



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Historic Landmark Commission

Monday, March 2, 2026

5:30 PM

Development Service Center

After determining that a quorum is present, the Historic Landmark Commission of the City of Denton, Texas will convene in a Regular Meeting on Monday, March 2, 2026, at 5:30 p.m. in Training Rooms 3, 4 and 5 at the Development Service Center, 401 N Elm Street, Denton, Texas, at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak “Public Comment” card per night for the “Presentations from Members of the Public” portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding items not listed on the agenda. No official action can be taken on these items. Presentations from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

3. ITEMS FOR CONSIDERATION

Interested citizens should arrive at the meeting prior to the scheduled start time. Public comment will be accepted only for those items identified to be "public meeting(s)".

- A. [HLC26-014](#) Consider approval of the February 9, 2026 minutes.

Attachments: [February 9, 2026](#)

- B. [HL26-0001](#) Hold a public meeting and consider making a recommendation to the Planning and Zoning Commission and City Council regarding an application for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 1403 Kendolph Drive. The property is located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane. (HL26-0001, Historic Landmark Designation of 1403 Kendolph Drive, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Site Location Map](#)
[Exhibit 3 - Historic Landmark Designation Checklist and Application](#)
[Exhibit 4 - Draft Ordinance](#)

4. WORK SESSION

- A. [HLC26-013](#) Hold a discussion regarding whether the HLC will provide an informational advisory

statement to City Council about historic preservation issues related to the future use of the Denton Woman's Club building.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - City Council Staff Presentation](#)

- B. [HLC26-012](#) Receive a report, hold a discussion, and give staff direction regarding the Historic Landmark Commissions participation in Denton Revealed: Preservation Month 2026.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- C. [HLC26-009](#) Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- D. [HLC26-010](#) Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- E. [HLC26-011](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Attachments: [2026 Matrix](#)

5. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Historic Landmark Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Historic Landmark Commission reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on February 24, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

MINUTES
HISTORIC LANDMARK COMMISSION
February 9, 2026

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, February 9, 2026, at 5:30 p.m. at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Patricia Sherman, Linnie McAdams, Jonathan Black, and John Hoenig

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak “Public Comment” card per night for the “Presentations from Members of the Public” portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding items not listed on the agenda. No official action can be taken on these items. Presentations from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

None

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. HLC26-007:** Consider approval of the January 12, 2026, minutes.

Commissioner McAdams moved to approve the minutes as presented. Motion seconded by Vice-Chair Treat. Motion carried.

AYES (7): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, John Hoenig, Jonathan Black, Patricia Sherman, and Linnie McAdams

NAYS ():

- B. HLC26-008** Elect a Chair and Vice-Chair to the Historic Landmark Commission

The Commission provided nominations. Discussion followed.

Commissioner McAdams moved to nominate Commissioner Stripling as Chair. Motion seconded by Commissioner Treat. Motion carried.

AYES (7): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, John Hoenig, Jonathan Black, Patricia Sherman, and Linnie McAdams
NAYS ():

Commissioner Black moved to nominate Commissioner Treat as Vice-Chair. Motion seconded by Commissioner Sherman. Motion carried.

AYES (7): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, John Hoenig, Jonathan Black, Patricia Sherman, and Linnie McAdams
NAYS ():

- C. HL25-0004** Hold a public meeting and determine whether the presented expenses resulted in a permanent improvement and/or restoration of a local historic landmark property located at 3316 Roselawn Drive. The site is located on the northeast corner of Roselawn Drive and Roselawn Circle. (HL25-0004, 3316 Roselawn Drive Historic Tax Exemption, Cameron Robertson)

Commissioner Hoenig moved to approve the staff recommendation. Motion seconded by Commissioner McAdams. Motion carried.

AYES (7): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, John Hoenig, Jonathan Black, Patricia Sherman, and Linnie McAdams
NAYS ():

4. WORK SESSION

- A. HLC25-004** Receive a report and hold a discussion regarding Denton Revealed: Preservation Month 2026 and the Historic Landmark Commissions participation in the month-long event.

Cameron Robertson, Historic Preservation Officer, presented the item. Discussion followed.

- B. HLC25-006** Receive a report and hold a discussion regarding the historical merit of preserving the former entry wall of the former Park Place station.

Commissioner Black presented the item. Discussion followed.

- C. HLC26-005** Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

Cameron Robertson, Historic Preservation Officer, presented the item. Discussion followed.

Following discussion, the commission decided that Vice-Chair Treat and Commissioner Gregory would be the Community Outreach Subcommittee, and Commissioner Hoenig and Commissioner Black would be the Designation Research Subcommittee.

- D. HLC26-001:** Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

Cameron Robertson, Historic Preservation Officer, presented the item.

- E. HLC26-002:** Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Cameron Robertson, Historic Preservation Officer, presented the item.

The following items were added to the Matrix:

- Park Place station fragment, looking into additional issues, such as TxDOT permits, pricing, utilities, location for the fragment to be placed and networking with the Public Art Committee.
- Action item for what the Historic Landmark Commission will be hosting for Denton Revealed.

5. CONCLUDING ITEMS

Commissioner requested an update on the Denton Woman's Club building. Discussion followed.

Cameron Robertson, Historic Preservation Officer, provided an update on other projects.

With no further business, the meeting was adjourned at 7:01 pm.

X

Angie Stripling
Historic Landmark Commission Chair

X

Cathy Welborn
Administrative Assistant

Minutes Approved On: _____



City of Denton

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Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 2, 2026

SUBJECT

Hold a public meeting and consider making a recommendation to the Planning and Zoning Commission and City Council regarding an application for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 1403 Kendolph Drive. The property is located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane. (HL26-0001, Historic Landmark Designation of 1403 Kendolph Drive, Cameron Robertson)

BACKGROUND

The applicant and property owner, Jennifer Morales, is requesting the Historic Landmark Designation of the existing residence at 1403 Kendolph Drive.

If the Historic Landmark Designation is recommended for approval by the Historic Landmark Commission (HLC), the next step for the applicant is for their application to undergo review by the Planning and Zoning Commission regarding such designation, since a designation is considered a zoning action. The Planning and Zoning Commission must make a recommendation to City Council for its consideration. The decision at City Council is final and cannot be appealed.

CONSIDERATIONS

Section 2.9.4B of the DDC specifies the Historic Preservation Officer (HPO) and the HLC shall review the historic landmark designation request for compliance with one (1) or more of the following criteria:

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States;
2. Recognition as a recorded state historic landmark, a national historic landmark, or entered into the National Register of Historic Places;
3. Reflects a distinguishing characteristic of an architectural type or specimen;
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
5. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation;
6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif;
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
8. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;

9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States;
10. Location as the site of a significant historic event;
11. Identification with a person who significantly contributed to the culture and development of the city, state or the United States;
12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city; or
13. Value as an aspect of community sentiment or public pride.

Based on the evaluation of the documentation submitted by the applicant, staff finds that this property meets the following six criteria of Section 2.9.4B of the DDC (further detailed in Exhibit 3) and is eligible for the historic landmark designation:

Number 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.

Number 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.

Number 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.

Number 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.

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

One of the previous owners of 1403 Kendolph Drive, 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 the 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.

Number 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 valued 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.

CONSISTENCY WITH 2019 HISTORIC PRESERVATION PLAN

Goal #1, Policy 1.3 of the City of Denton's 2019 Historic Preservation Plan (the Plan), states that the HPO and HLC, and other decision-makers, should prioritize and designate eligible buildings and areas for potential landmarks and historic districts, especially for listing in the National Register of Historic Places.

The potential designation of 1403 Kendolph Drive helps the City meet Goal #1, Policy 1.3 of the Plan through the continuation of preserving Denton's significant historic, cultural, and architectural resources at the local level.

CONSISTENCY WITH DENTON 2040 COMPREHENSIVE PLAN

Goal CC-2 of the Denton 2040 Comprehensive Plan, states that the City should preserve and maintain the unique character of Denton for long-term sustainment of community character, by actively preserving and maintaining Denton's existing and future identified historic resources in conformance with the goals and policies in the 2019 Historic Preservation Plan. This goal is to be accomplished through both implementing recommendations for historic landmark, historic district, and conservation districts per updated historic resources surveys, as well as encourage voluntary landmark and historic district designation as a vehicle to protect sites with historical and architectural significance.

Pursued by the applicant and property owner, the property is historically significant to the Denton community for its exemplification of post-WWII development and cultural trends; reflection of distinguishing characteristics of the mid-century modern architectural style; identification as the work of two architects whose shared work has influenced the development of the city; exemplifications of the cultural and social heritage of the City, State, and United States; identification with persons who contributed to the City, State, and United States, and, finally, the value this property has gained as a landmark in the Denia neighborhood. Therefore, 1403 Kendolph Drive is in conformance with both the Plan and the Denton 2040 Comprehensive Plan.

PREVIOUS ACTION/REVIEW

Since 2013, there have been three building or development-related permits approved for this property. These permits have been related to remodeling and window replacement, installation of a new 8-foot high cedar fence, and registration as a short-term rental use.

NEIGHBORHOOD MEETING

No neighborhood meeting was held.

OPTIONS

1. Approval as submitted
2. Approval subject to conditions
3. Deny
4. Continue the item

RECOMMENDATION

Staff recommends **approval** of the request for Historic Landmark Designation of the property located at 1403 Kendolph Drive. This designation is consistent with goals and objectives of the Denton 2040 Comprehensive Plan and the 2019 Historic Preservation Plan, as well as meets the criteria for Historic Landmark Designations as outlined in Sections 2.9.4B of the DDC.

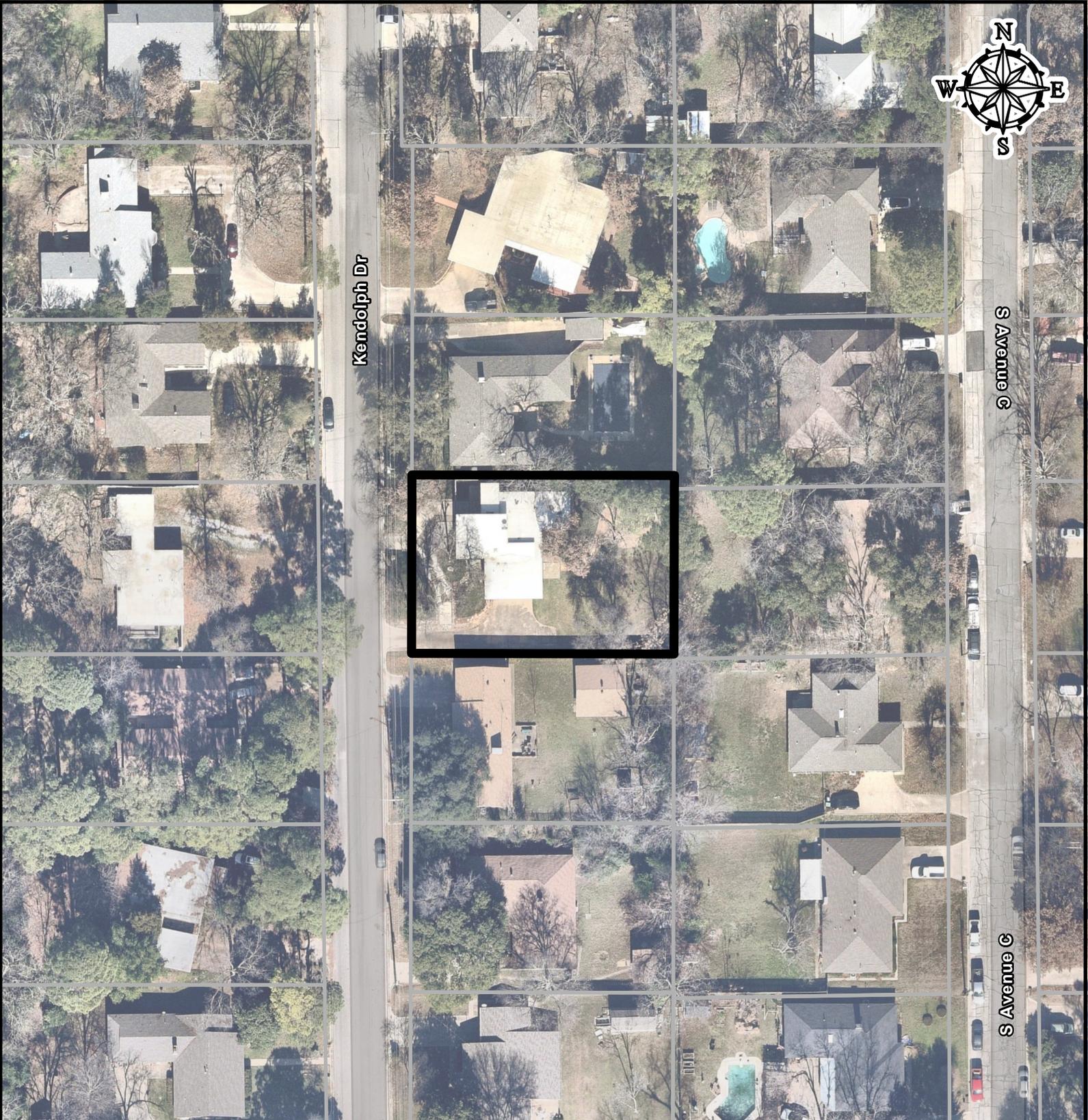
EXHIBITS:

1. Agenda Information Sheet
2. Site Location Map
3. Historic Landmark Designation Checklist and Application
4. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer

HL26-0001 Aerial Site Location

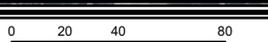
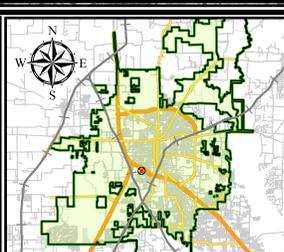


Kendolph Dr

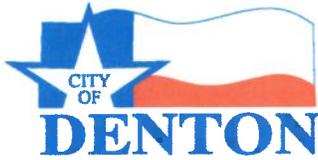
S Avenue C

S Avenue C

- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data.



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

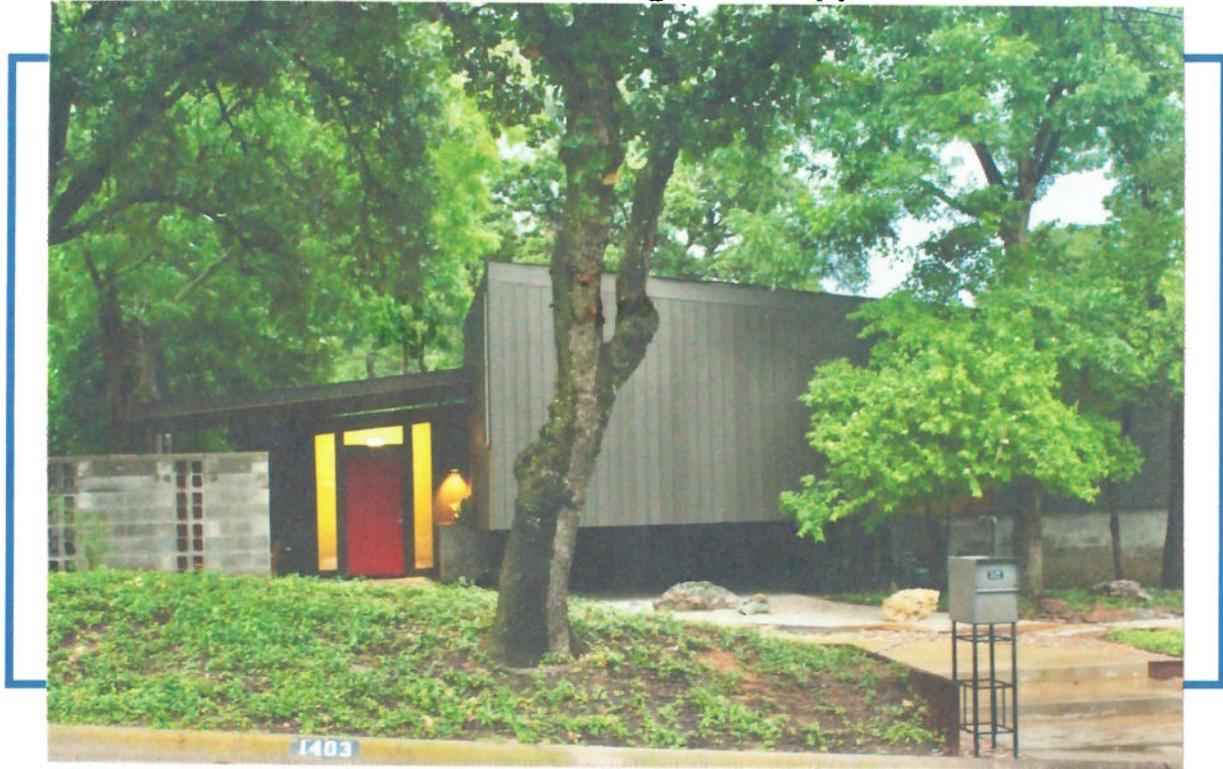
Phone

moralessobjectdesign@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

Residential

Present Use

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:  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

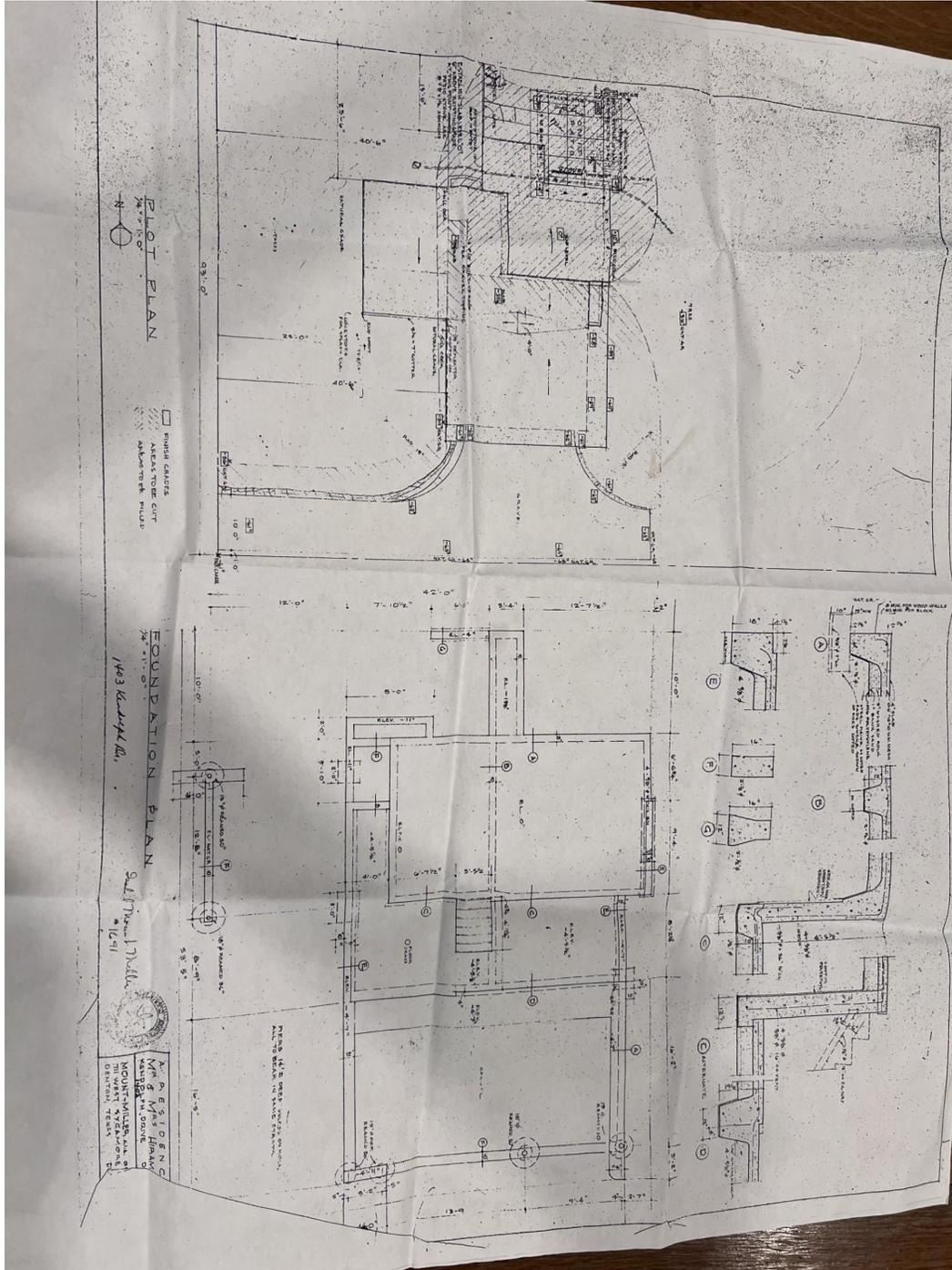
Type of Instrument/Date: DOC #2013-36429 (3/26/2013)

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.W.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.

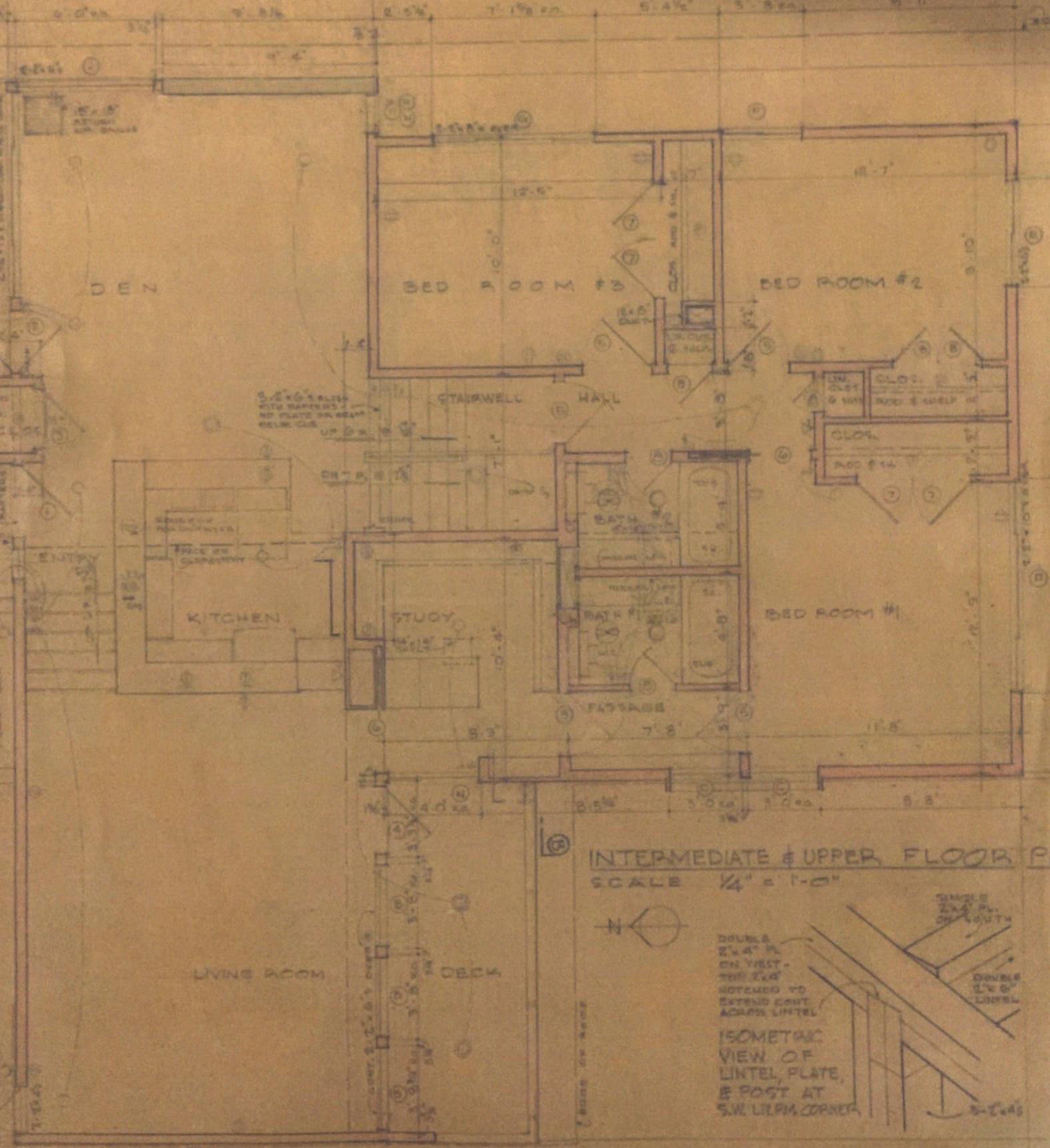
ISOMETRIC VIEW OF
LINTELS & POST AT
N.E. CORNER

SINGLE PLATE TYPICAL
OVER DOUBLE LINTEL

53'-6"

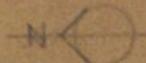
27'-7"

15'-10"



INTERMEDIATE & UPPER FLOOR PL

SCALE 1/4" = 1'-0"



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

FACE OF WARD
STANDINGS

15'-10"

53'-6"

27'-7"

Before, After Photos
Redo Restoration

































1312 KENDOLPH DR , DENTON, TX 76205

35379
ANDERSON, DAVID...

35381
GARRETT, NICHOL...

35374
THOMAS, TONI...

35135
MCADAMS, LINNIE...

Kendolph Drive

34825
RENNER, THOMAS ...

34828
WHITE, MICHAEL ...

34831
MORALES, JENNIF...

34834
DEFOOR, RONALD ...

35115
INGISON, ALICE ...

24692
STAFFORD, MADEL...

24700
TYLER-GENTRY, E...

24706
CWKW PROPERTIES

24712
JOHNSON, LAUREN ...

24718
WILSON, MARION ...

Ave

24681
STONE, NOAH E

1315 S AVE C , DEN

24676
GREEN, ALFR

24667
EK, TINA NICH

24658
JOUETT, MICH

24651
LITTLE, DONA

Avenue

Exhibit E

West



South



295



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>

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.



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 2, 2026

SUBJECT

Hold a discussion regarding whether the HLC will provide an informational advisory statement to City Council about historic preservation issues related to the future use of the Denton Women's Club building

BACKGROUND

At the February 9, 2026 meeting, members of the HLC requested additional information regarding ongoing Council discussions regarding the Denton Women's Club building. On February 3, 2026, staff gave a presentation to City Council on the status of the Denton Women's Club building. Please see the presentation attached to this item (Exhibit 2).

Although all decisions regarding the lease and use of the Denton Women's Club building are under the purview of the City Council, the Historic Landmark Commission does have authority under Denton Development Code Subsection 2.3.6C.8 to provide information and advisement to owners of historic landmarks. Accordingly, the HLC may vote to send a formal informational advisory statement letter on the subject of the previous Denton Women's Club building presentation to City Council as a body. Such a letter would be jointly authored by the Commission. Should a majority of the Commission vote not to send a formal letter from the body, the alternative option would remain for individual Commissioners to write letters on their own behalf to members of City Council regarding the aforementioned presentation.

OPTIONS

1. Approval – Commission authors and sends informational advisory letter to Council.
2. Denial – Commission does not send informational advisory letter; individual Commissioners may send personal letters to Council.

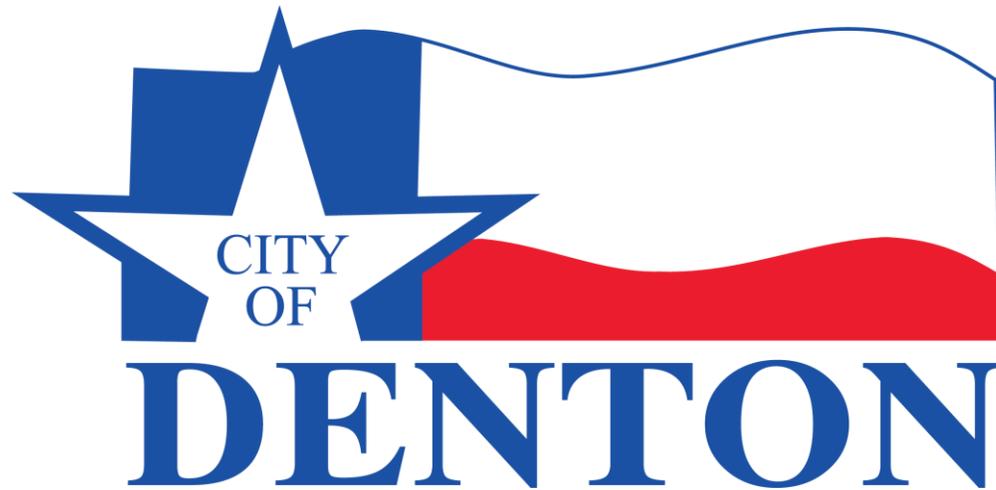
EXHIBITS

1. Agenda Information Sheet
2. City Council Staff Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer

Denton Woman's Club Building Lease



Christine Taylor, Assistant City Manager
February 3, 2026
ID 26-0025

Presentation Summary and Goal

The City of Denton currently holds a 99-year lease agreement with the Denton City Federation of Woman's Clubs. In Fall 2025, the Federation approached the City to express interest in renewing the lease. The City is currently performing due diligence and reviewing proposed lease terms. The goal of today's presentation is to provide background information on the building and site, along with important context from the 2022 work session and the Downtown Master Plan.

Background

- The Woman's Club Building is located within Quakertown Park, a site that was historically a Freedmen's Town before being converted into a city park in the 1920s
- The Denton Woman's Club Building is owned and operated by the Denton City Federation of Women, a nonprofit organization founded in 1913.
- Located within Quakertown Park (28,790 square feet land lease)
- The lease was originally executed in 1927 for a total of \$1.00 for the full term (99 years) and is set to expire in August 2026.
- The Woman's Club Building was constructed by the Federation as a gathering space for civic, cultural, and educational activities.

Background (Prior Discussion on the Building)

- In September 2022, the City Council held a work session following a two-minute pitch on how the City could commemorate former residents of Quakertown. Several ideas were discussed, including:
 - Terry Avenue sidewalk installation
 - Memorial markers
 - Use of the Woman’s Club Building as a museum space
 - A healing or reconciliation garden
 - A “living museum” concept
- At the conclusion of the work session, City Council directed staff to incorporate a memorial into the Downtown Master Plan.

Background (Prior Discussion on the Building)

- The Design Downtown Denton plan, adopted in September 2024, includes a key vision element focused on the redesign of Quakertown Park.
- This vision acknowledges the park's layered history as a Freedmen's Town and included the following in the plan design and was developed in part through consultation with Quakertown descendants.
 - Historical Monument
 - History Walk
 - Terry Avenue Monument
 - White Lilac Monument & Healing Garden
 - Remembrance Monument
- The plan did not include any changes to the Woman's Club Building

Current Building Use / Community Value

- High civic use for Non-profits
 - Trammell Group Footlight Fundraising Series
 - Books, Music & More Lecture Series
 - Festivals: Texas Storytelling & Denton Arts and Jazz Festival
- Available for rental to the public
 - Social events
 - Club meetings
 - Wedding receptions
- Amenities
 - Space up to 120 guests
 - Assembly room with stage
 - Kitchen with entrance for caterers

Next Steps

- Continue due diligence on the site
- Review and negotiate proposed lease terms
- Return to Council with an action item for consideration



City of Denton

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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 2, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding the Historic Landmark Commission's participation in Denton Revealed: Preservation Month 2026.

BACKGROUND

The Historic Landmark Commission (HLC), at their February 9, 2026, meeting, discussed how the Commission could participate in Denton Revealed: Preservation Month 2026 to facilitate historic preservation education within the community and further support the goals of the Denton Historic Preservation Plan. Some activity ideas included:

- First Friday House Tour
- Denton Trivia Night
- Southridge Sign Replication and Unveiling before Southridge Walking Tour
- HLC Reception with Historic Organizations and Neighborhoods
- Certificate of Appropriateness Testimonies

Staff is seeking feedback and finalization of how the Commission plans to participate in Denton Revealed: Preservation Month 2026.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 2, 2026

SUBJECT

Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

BACKGROUND

At the January 12, 2026, Historic Landmark Commission (HLC) meeting, staff started including a standing agenda item that pertains to the discussion of next steps for the Designation Research Subcommittee and Community Outreach Subcommittee in regard to the creation of a potential local historic district along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380). This item will provide the Subcommittees' the opportunity to discuss items that may require four or more members of the Commission (i.e., quorum) to address research and outreach ideas, to ensure Texas Open Meetings Act requirements are being met.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 2, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

BACKGROUND

At the November 14, 2022, HLC meeting, staff started including a standing agenda item that pertains to the designation of local historic properties. Commissioners have the opportunity to bring forward one to two properties from Denton's Historically Eligible Structures map to discuss and vote on. A Commissioner proposing a property for local designation consideration will have a maximum of two-minutes to justify the need for designation of the property. Remaining Commissioners will then have a maximum of one minute each to provide feedback and indicate their support for the designation. Each proposed property will need a minimum of four Commissioner votes to pursue designation of the property. If the property receives four or more votes, the property will be added to an active designation list to be maintained by staff for the HLC. The HLC will have the opportunity to utilize the list to reach out to property owners to encourage the designation of their property or properties.

EXHIBITS

1. Agenda Information Sheet
2. Denton's [Historically Eligible Structures](#) Map

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer

2026
Historic Landmark Commission
Requests for Information

Request		Request Date	Status
Further research regarding the former entry wall at Park Place Station centered around TxDOT permitting, utilities, pricing, new location, etc.; networking with PAC; and potential organization collaborations	HLC	2/9/2026	Discussion scheduled for May 11, 2026, HLC Meeting
Denton Revealed HLC Event	HPO/HLC	2/9/2026	Discussion scheduled for March 2, 2026, HLC Meeting
HLC FAQ and Historic Processes Document, including COAs	HPO/HLC	12/8/2025	On-going
Discuss creation of a possible historic designation for the N Locust Street and N Elm Street corridors	HLC	6/9/2025	On-going
Continue researching new or updated programming to incentivize historic preservation	HPO	4/14/2025	On-going
Annual Update			
National Register of Historic Places listings for eligible neighborhoods and existing Local Historic Districts.	HLC/HPO	2026 Work Plan Goal	New for 2026

Prepare an annual study list of potential landmarks and districts.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2024
Broaden the tax-exemption eligibility criteria for improvements to historic buildings.	HLC/HPO	2026 Work Plan Goal	Paused; on-going from 2024
Explore a program allowing for the partial or full property tax exemption from the City of Denton and other applicable taxing authorities for locally designated historic homes.	HLC/HPO	2026 Work Plan Goal	Paused; on-going from 2024
Designate new Historic Conservation Districts in portions of the Woods and Bolivar neighborhoods.	HLC/HPO	2026 Work Plan Goal	New for 2026
Designate additional Historic Conservation Districts in West Denton and in neighborhoods to south of the Downtown.	HLC/HPO	2026 Work Plan Goal	New for 2026
Maintain an inventory of vacant or deteriorating historic properties	HLC/HPO	2026 Work Plan Goal	New for 2026
Complete designation reports for landmarks and districts.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2024
Improve visibility and awareness of tax exemption program to increase participation.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025
Increase awareness and use of Federal Rehabilitation Tax Credit.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025
Include additional historic preservation information materials in the City of Denton website	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025

Create a marketing plan to encourage additional Local Landmark designations.	HLC/HPO	2026 Work Plan Goal	On-going from 2024
Provide training to local realtors and bankers.	HLC/HPO	2026 Work Plan Goal	On-going from 2024

Future HLC Meetings:

Monday, April 13th

Monday, May 11th

Monday, June 8th

Monday, July 13th

Monday, August 10th

Monday, September 14th

Monday, October 12th

Monday, November 9th

Monday, December 14th