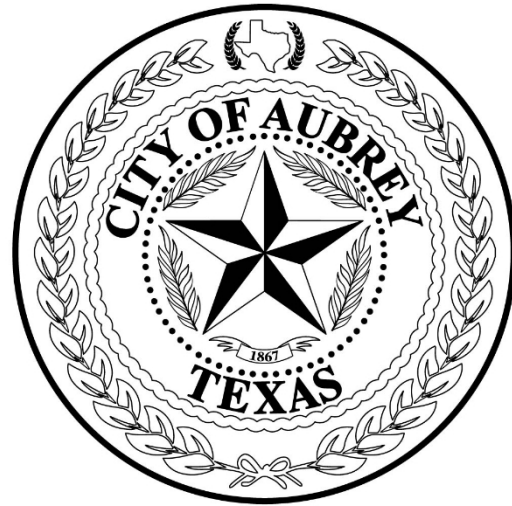


Historic Preservation Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
March 25, 2025
6:00 PM



**(Notice of Potential Quorum for City Council, Planning & Zoning Commission, Library Board, Municipal Development District, Parks & Recreation Board, and Home Rule Charter Commission - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Participation of Board

Pursuant to Section 551.127, Texas Government Code, one or more Commission Members may attend this meeting remotely using videoconferencing technology. A quorum of the Board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

Citizen Input: Any person may address the Board. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any

item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

New Business: New items requested for consideration.

1. Conduct a Public Hearing, consider and take appropriate action to make a recommendation to the City Council regarding an application from the Historic Preservation Officer to designate the Peanut Dryer as a Historic Landmark.
2. Consideration and action on approving the minutes of the February 25, 2025 meeting.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Historic Preservation Commission of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2025.

(The Historic Preservation Commission reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.



**Historic Preservation Commission Meeting
Staff Report
March 25, 2025**

Agenda Item

Conduct a Public Hearing, consider and take appropriate action to make a recommendation to the City Council regarding an application from the Historic Preservation Officer to designate the Peanut Dryer as a Historic Landmark.

Staff Contact

Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

The Peanut Dryer is located at the corner of Plum and Magnolia along the Union Pacific Railroad. We are seeking to have the dryer classified as an individual historic landmark.

The Peanut Dryer is a staple of Aubrey's history. Debra Goin, one of our long-time residents, put together some of the historical facts for your consideration.

The Aubrey Peanut Dryer is a large metal structure built in 1966. It consists of a tall central building surrounded by drying sheds. The architectural design reflects utilitarian agricultural structures from the mid-20th century. The structure is a testament to Aubrey's prominence as a major peanut-producing hub in Texas history.

Chapter 16, "Historic Preservation", Section 16.03.001 of the City's Code of Ordinances, identifies specific criteria for designation as a historic landmark. For an individual landmark to be designated as a historic landmark, it must be at least fifty (50) years old and must substantially comply with two (2) or more of the following criteria:

1. Possesses significance in history, architecture, archeology, and culture.
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
3. Is associated with events that have made a significant impact in our past.
4. Represents the work of a master designer, builder, or craftsman.
5. Embodies the distinctive characteristics of a type, period, or method of construction.
6. Represents an established and familiar visual feature of the City.

The Peanut Dryer substantially complies with each of the six (6) criteria required by Section 16.03.001 for historic designation of an individual landmark.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to recommend approval to City Council as presented by the Historic Preservation Officer.



January 24, 2024

**APPLICATION FOR HISTORIC LANDMARK DESIGNATION
(City Initiated)**

Submitted To: Aubrey Historic Preservation Commission

Submitted By: Leanne Wilson
City of Aubrey Executive Director of
Operations/Historic Preservation Officer

Date: January 24, 2025

Applicant: City of Aubrey
107 S. Main Street
Aubrey, Texas 76227
940. 443.9343

Property: Aubrey Peanut Dryer located at corner of Plum and
Magnolia, Aubrey, Texas

Property Owner: WEIR 777 LLC,
P.O. Box 541793
Dallas, Texas 75354-1793

Request: Designation of Peanut Dryer as a Historic Landmark

The City is seeking to have the Aubrey Peanut Dryer classified as an individual historic landmark. The City received a request from resident Deborah Goins for the City to consider the Peanut Dryer as a historic landmark. Ms. Goins' request provided valuable historic background information regarding the Peanut Dryer and its significance to the community. A copy of Ms. Goins research and request is attached hereto

as **Exhibit “A”** (“Application Request for Local Historic Designation”).

Chapter 16, “Historic Preservation”, Section 16.03.001 of the City’s Code of Ordinances identifies specific criteria for designation as a historic landmark. For an individual landmark to be designated as a historic landmark, it must be at least fifty (50) years old and must substantially comply with two (2) or more of the following criteria:

- (1) Possesses significance in history, architecture, archeology, and culture.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) Is associated with events that have made a significant impact in our past.
- (4) Represents the work of a master designer, builder, or craftsman.
- (5) Embodies the distinctive characteristics of a type, period, or method of construction.
- (6) Represents an established and familiar visual feature of the City.

The information provided in **Exhibit “A”** demonstrates that the Peanut Dryer substantially complies with each of the six (6) criteria required by Section 16.03.001 for historic designation of an individual landmark; therefore, the City has determined it appropriate to submit this City initiated Application to the Historic Preservation Commission for its review and recommendation to the City Council.

As Historic Preservation Officer, I have reviewed the information provided in **Exhibit “A”**, related to the Peanut Dryer, determined the information to be complete and to demonstrate compliance with Chapter 16, and hereby submit this City initiated application to the Commission for its consideration at hearing and for recommendation to the Aubrey City Council.

Leanne Wilson
Executive Director of Operations
Historic Preservation Officer

Exhibit “A”
Application Request for Historic Designation

Application for Local Historic Designation

1. Applicant Information:

- **Name:** Deborah Goin
 - **Address:** 302 Bluebonnet
 - **Phone Number:** 940-367-7306
 - **Email:** [REDACTED] EMAIL
 - **Relationship to Property:** Lifelong Citizen of Aubrey with Extensive Background in the History of the City
-

2. Property Information:

- **Name of the Property:** Aubrey Peanut Dryer
 - **Address of the Property:** Downtown Aubrey at the corner of Plum and Magnolia
 - **Current Owner:** WEIR 777 LLC, PO Box 541793, Dallas, TX 75354-1793
 - **Description of the Property:** The Aubrey Peanut Dryer is a large metal structure built in 1966. It consists of a tall central building surrounded by drying sheds. The architectural design reflects utilitarian agricultural structures from the mid-20th century, including original wood and steel framing, corrugated metal siding, and operational peanut drying equipment. The structure stands as a testament to Aubrey’s prominence as a major peanut-producing hub in Texas.
-

3. Historical Significance:

- **Date of Construction:**

Built in 1966 and first used in the fall of 1966.

- **Original Use:**

Choice Products built the dryer. All of the nearby peanut growers brought their peanuts to the facility, which served as a central place for drying the nuts to avoid mildew before they were shipped by rail to Comanche, Texas, for shelling. The new peanut dryer allowed the farmers to harvest the nuts, take them to the dryer to dry, and then send them out by rail the following day.

- **Notable Events or People Associated with the Property:**

After cotton prices fell to 5 cents per pound and the boll weevil damaged the cotton plants, peanuts became the primary crop in the Aubrey region. After around thirty years, the cotton economy came to an end in 1929 due to the Great Depression. The sandy loam soil in this part of the state was ideal for peanut growth. W.L. Holman cultivated 250 acres of peanuts in 1907, the first peanuts to be grown in the region. In 1921, William Everett Smotherman and William Calvin Redfearn were among the first to cultivate peanuts in the Aubrey region.

The following procedure was used in the early peanut drying methods. After being manually pulled up, the peanuts were piled on the field to dry. Until the nuts were dry, the peanut vines were rotated daily. The nuts were removed from the vines at the thresher after being transported in trailers. The workers stitched together burlap sacks to catch the peanuts after they were separated in the thresher. Buyers would visit each farm to evaluate the nuts for moisture and debris after the bags were put on pallets. The Batterton Peanut Company in Lewisville bought most of the peanuts. The nuts were shipped by train, while some were transported to the market on trailers.

A new processing and seed facility was set up by Choice Products on railroad right-of-way along the train track in 1956. A.W. Batterton of the Batterton Peanut Company in Lewisville constructed the plant. A peanut drying station was set up with platforms or drying bins with propane burners under the platforms to dry the nuts. By doing this, the possibility of crops being left upside down on the ground during bad weather conditions was eliminated. In order to prevent fires caused by peanut oil leaking into the propane burners, the platforms with these burners needed to be continuously monitored.

- **Description of Historical or Architectural Significance:**

In 1966, Choice Products Company built the drying plant in Aubrey. The new facility was capable of drying 420,000 pounds of peanuts per day. The drying plant was a one-man operation. It had a central control area. From this point the operator was able to unload trucks, dry the nuts, and then load the dried nuts onto waiting rail boxcars. The older method of drying often led to delaying bottlenecks. The new plant was the most modern drying plant in the world. In addition to Denton County, the drying plant dried peanuts from surrounding counties, Grayson, Wise, Cooke, and Fannin.

4. Justification for Designation:

The Aubrey Peanut Dryer meets the criteria for designation as a Local Historic Landmark under Section 16.03.001 of the Aubrey Historic Preservation Ordinance:

1. Significance in history, architecture, archaeology, and culture:

The Aubrey Peanut Dryer No. 1 was a state-of-the-art facility when it was built in 1966. The new dryer revolutionized the peanut-growing industry in Aubrey and the surrounding areas. It was the central drying plant for all peanut farmers in a five-county area for almost 40 years (peanuts were no longer grown in the area during the early 2000s). The plant has been in existence for 58 years. All long-time residents of the Aubrey area identify

the Peanut Drying Plant as Aubrey. In addition, everyone can remember the aroma of roasting peanuts beginning in October of each year when the peanuts were harvested and brought into town.

The Peanut Dryer is significant for its role in revolutionizing peanut agriculture in Aubrey and the surrounding region. It highlights advancements in agricultural technology and showcases the evolution of local farming practices.

2. Association with events that have made a significant contribution to the broad patterns of local, regional, state, or national history:

The dryer's introduction marked a shift in agricultural practices, enabling more efficient peanut farming in Aubrey. It supported the economic resilience of the community after the decline of the cotton industry.

3. Association with events that have made a significant impact in our past:

The facility served as a central hub for peanut drying for five counties, fostering regional economic growth and supporting the livelihoods of countless farming families for decades.

4. Represents the work of a master designer, builder, or craftsman:

Constructed by Choice Products and designed for cutting-edge agricultural processing, the facility reflects innovative engineering of the time.

5. Embodies the distinctive characteristics of a type, period, or method of construction:

The dryer's design—with drying bins, propane burners, and centralized control—represents mid-20th-century agricultural industrialization.

6. Represents an established and familiar visual feature of the City:

The Aubrey Peanut Dryer remains a recognizable and symbolic structure in the community, embodying the city's agricultural heritage and fostering a strong connection to its past.

5. Supporting Documentation:

- **Photographs of the Property:** See Attachment A
 - **Historical documents or previous research:** See Attachment B
 - **Maps or plans illustrating the location and context:** See Attachment C
-

6. Impact Statement:

Designation as a local historic landmark will protect the Aubrey Peanut Dryer from demolition or inappropriate alteration, ensuring its preservation for future generations. The designation will enhance civic pride, foster heritage tourism, and provide an educational resource for the community to learn about the city's agricultural history.

7. Why is the Property Significant to the Community or History?

The Aubrey Peanut Dryer holds a unique place in the town's history as a symbol of its agricultural success during the mid-20th century. The facility streamlined peanut farming, serving as a hub for a thriving industry that brought economic prosperity and shaped the identity of Aubrey as the "Peanut Capital of North Texas."

Its contribution to regional development was unparalleled, transforming the peanut industry in Denton County and beyond. Generations of local families relied on this facility, which represented modern agricultural progress and community growth. Today, it is a tangible reminder of Aubrey's rural roots and a cherished landmark fostering a deep connection to the past.

8. Signature:

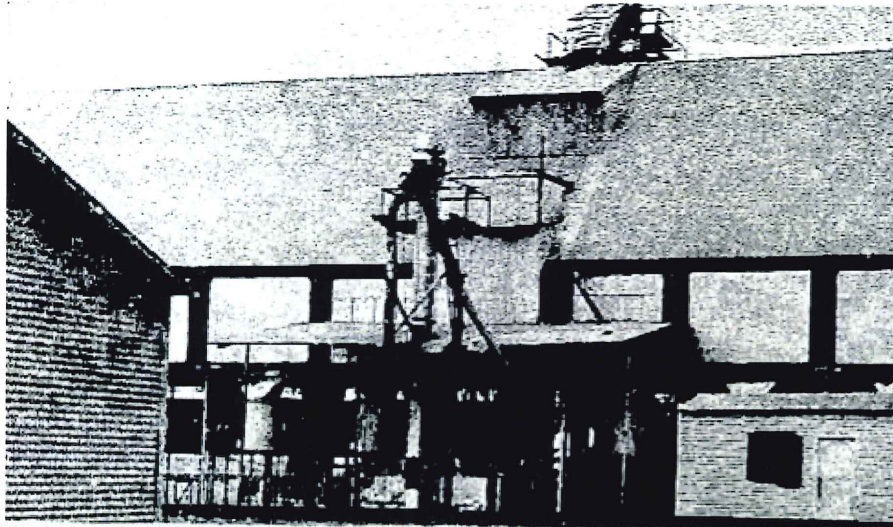
- **Signature of Applicant:**

Deborah Soir

- **Date:**

12/19/2024

ATTACHMENT A



PEANUT DRYER LOCATED AT AUBREY

REGIONAL PHOTOS

The plant, located in Aubrey, is used to dry peanuts production during 1971. and has helped the local growers to increase their



Attachment A

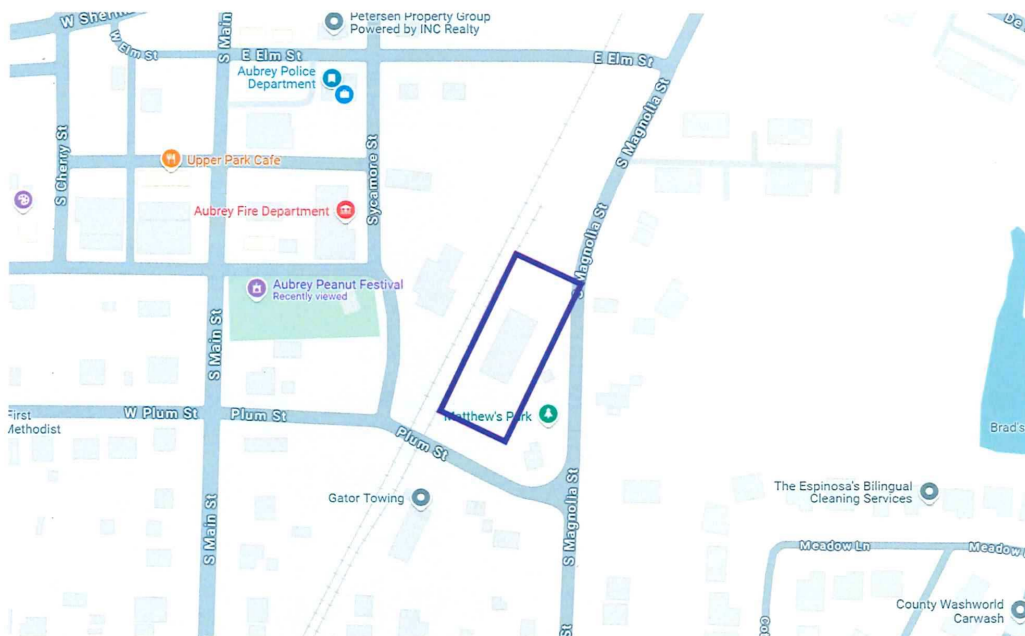


Attachment B

Bibliography

- "25 Boxcars Are Derailed", *Spokane Daily Chronicle*, July 26, 1973, page 12.
- "Aubrey Businesses", *Denton Record Chronicle*, Sunday May 27, 1956, Page 4.
- "Aubrey: New Confidence", *Denton Record Chronicle*, Sunday January 20, 1963, Page 42.
- "Aubrey Success Story", *Denton Record Chronicle*, Sunday, September 10, 1961, Page 5, Person, Places & Things Section
- "Early Peanut Farming / The Harvest", Betty Redfearn, *The History of Aubrey*, 2012, Page 26.
- "First Peanuts of Season Marketed", *Denton Record Chronicle*, Thursday, October 17, 1935, page 1.
- "Peanut Drying Facility Added", *Denton Record Chronicle*, Sunday, July 31, 1966, Page 6, Section 3.
- "Peanut Farming Strong Roots in Sandy Soil", Betty Redfearn, *The History of Aubrey*, 2012, Page 28.
- "Peanut Growers Begin Bulk Shift", *Denton Record Chronicle*, Sunday, October 12, 1958, Page 8, Agriculture Section.
- "Peanuts Growing Business", *Denton Record Chronicle*, Sunday January 30, 1972, Page 21, Section I.
- "Planning Pays Off For Meeting Goals in Aubrey Area", *Denton Record Chronicle*, Sunday, January 26, 1964, p8, Section 4.
- "Round About Town", *Denton Record Chronicle*, Thursday, December 14, 1933, page 1.

Attachment C



Attachment D

DCAD Information

PID 313534 I

Property Summary Report | 2024
Online Services | Denton Central Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 313534
Geographic ID: A1243A-000-0227-00A1
Type: R
Zoning: Commercial
Agent:
Legal Description: A1243A F. TREVINO, TR 227A, (IMP ONLY)
Property Use: AA001

OWNER

Name: WEIR 777 LLC
Secondary Name:
Mailing Address: PO BOX 541793 DALLAS TX US 75354-1793
Owner ID: 1843169
% Ownership: 100.00
Exemptions:

LOCATION

Address: TX
Market Area:
Market Area CD: AA01G01
Map ID: COMMERCIAL

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

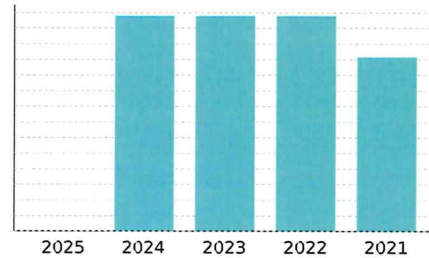
CURRENT VALUES

Land Homesite: \$0
Land Non-Homesite: \$0
Special Use Land Market: \$0
Total Land: \$0

Improvement Homesite: \$0
Improvement Non-Homesite: \$34,440
Total Improvement: \$34,440

Market: \$34,440
Special Use Exclusion (-): \$0
Appraised: \$34,440
Value Limitation Adjustment (-): \$0
Net Appraised: \$34,440

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$34,440	\$0	\$34,440	\$0	\$34,440
2023	\$0	\$34,440	\$0	\$34,440	\$0	\$34,440
2022	\$0	\$34,440	\$0	\$34,440	\$0	\$34,440
2021	\$0	\$27,877	\$0	\$27,877	\$0	\$27,877

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C01	AUBREY CITY OF	0.464000	\$34,440	\$34,440
G01	DENTON COUNTY	0.187869	\$34,440	\$34,440
S02	AUBREY ISD	1.255200	\$34,440	\$34,440

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **Commercial** Improvement Value: **\$20,286** Main Area: **6,200**
State Code: **F1** Description: **Commercial** Gross Building Area: **6,320**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MAAA	ATTACHED ADDITION	930		1	1960	0	5,600
MA	MAIN AREA	930		1	1960	0	600
OP25	OPEN PORCH	930		1	1960	0	120

Improvement Features

Improvement #2: **Commercial** Improvement Value: **\$13,854** Main Area: **4,000**
State Code: **F1** Description: **Commercial** Gross Building Area: **5,020**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	930		1	1960	0	4,000
OP25	OPEN PORCH	930		1	1960	0	624
OP25	OPEN PORCH	930		1	1960	0	396

Improvement Features

Improvement #3: **Commercial** Improvement Value: **\$300** Main Area: **0**
State Code: **F1** Description: **BARN/STORAGE** Gross Building Area: **2,000**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
BARN	Barn 2023	1600		1	1960	0	2,000

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
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DEED HISTORY

Deed	Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
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Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/6/23	BOS	MH BILL OF SALE	JB LEGACY LLC	WEIR 777 LLC				2023-109446
10/25/18	BOS	MH BILL OF SALE	JUST NUTS, LLC	JB LEGACY LLC				2019-25526

Redaction Date: 1/6/2025 11:33:18 AM

Redaction Log

Total Number of Redactions in Document: 1

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	EMAIL	552.137 - Confidentiality of Certain E-mail Addresses	1

Redaction Date: 1/6/2025 11:33:18 AM

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
EMAIL	552.137 - Confidentiality of Certain E-mail Addresses	1(1)

Historic Preservation Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
February 25, 2025
6:00 PM



The meeting was called to order at 6:07 PM.

Present: Melba Baxter, Darlene Wilson, Vinita Tribble, Randy Tarlton, Louise Brumfield

Staff Present: City Secretary Jenny Hicks, Executive Director of Operations Leanne Wilson, City Attorney Patricia Adams

Commissioner Vinita Tribble offered the invocation and led the Pledges of Allegiance.

Community Announcements:

Commissioner Louise Brumfield spoke regarding opportunities including Senior Fit and other classes being held at the Community Center.

Commissioner Melba Baxter spoke in favor of the Farmers Market that begins in April.

Mayor Chris Rich thanked the board for their service on the commission.

Citizen Input: None

New Business: New items requested for consideration.

1. Consider and take appropriate action to elect a member to serve as Commission Chair.

Commission Member Vinita Tribble made a motion to elect Randy Tarlton as Chairperson. Commission Member Melba Baxter seconded. Motion Passed (5:0). None opposed.

2. Consider and take appropriate action to elect a member to serve as Commission Vice-Chair.

Commission Member Melba Baxter made a motion to elect Vinita Tribble as Vice-Chairperson. Commission Member Louise Brumfield seconded. Motion Passed

(5:0). None opposed.

3. Consider and take appropriate action to establish regular monthly meeting date and time for the Commission.

Commission Member Vinita Tribble made a motion to set the regular meeting date on the 4th Tuesday of each month at 6:00 PM. Commission Member Randy Tarlton seconded. Motion Passed (5:0). None opposed.

***** EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the Commission will recess into Executive Session (closed meeting) to discuss the following:

4. **Section 551.071(1) and (2) Consultation with Attorney.** For the Commission to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding:
 - Historic Preservation regulations, roles, and duties of the Commission

Motion to Recess into Executive Session

Commission Member Vinita Tribble made a motion to recess into Executive Session at 6:17 PM. Commission Member Louise Brumfield seconded. Motion Passed (5:0). None opposed.

The Commission reconvened into Open Session at 7:04 PM.

Commission Member Louise Brumfield made a motion to adjourn at 7:04 PM. Commission Member Melba Baxter seconded. Motion Passed (5:0). None opposed.

PASSED and APPROVED by the Historic Preservation Commission of the City of Aubrey, Texas this 25th day of March, 2025.

Randy Tarlton, Chair

ATTEST:

Jenny Hicks, City Secretary