



# City of Denton

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** December 8, 2025

### **SUBJECT**

Receive a report and hold a discussion regarding the results of the Southridge Historic Resource Survey Report.

### **BACKGROUND**

On October 22, 2019, City Council adopted the City of Denton's Historic Preservation Plan, which identified the Southridge Subdivision as a High Priority for a future Historic Resource Survey, given its significance as a post-World War II subdivision with a unique street pattern and many intact examples of the key architectural styles characteristic of that post-war era. The goal of this proposed future survey was to identify properties eligible for listing as a Denton Historic Landmark and to determine eligibility for state designations and/or the National Register of Historic Places, as well as to determine the potential for a possible future local historic district in the Southridge Subdivision. The initial project area to be surveyed included approximately 525 acres generally bounded by Teasley Lane to the west and south, Lillian B. Miller Parkway to the east, and Interstate 35E to the north (Exhibit 2).

On February 18, 2025, City Council authorized the City Manager to execute an agreement with SWCA Environmental Consultants to conduct this Historic Resource Survey, which was titled the "Preserving Southridge" project. On April 28, 2025, the Preserving Southridge project kicked off with a neighborhood Open House for Southridge residents, to inform and engage with them about the schedule and goals for the project, and to begin the process of gathering historic documentation and recollections from the residents.

Following the Open House, the team from SWCA conducted an in-person survey of the neighborhood from April 29 to May 2, 2025, carried out extensive additional data-gathering (including interviews with residents), research, and analysis on the neighborhood and properties from May through July, and provided the City with a draft report on August 1, 2025. From August through November, City Staff and SWCA worked through edits to prepare the final Preserving Southridge report, which is to be shared with the Southridge Neighborhood at a second Open House on December 4, 2025.

As staff prepares to finalize the Preserving Southridge project, it is important to provide the Historic Landmark Commission an overview of the report's key results and recommendations, and to highlight the Commission's role in partnering with the Southridge community to move toward next steps on those recommendations. Although the final report may be subject to minor final edits following the second Open House, key results and recommendations presented below are not expected to change.

## **Key Results of the Historic Resource Survey:**

- District Recommendations:
  - The Southridge neighborhood is recommended eligible for the National Register of Historic Places (NRHP) as a historic district under Criterion A for Community Planning and Development and Criterion C for Architecture, both at the local level of significance.
    - The recommended historic district boundary (if the neighborhood chose to pursue establishing it) is approximately bounded by Interstate 35E to the north, Lillian Miller Parkway to the east, Lynhurst Lane to the south, and Teasley Lane to the west (see Exhibit 3). A preliminary period of significance of 1964 to 1980, the survey cutoff date, is recommended.
    - The recommended historic district boundary follows the original phases of the Southridge subdivisions between 1964 and 1980, excluding areas outside of these plats where non-historic-age resources comprise most of the building stock.
    - The recommended historic district boundary contains a total of 555 parcels with historic-age resources. 466 parcels were determined to be contributing to a potential future historic district based on the resource(s) they contained, while 89 were non-contributing.
  - Southridge is recommended not eligible for State Antiquities Landmark or Registered Texas Historic Landmark designation.
  - Southridge is also recommended eligible for local historic district listing, contingent on community support for its designation.
- Property Recommendations:
  - The contributing resources within the proposed historic district boundary are also recommended eligible for local landmark listing, should the property owners be interested in pursuing designation.
  - Four properties within the survey area are recommended individually eligible for both the NRHP and local landmark listing, in addition to being recommended as contributing to the Southridge Historic District, should the property owners be interested in pursuing designation. These properties are called out individually on Exhibit 3 and are described below:
    - The Southridge Showroom, a 1969 Pavilion style commercial building with Contemporary accents, is recommended eligible for the NRHP under Criterion A for Commerce and Criterion C for Architecture at the local level. This building is also recommended eligible for local landmark listing.
    - The Joe and Kay Skiles House, a 1967 Ranch style house at 4407 Ridgecrest Circle is recommended individually eligible for the NRHP under Criterion B for Person and Criterion C for Architecture at the local level. This building is also recommended eligible for local landmark listing.
    - The Southridge Aerie, also known as the Kenneth and Jane Phelps House, a 1966 Shed style house at 409 Ridgecrest Drive, is recommended as individually eligible for the NRHP under Criterion C for Architecture.
    - The Southridge Addition Model Home, also known as the Jerry and Mary Louise Whittle House, a circa-1970 Storybook Ranch style house at 2100 Woodbrook Drive, is recommended as individually eligible for the NRHP under Criterion C for Architecture.

- An additional 26 properties, while likely not eligible for NHRP designation, are recommended as High Priority properties for local landmark listing, should their owners choose to pursue it.

### **Next Steps:**

The plan includes 3 Recommendations for further work with the Southridge community to determine what their preservation goals are, if any, as a neighborhood and as individual property owners, and to assist them, if they so choose, in moving towards those goals. These Recommendations include:

1. Conduct additional community engagement to determine if the Southridge community is interested in becoming a local historic district.
2. Conduct additional resident engagement to determine if any of the owners of contributing properties and NRHP-eligible properties are interested in local landmark designation.
3. Following Texas Historic Commission (THC) concurrence of this report and associated recommendations, complete a NRHP nomination registration form for the Southridge Historic District being eligible for listing in the NRHP under Criterion A for Community Planning and Development and Criterion C for Architecture at the local level.

Once the report is finalized, staff will begin work on the Next Steps recommendations by reaching out to the Southridge community to gauge their interest in district creation and/or individual property designations.

### **EXHIBITS**

Exhibit 1 - Agenda Information Sheet

Exhibit 2 – Study Area and Project Area Map

Exhibit 3 – Map of Contributing/Non-Contributing Properties and Recommended District Boundary

Respectfully submitted:  
Hayley Zagurski, AICP  
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