
DATE OF 16TH DAY: 3/05/92 DATE OF 45TH DAY: 3/15/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000095

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: Y PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3/9/92 DATE

ABSTRACT/SUMMARY COMMENTS:

The Sayles Boulevard Historic District is significant for its association with Abilene's dominance as a regional trade center based on rail transportation and as an early 20th century collection of residential building reflecting the bungalow, Prairie School, and Moderne styles.

RECOM./CRITERIA Accept 1a+c
REVIEWER Antoinette J. Lee
DISCIPLINE History
DATE 3/9/92

DOCUMENTATION see attached comments Y/N see attached SLR Y N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone

Signed

Date



SAYLES BLVD. HISTORIC DISTRICT
709 AMARILLO
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 1 of 15



SAYLES BLVD. HISTORIC DISTRICT
735 SAYLES BLVD.
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 2 of 15



SAYLES BLVD. HISTORIC DISTRICT
650 MEANDER
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 3 of 15



SAYLES BLVD. HISTORIC DISTRICT
709 SAYLES BLVD.
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 4 of 15



SAYLES BLVD. HISTORIC DISTRICT
642 SAYLES BLVD.
ABILENE, TAYLOR CO., TEXAS


PHOTOGRAPH 5 of 15



SAYLES BLVD. HISTORIC DISTRICT
800 & 840 SAYLES BLVD
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 6 of 15





SAYLES BLVD. HISTORIC DISTRICT
842 SAYLES BLVD.
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 7 of 15



SAYLES BLVD. HISTORIC DISTRICT
861 SAYLES BLVD.
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 8 of 15



SAYLES BLVD. HISTORIC DISTRICT
874 & 860 AMARILLO
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 9 of 15



SAYLES BLVD. HISTORIC DISTRICT
818 AMARILLO W.E. HOUSE
ABILENE, TAYLOR CO., TEXAS
PHOTOGRAPH 10 of 15



SAYLES BLVD. HISTORIC DISTRICT
2142 IDLEWILD
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 11 of 15



SAYLES BLVD. HISTORIC DISTRICT
774, 742, 734 MEANDER
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 12 of 15



SAYLES BLVD. HISTORIC DISTRICT
774 MEANDER
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 13 of 15



SAYLES BLVD. HISTORIC DISTRICT
534 SAYLES BLVD.
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 14 of 15



SAYLES BLVD. HISTORIC DISTRICT
898 SAYLES BLVD.
ABILENE, TAYLOR CO., TEXAS

PHOTOGRAPH 15 of 15