



HISTORIC LANDMARK DESIGNATION CHECKLIST AND APPLICATION

The purpose of a Historic Landmark is to preserve and officially recognize a building, district, object, site, or structure for its outstanding architectural, archeological, cultural, social, economic, ethnic, and political history significance to Denton. These Historic Landmarks, as well as state and national landmarks can be included within Historic and Conservation Districts.

The following are outlined in Denton Development Code Section 2.9.4. and must be submitted for historic landmark designation applications to be considered complete.

GENERAL ITEMS

- ☐ Provide a copy of the City of [Denton's Owner Authorization Form](#)
- ☐ Complete the Historic Landmark Designation Application (below)
- ☐ Complete the Owner's Statement* (below)
- ☐ **Associated Fee(s):** as listed on the [Development Review Fee Schedule](#).
- ☐ I/We the undersigned, owner(s) of, or party(s) with financial interest in, all property herein described, do hereby file this, my/our petition, asking that the said property be designated as a historic landmark under the provisions of Ordinance #80-30 of the Code of Ordinances of the City of Denton, Texas.
- ☐ I/We authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed notification of the proposed historic designation.


Signature

01-12-2026

Date

Jennifer Morales

Print Name

3010 Carmel St

Address

Denton, TX 76205

City/State/Zip

940-390-4302

Phone

moralesobjectdesign@gmail.com

Email

*Additional Owners may be listed on a separate piece(s) of paper.

Historic Landmark Designation Application



1403 Kendolph Dr Denton, TX 76205

Site Address

Rental Property

Present Use

Residential

Current Zoning

A0996A E Puchalski, Tr 562, 563 .324AC

Legal Boundary (Lot and Block or Metes and Bounds – Attach Exhibit A if necessary)



Owner Authorization

Name: Jennifer and David Morales

Company Name: _____

Address: 1403 Kendolph Dr Denton, TX 76205

Telephone: 940-390-4302 Email: moralesobjectdesign@gmail.com

CHECK ONE OF THE FOLLOWING:

- ☒ I will represent the application myself; or
☐ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: [Signature] Date: 1-12-26

Exhibit B: Chain of Title of Site and/or Enterprise

Name of Owner: Hiram J. and Reva S. Friedsam

Type of Instrument/Date: DOC #1957-3286 (6/25/1957)

Vol/Page #: 430/272

Book Type: Deed Record (DR)

Name of Owner: Sam and Ruth Barton

Type of Instrument/Date: DOC #1965-10506 (10/11/1965)

Vol/Page #: 100/591

Book Type: Release Lien Record (RR)

Name of Owner: Diana R. Block and Richard D. Maudlin

Type of Instrument/Date: DOC #1994-27774 (4/5/1994)

Name of Owner: Annette Lawrence

Type of Instrument/Date: DOC #1998-79245 (8/27/1998)

Vol/Page #: 4166/2245

Book Type: Real Property (RP)

Name of Owner: Diane Coady

Type of Instrument/Date: DOC #2004-100474 (7/29/2004)

Name of Owner: David R. and Jennifer M. Morales

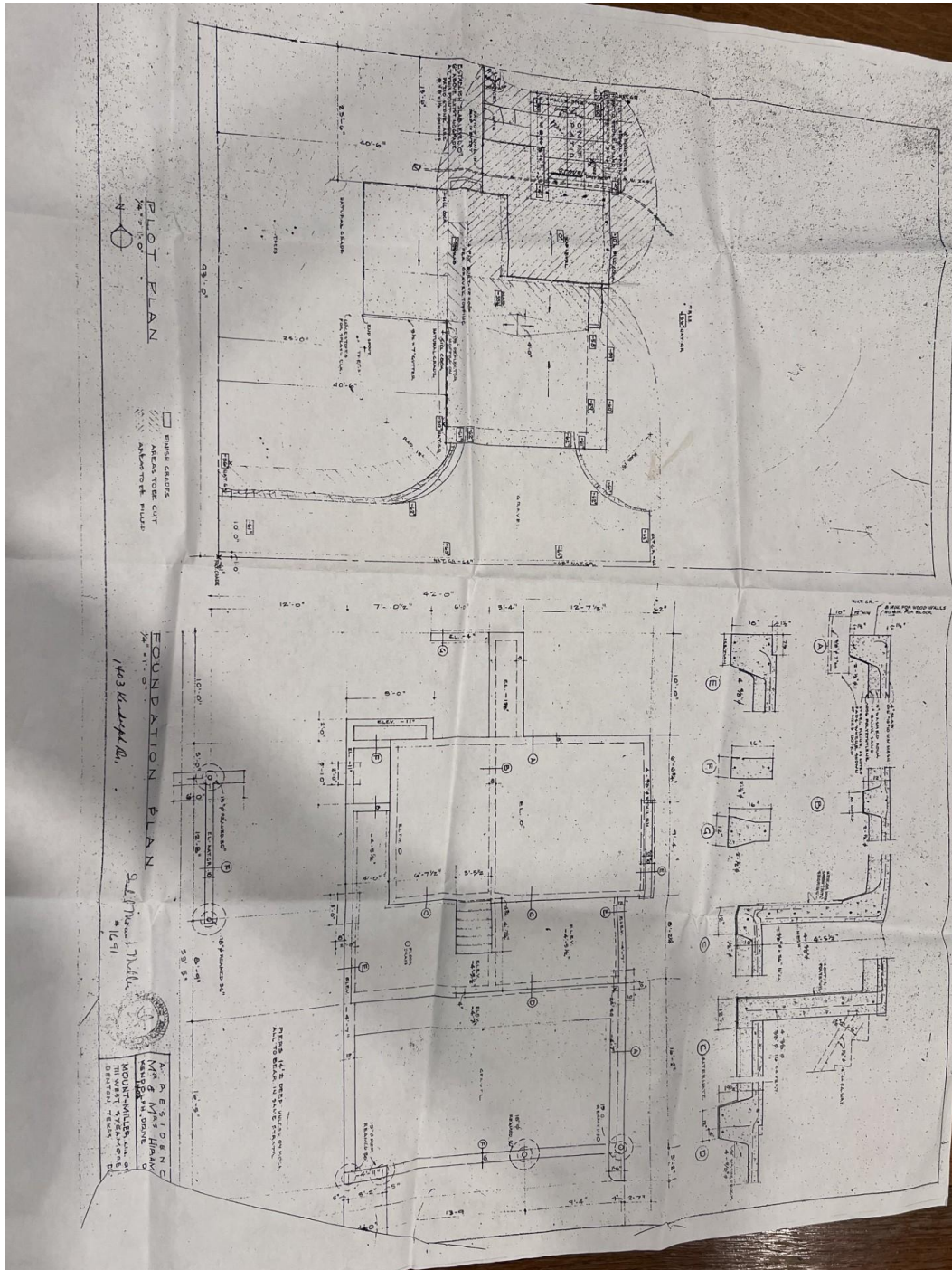
Type of Instrument/Date: DOC #2013-36429 (3/26/2013)

Exhibit C: Additions to Original Building

Date(s) of Construction:

- Circa 1959

Architect Name: Mount-Miller Architects



Contractor(s) Name: Paul L. Johnson (ML/28/403; 10/8/1958)

This memorandum of agreement made and entered into between **HIRAM J. FRIEDSAM**

and his wife **REVA S. FRIEDSAM**, hereinafter called parties of the first part, and
PAUL L. JOHNSON

hereinafter called party of the second part, whether one or more, all of said County and State, WITNESSETH:

That the said party of the second part, in consideration of the premises hereinafter set forth, agrees and contracts with the said parties of the first part, to furnish all the labor and materials for, and to construct, erect and complete upon the lands and premises hereinafter described, in good workmanlike manner, and in accordance with the plans and specifications agreed upon between the parties, and signed by them for the purpose of identification, the following improvements, to-wit: *one 3 bedroom, 2 bath frame construction house according to the plans and specifications heretofore agreed upon by and between the parties hereto, to be a complete, finished, turn-key job,*

Said party of the second part agrees to complete said improvements within *one hundred fifty* days from the date hereof, unavoidable accident alone excepted, a reasonable allowance, however, to be made in case of bad weather, and to pay to the said parties of the first part the sum of (\$)

Dollars per day for each day and every day's delay

thereafter as assessed or liquidated damages.

The land and premises upon which the said improvements are to be erected are situated in the County of **Denton**, State of Texas, and are more particularly described as follows, to-wit: *A part of a 6 acre tract out of the E. Puchalski One-Third League Survey, Abstract No. 996, and the A.N.B. Tompkins Survey, Abstract No. 1246, and being the same tract described in a deed dated the 25th day of June, 1957, from Geo. M. Hopkins to H. J. Friedsam, et ux, shown of record in Vol. 430, page 272, Deed Records of Denton County, Texas, to which deed reference is here made for a more complete description of said tract,*

***Additional documentation provided on the next two pages.**

Exhibit "C": Additions to Original Building

Original Construction

- **Date the structure was built:** 1959 (Note: Some records list 1958; confirmed as 1959 in Denia Neighborhood Walking Tour and public sources).
- **Contractor/Architect name:** Mount-Miller Architects (Isabel Mount-Miller and Tom Polk Miller).
- **Description/Nature of Work:** Original mid-century modern single-family residence designed by the prominent local firm Mount-Miller Architects. Key features included open floor plan, large glass walls, polished concrete floors, cork and mahogany wood elements, concrete block accents, overhanging flat roof, and integration with the landscape. No major additions or alterations prior to current ownership are documented.
- **Cost of improvements:** Original construction cost unknown.
- **Type of Legal Instrument:** N/A (original build).
- **Attachments:** Original architectural plans (if available); references from Denton County Office of History and Culture blog and ArcGIS Denia Walking Tour (2023), describing the home as a "beautiful 1959 mid-century modern design" and "one of the highlights of the entire tour."

Major Rehabilitation and Restoration (Current Ownership)

- **Date(s):** Purchased March 2013; major work performed 2013–2015 (approximately 1.5 years), with ongoing maintenance (e.g., new roof ~2019, heater replacement ~2024).
- **Contractor/Architect name:** Owner-supervised restoration (Jennifer Morales, with Archistructer's construction expertise); various licensed contractors for specialized work (e.g., windows, HVAC, electric, roofing—permits available if requested). No new architect involved; all changes guided by original Mount-Miller design intent.
- **Description/Nature of Work:** Comprehensive interior and exterior rehabilitation to restore and preserve the home's mid-century modern character while improving energy efficiency, functionality, and longevity. The interior was taken down to the studs and restored to original where appropriate, retaining authentic materials including cork flooring, mahogany wood elements, and polished concrete floors throughout.
 - **Interior updates:** Updated all windows to Milgard units matching original style but meeting current energy standards; opened entry to family room with added windows and new mahogany door; fully updated kitchen with period-appropriate mahogany cabinetry; Mahogany built ins in all closets; installed George Nelson pendant lights (period-correct reproductions/ originals where possible) and recessed can lighting; enlarged master bath by incorporating hallway space, using 1-inch glass mosaic tile matching original; insulated walls/ceilings with spray foam for energy efficiency and sound control; installed all-new HVAC system. All new wired electric.
 - **Exterior updates:** Replaced rotten wood and decaying metal supports (supporting living room); full exterior repaint; added poured concrete back and front porch and walkways; constructed new roof over front porch; added period-correct cinderblock courtyard matching existing concrete block design on the home; extensive new landscaping (none existed at

purchase).

- **Ongoing maintenance:** New roof approximately 6 years ago (2019); heater replacement last year (2024).

Every effort was made to honor the original 1959 Mount-Miller design, using compatible materials and avoiding irreversible changes. The restoration preserved and enhanced the home's architectural significance.

- **Cost of improvements:** Approximately \$300,000 (from purchase to present, including restoration and subsequent updates; detailed receipts available upon request).
- **Type of Legal Instrument:** N/A (owner-performed rehabilitation; building permits obtained for major work—copies can be provided).
- **Attachments:** Before-and-after photos (if available); current exterior/interior photographs; original plans for comparison; any permits upon request.

This restoration transformed a neglected property into a showcase of mid-century modern heritage, contributing to Denton's preservation efforts in the Denia neighborhood.

ISOMETRIC VIEW OF
LINTELS & POST AT
N.E. DEN CORNER

SINGLE PLATE TYPICAL
OVER DOUBLE LINTEL

53'-5"

27'-7"

15'-10"

9'-11"

5'-4 1/2"

5'-8 1/2"

4'-4"

15'-5"
RETURN
UP. SHALL

DEN

BED ROOM #3

BED ROOM #2

3'-2"x6"x12" ALUM.
WITH HANGER
NO PLATE ON BEAM
BELOW CLS

STAIRWELL

HALL

KITCHEN

STUDY

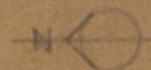
BATH

BATH

BED ROOM #1

INTERMEDIATE & UPPER FLOOR PL

SCALE 1/4" = 1'-0"



LIVING ROOM

DECK

DOUBLE
2"x4" PL.
ON WEST-
TOP 2"x4"
NOTCHED TO
EXTEND CONT.
ACROSS LINTEL

ISOMETRIC
VIEW OF
LINTEL PLATE,
& POST AT
S.W. UPRM. CORNER

SINGLE
2"x4" PL.
ON SOUTH

DOUBLE
2"x4" PL.
ON LINTEL

3'-2"x4"s

FACE OF WARD
STANDARDS

15'-10"

53'-5"

27'-7"

Before, After Photos
Redo Restoration

























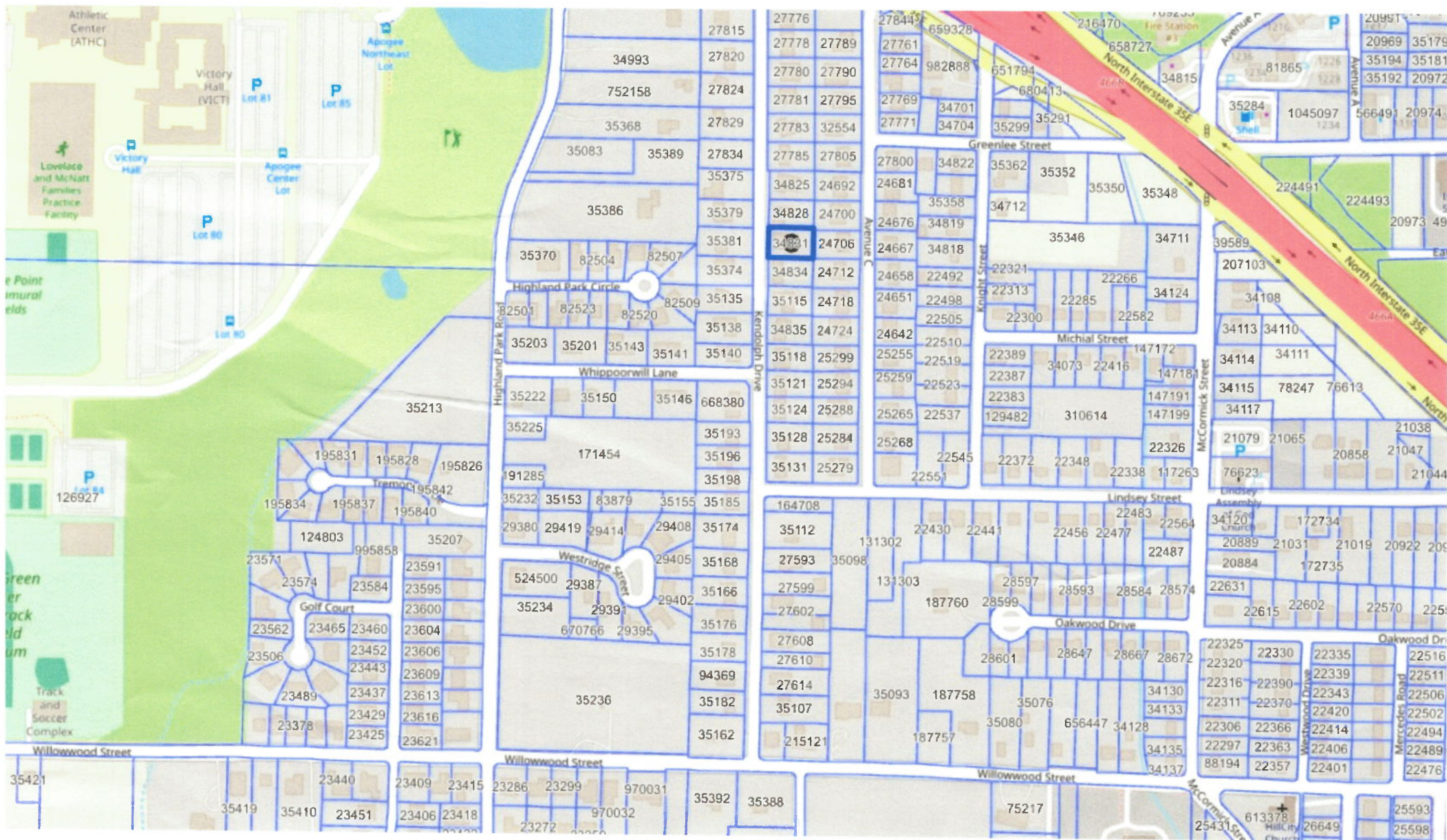








Exhibit D



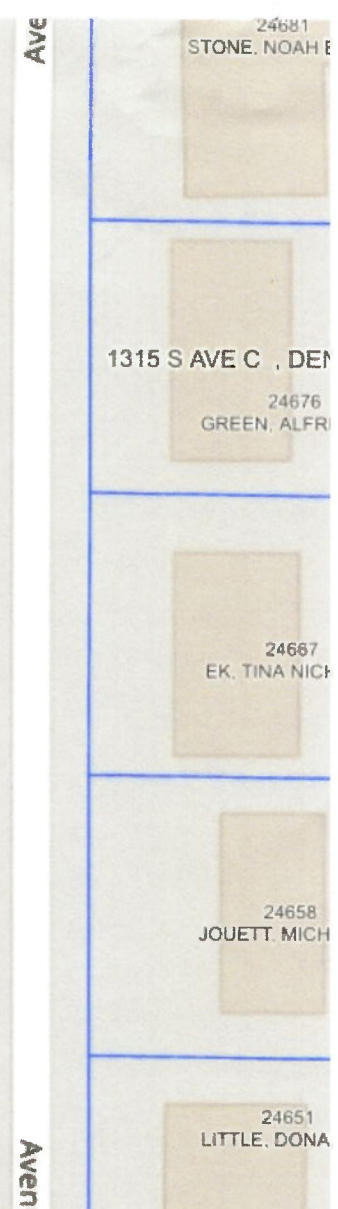
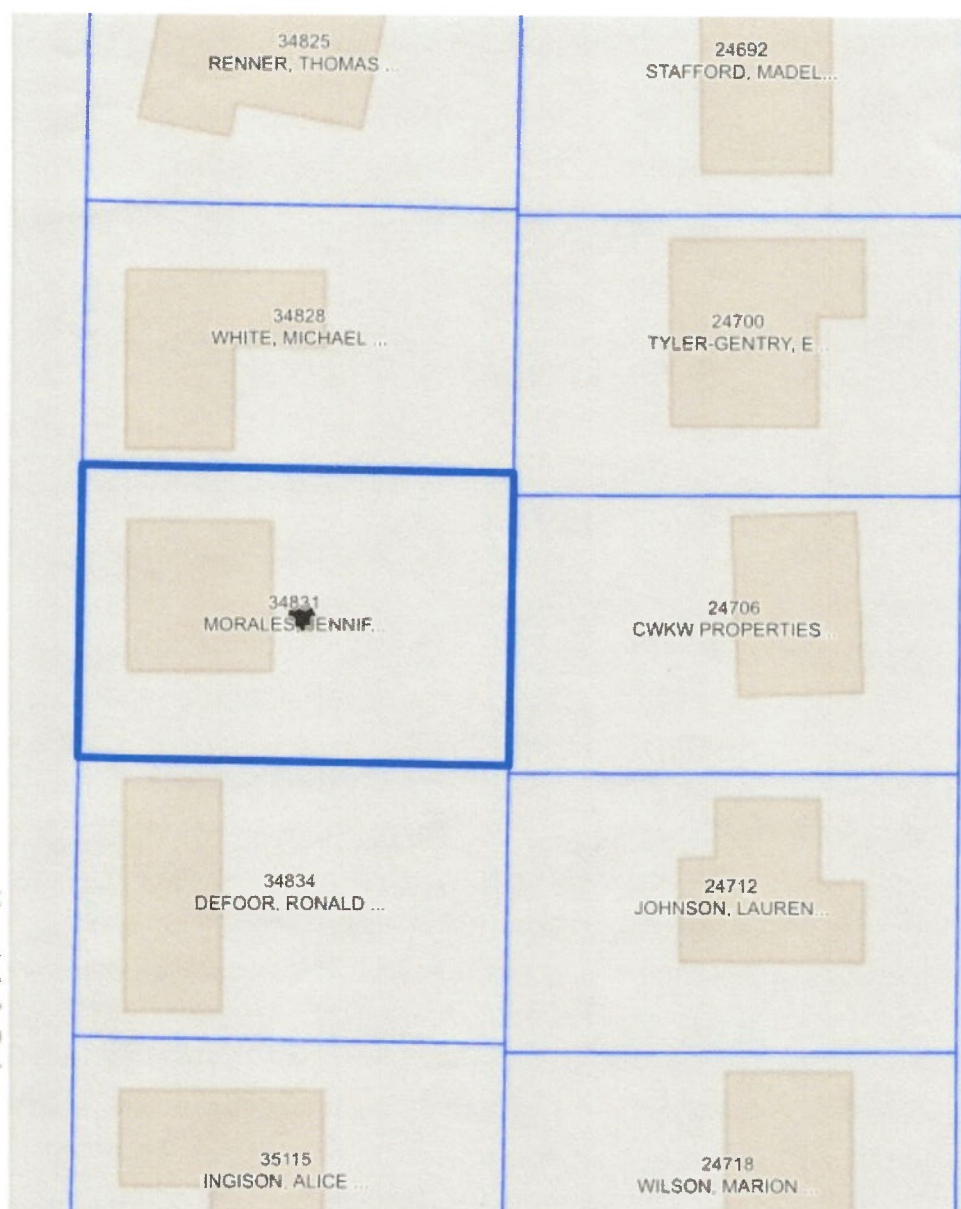
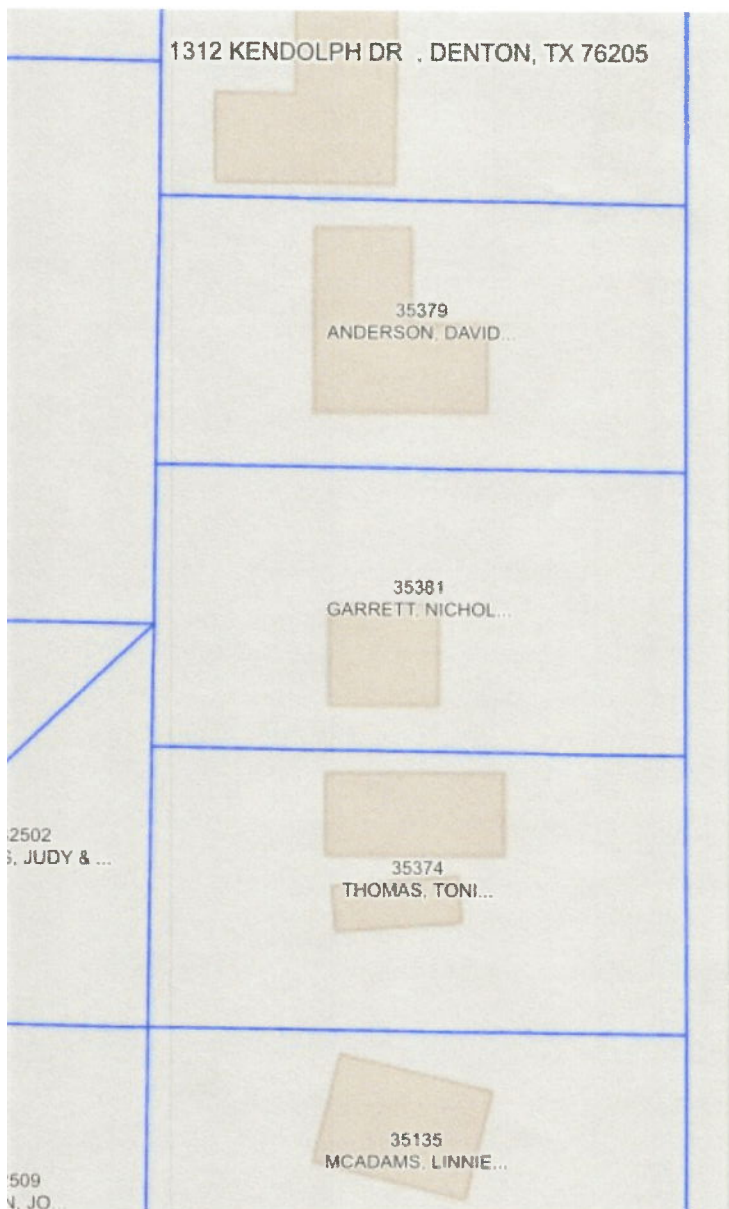


Exhibit E

West



South



east



North



Exhibit F: Historic Landmark Approval Criteria

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States.

This residence contributes significantly to Denton's heritage as an excellent example of mid-twentieth century suburban development and cultural characteristics following World War II. Mid-century modern architecture reflects national trends in optimism, innovation, efficiency, and indoor-outdoor living, which were embraced in Texas' growing communities, like Denton. Located in the Denia neighborhood – a locally recognized concentration of mid-century residences – the property helps illustrate the city's evolution from earlier historic styles to modern designs that integrated natural landscapes. It supports Denton's broader cultural narrative of embracing diverse architectural periods, as promoted through City-led walking tours and preservation initiatives.

3. Reflects a distinguishing characteristic of an architectural type or specimen.

The residence is an outstanding specimen of mid-century modern residential architecture, featuring distinguishing characteristics of the style: an open floor plan for fluid living spaces, large glass walls for natural light and views, polished concrete floors, exposed structural elements, concrete block accents, overhanging flat roof for shade and definition, and seamless indoor-outdoor flow. These elements emphasize functionality, simplicity, and harmony with the environment – hallmarks of mid-century design.

4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

Tom Polk Miller and Isabel Mount were prominent architects and social and civic activists in Denton, TX for more than 40 years. They were both native Texans and met while pursuing their architecture degrees at Rice University in Houston, TX. In 1946, Tom and Isabel formed the partnership Mount-Miller Architects and married in 1947. The Millers moved to Los Angeles, but in 1953 moved to Denton, TX and by 1954 were designing homes, churches and smaller commercial buildings in Denton and nearby towns until the year 2000. They are responsible for designing and remodeling 200-300 houses, public and commercial buildings, including many within the Denia neighborhood. Some noted examples of their work include the 1959 Denton Unitarian Universalist Fellowship and Denia residences, 1900 Westridge Street, which was locally designated in 2024, 1316 Kendolph Drive, 1226 Kendolph Drive and 1426 Kendolph Drive.

9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States.

The property exemplifies Denton's historical heritage through mid-century modern design, which captures the post-war era's cultural and social emphasis on modern living, family-oriented spaces, and suburban expansion in growing Texas communities. The residence contributes to the

social fabric of Denia, a neighborhood valued for its “hidden” mid-century residences that reflect local architectural evolution and community pride in preserving modern heritage/design.

11. Identification with a person who significantly contributed to the culture and development of the city, state or the United States.



Dr. Hiram J. Friedsam was born March 14, 1920, in Brooklyn, New York. His family moved to Texas, and he grew up in Waco, Texas. He received a Bachelor's degree from Baylor University and his Master's degree from the University of Texas prior to World War II.

During the war he served in the United States Marine Corps in the Pacific, participating in the Battle of Solomon Islands and at Guadalcanal Island from 1942-1943. He remained in the Marine Corps Reserves after the war, retiring from the Reserves as a Major in 1961.

He earned his Ph.D. from the University of Texas. He joined North Texas State Teachers College (now the University of North Texas) in 1948 as an assistant professor of economics. He would later serve as the chair of the Sociology Department. The residence was built for Hiram and his wife, Reva, circa 1959.

Dr. Friedsam was instrumental in establishing the Center for Studies in Aging, the first gerontology program in Texas. He served as the director of the Center until 1973, when he was appointed the first Dean of the newly established School of Community Services (now the College of Public Affairs and Community Service). He held that position until his retirement in 1983. He was named Professor Emeritus. Dr. Friedsam maintained an office in the department of Applied Gerontology (formerly the Center for Studies in Aging).

Dr. Friedsam was a member of numerous professional organizations: he was a Fellow of the Gerontological Society of America, the Association for Gerontological Society of America, the Association of Gerontology in Higher Education; he served as President of the Southwestern

Sociological Society, the Southwestern Social Science Association, the Association for Gerontology in Higher Education, and the Texas Society on Aging. He was a delegate to the 1961, 1971, and 1981 White House Conferences on Aging. President Lyndon Johnson appointed Dr. Friedsam to the Presidential Task Force on Older Americans. He was the author or co-author of more than fifty publications. He also served as a term editor-in-chief of *The Gerontologist*. He received the President's Award and Distinguished Teacher Award from the University of North Texas. He was also named an Honorary Alumnus by the Alumni Association. He was also honored by the President's Citation from the American Association of Homes and Services for the Aging, the Trailblazer award from the Texas Joint Conference on Aging, and Distinguished service Award from the southwestern Social Science Association, from the Association of Gerontology in Higher Education, and the Clark Tibbitts Award for contributions to gerontology education for that organization. Today, the Gerontological Society of America has a Hiram J. Friedsam Mentorship Award.

Dr. Friedsam died, at the age of 87, March 24, 2007.

12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city.

Situated in the Denia neighborhood on Kendolph Drive – where there is a cluster of Mount-Miller homes – this residence has become a value landmark due to its prominent mid-century design and visibility, including being highlighted during public architectural tours. It enhances neighborhood identity and visual appeal, as well, as has been recognized in City promotions of Denia as a mid-century haven.

RESOURCES

Newspapers/Documents

- City of Denton's Historic Preservation Plan (2019)
- 1900 Westridge Street Historic Landmark Designation Application
- Property owner's photographs prior to restoration
- Original 1959 architectural plans
- Denton County Office of History and Culture Blog

Websites/Videos

- Texas Archival Resources Online (TARO), Hiram Friedsam
- Property Summary Report
- The Portal to Texas History
- Denton County Official Records Search
- ArcGIS Story Maps: Denia Walking Tour (2023)
- <https://www.youtube.com/watch?v=TfGqwBX8r08>