

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON DESIGNATING THE PROPERTY LOCATED AT 1403 KENDOLPH DRIVE, BEING PART OF ABSTRACT NUMBER 996, TRACT 562 AND 563 OF THE EUGENE PUCHALSKI SURVEY, A HISTORIC LANDMARK UNDER SECTION 2.9.4 OF THE DENTON DEVELOPMENT CODE; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (HL26-0001b)

WHEREAS, the City of Denton has determined that the property located at 1403 Kendolph Drive, being part of Abstract Number 996, Tract 562 and 563 of the Eugene Puchalski Survey of the City of Denton and more particularly described and depicted in Exhibit A (the "Property"), located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane, is worthy of designation as a local historic landmark, and

WHEREAS, both the Historic Landmark Commission and the Planning and Zoning Commission have found that the Property meets the following criteria for historic landmark designation as listed in Section 2.9.4B of the Denton Development Code:

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States. The residence is of value as it serves as an example of Denton's mid-twentieth century suburban-style development and the evolution of the city's architectural styles overtime.
2. Reflects a distinguishing characteristic of an architectural type or specimen. The residence is an example of mid-century modern residential architecture.
3. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. The residence was design by Tom Polk Miller and Isabel Mount of Mount-Miller Architects, a prominent partnership that designed and remodeled between 200 and 300 houses, public and commercial buildings in Denton.
4. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States. The residence 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.
5. Identification with a person who significantly contributed to the culture and development of the city, state or the United States. Former residence, Dr. Hiram J. Friedsam, who had the residence constructed and resided in the residence for 6 years, contributed significantly to the Denton community through his work at North Texas State Teachers College (now the University of North Texas) and at a national level for his work in Gerontology.

WHEREAS, on March 2, 2026, the Historic Landmark Commission held a public meeting as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on **X**, the Planning and Zoning Commission held a public hearing as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on **X**, the City Council held a public hearing as required by law, and upon conclusion approved the designation request finding that the request is consistent with Section 2.9.4B of the Development Code; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference as true.

SECTION 2. That 1403 Kendolph Drive, located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane, being part of Abstract Number 996, Tract 562 and 563 of the Eugene Puchalski Survey and more particularly described in Exhibit A attached hereto (the "Property"), is hereby designated as a historic landmark under Section 2.9.4B of the Denton Development Code.

SECTION 3. The Property shall be indicated upon the zoning map of the City of Denton as a Historic Landmark by the letter "H," and the Property shall be subject to all terms, provisions, and requirements of Section 2.9.4 of the Denton Development Code and such designation shall be in addition to any other use designation established in the City's zoning ordinance applicable to such property.

SECTION 4. Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding Two Thousand and no/100 Dollars (\$2,000.00). Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 5. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____

Jill Jester, At Large Place 6: _____

PASSED AND APPROVED this the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

DRAFT

Exhibit A

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE EUGENE PUCHALSKI ONE-THIRD LEAGUE SURVEY, ABSTRACT NUMBER 996, BEING ALL THAT CERTAIN TRACT DESCRIBED IN A DEED TO HIRAM J. FRIEDSAM RECORDED IN VOLUME 516, PAGE 253, DEED RECORDS, DENTON COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN A DEED TO HIRAM J. FRIEDSAM RECORDED IN VOLUME 430, PAGE 272, DEED RECORDS, DENTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A CALLED 6 ACRE TRACT DEED TO GEO. HOPKINS RECORDED IN VOLUME 342, PAGE 632, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 38 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF KENDOLPH DRIVE, A DISTANCE OF 181 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 09 MINUTES 45 SECONDS EAST, WITH THE SOUTH LINE OF A TRACT DESCRIBED IN A DEED TO DON C. BAILEY RECORDED IN VOLUME 578, PAGE 144, DEED RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 146.59 FEET TO AN IRON PIN FOUND FOR CORNER ON THE WEST LINE OF FIELDS ADDITION AS SHOWN IN VOLUME 5, PAGE 4, OF THE PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 26 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID FIELDS ADDITION, A DISTANCE OF 98.94 FEET TO AN IRON PIN FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS WEST, WITH THE NORTH LINE OF A TRACT DESCRIBED IN A DEED TO IRA T. DEFOOR RECORDED IN VOLUME 436, PAGE 247, DEED RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 143.87 FEET TO AN IRON PIN FOUND FOR CORNER ON THE EAST RIGHT OF WAY OF KENDOLPH DRIVE;

THENCE NORTH 01 DEGREE 07 MINUTES 55 SECONDS WEST, WITH THE EAST RIGHT OF WAY OF KENDOLPH DRIVE, A DISTANCE OF 97.87 FEET TO THE POINT OF BEGINNING-AND CONTAINING IN ALL 0.328 ACRES OF LAND.