



# City of Denton

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

## Meeting Agenda

### Historic Landmark Commission

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Monday, April 13, 2026

5:30 PM

Development Service Center

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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, April 13, 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. [HLC26-020](#) Consider approval of the March 2, 2026 minutes.  
*Attachments:* [March 2, 2026](#)
- B. [HLC26-018](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Subchapter 9: Definitions of the Denton Development Code.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Presentation](#)

#### **4. WORK SESSION**

- A. [HLC26-015](#) 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](#)
- B. [HLC26-016](#) 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](#)

- C. [HLC26-017](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Attachments: [2026 Matrix](#)

- D. [HLC26-019](#) Historic Landmark Commission to hold an editorial workshop to finalize the Commission's informational advisory statement to City Council about historic preservation matters related to the future of the Denton Woman's Club building within Quakertown Park.

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

[Exhibit 2 - Draft Historic Landmark Commission Letter](#)

## **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 April, 7, 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  
March 2, 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, March 2, 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**

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None

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. HLC26-005:** Consider approval of the February 9, 2026, minutes.

Commissioner Black moved to approve the February 9, 2026, meeting minutes as presented. Motion seconded by Commissioner Hoenig. 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. 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)

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

Applicants Jennifer and David Morales answered questions from the Commission and spoke about the repairs made to the home.

Vice Chair Treat moved to approve the item as presented. Motion seconded by Commissioner Black. 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. 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.

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

Commissioner Black moved to approve consensus of the Commission is to draft a letter to City Council regarding the Denton Woman's Club building. 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 ():

Discussion continued.

Vice-Chair Treat and Commissioner McAdams and Black will work to draft the letter for the Commission to review at the April meeting.

- 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.

Cameron Robertson, Historic Preservation Officer, presented the item.

The consensus of the Commission was to attend the Denton Vintage Short Film Fest and to have a reel playing at the Film Fest and at a location on the Historic Bar Tour.

- 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).

Commissioner Hoenig and Commission Black, Designation Research Subcommittee, provided an update.

Vice-Chair Treat and Commissioner McAdams, Community Outreach Subcommittee, provided an update

- 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.

No additional items were added.

- E. **HLC26-011** Hold a discussion regarding the Historic Landmark Commission Project Matrix.

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

**5. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 6:38 pm.

X

\_\_\_\_\_  
Angie Stripling  
Historic Landmark Commission Chair

X

\_\_\_\_\_  
Cathy Welborn  
Administrative Assistant

Minutes Approved On: \_\_\_\_\_



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ICM:** Cassey Ogden

**DATE:** April 13, 2026

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Subchapter 9: Definitions of the Denton Development Code.

### **BACKGROUND**

As part of the April 13, 2026, Historic Landmark Commission (HLC) meeting, staff will review a variety of minor updates related to the definitions within Subchapter 9 of the Denton Development Code (DDC) that relate to historic preservation, including the following:

- Certificate of Appropriateness (COA)
- Conservation District
- Historic District
- Historic Landmark Commission (HLC)
- Historic Preservation Officer (HPO)
- Contributing Building

Proposed edits to the existing definitions for these terms can be found in presentation slides provided as Exhibit 2. These draft definitions were presented to the Development Code Review Committee on March 23, 2025 as part of a broader update to terms and land uses within the DDC, and the Committee requested the HLC's feedback.

### **EXHIBITS**

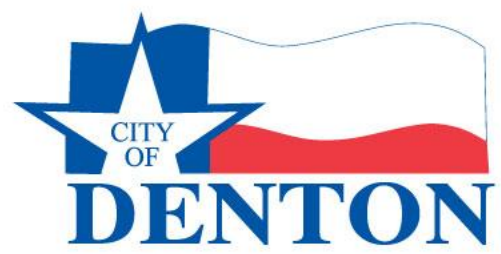
1. Agenda Information Sheet
2. Presentation

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Cameron Robertson, AICP  
Historic Preservation Officer

# Historic Preservation Related Definitions

Cameron Robertson, AICP  
Historic Preservation Officer  
4/13/2026



# Background

## What:

- Minor updates to historic preservation related definitions within the Definitions Section of the Denton Development Code (DDC)

## Why:

- Clear, concise definitions result in better customer service and consistent application of the Code.

# Certificate of Appropriateness (COA)

An order issued by the Historic Preservation Officer (often with the approval of the Historic Landmark Commission) indicating approval of plans for exterior alterations, construction, or removal of deteriorating structures or features affecting a designated landmark or property within a designated Historic or Conservation District.

# Conservation District

~~Any neighborhood or region designated by the City Council as a conservation district.~~

A Conservation District preserves an area's sense of place through architectural guidelines, development standards, and/or special zoning provisions. Each conservation district ordinance is unique to the district. Conservation Districts are adopted by City Council ordinance, and the conservation district designation requires that properties within the district comply with the City's legally enforceable conservation district regulations, along with other relevant development codes. These regulations are administered by the Historic Preservation Officer.

# Historic District

~~Any neighborhood or region designated by City Council as a historic district.~~

A Historic District is an area with a significant concentration of structures unified by their architectural style and related historical events. They are protected by historic district ordinances with preservation criteria, specific to each district, administered by the Historic Preservation Officer and Historic Landmark Commission. Local Historic Districts are adopted by City Council ordinance and historic district designation requires that properties within the district comply with the City's legally enforceable historic district regulations, along with other relevant development codes. Local historic districts are distinct from National Register Historic Districts.

# Historic Landmark Commission (HLC)

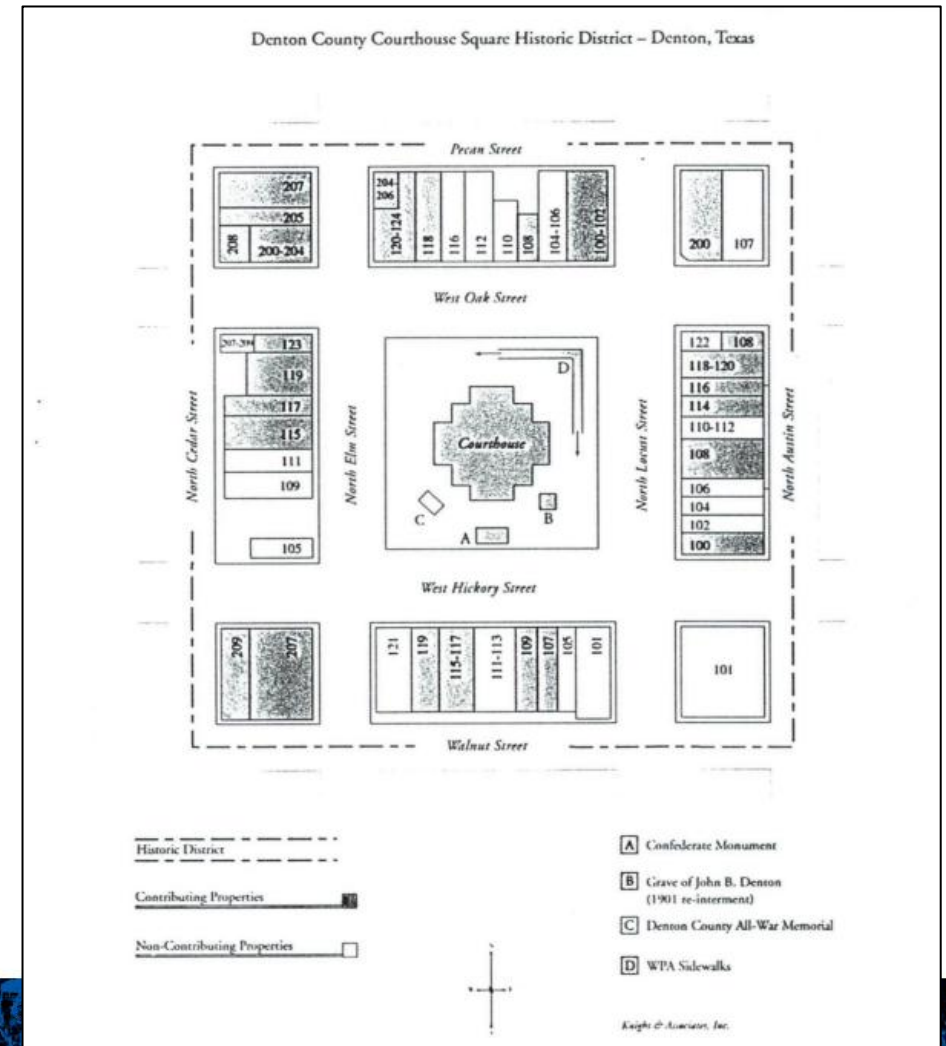
The City of Denton Historic Landmark Commission is a quasi-judicial commission that actively seeks opportunities to promote preservation and proactively takes steps to ensure protection of Denton's significant properties.

# Historic Preservation Officer (HPO)

The Historic Preservation Officer for the City of Denton is a government official responsible for identifying, protecting, and promoting historic buildings, sites, and districts. They enforce local, state, and national preservation laws, review construction proposals for compliance, manage landmark surveys, and work closely with the Historic Landmark Commission. (HPO).

# Contributing Building (DDC Section 4.10.4)

- Contributing Building: A building on a property ~~which that~~ is depicted on the ~~National Register of Historic Places'~~ map of the Denton County Courthouse National Register District as a "Contributing Property."
- Add Map to the DDC



# Contributing Building (DDC Definitions Section)

- A property that adds to the historic association and/or architectural importance for which the district is significant. It must have been present during the district's historic period of significance and must physically retain most of the architectural characteristics representing that era.

# Next Steps

Prepare to present definitions to the  
Planning & Zoning Commission



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ICM:** Cassey Ogden

**DATE:** April 13, 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

**ICM:** Cassey Ogden

**DATE:** April 13, 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
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
<b>Annual Update</b>			
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
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Future HLC Meetings:

Monday, May 11<sup>th</sup>

Monday, June 8<sup>th</sup>

Monday, July 13<sup>th</sup>

Monday, August 10<sup>th</sup>

Monday, September 14<sup>th</sup>

Monday, October 12<sup>th</sup>

Monday, November 9<sup>th</sup>

Monday, December 14<sup>th</sup>



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ICM:** Cassey Ogden

**DATE:** April 13, 2026

### **SUBJECT**

Historic Landmark Commission to hold an editorial workshop to finalize the Commission's informational advisory statement to City Council about historic preservation matters related to the future of the Denton Woman's Club building within Quakertown Park.

### **BACKGROUND**

At the March 2, 2026 Historic Landmark Commission (HLC) meeting, members of the HLC voted to send a formal informational advisory statement about the history and significance of the Denton Woman's Club building to City Council as a body. The letter was intended as a factual advisory resource for the Council in follow up to the February 3, 2026 Council work session discussion. Commissioner Treat and Commissioner McAdams offered to prepare the draft letter, submitting the document to Staff on March 31, 2026 for its inclusion in the April agenda packet.

This statement is to provide clarity as to the legal advice provided and referenced in the notes and draft informational report prepared by members of the HLC. Within their enumerated powers and duties under the Denton Development Code ("DDC"), the HLC may provide information and counseling to owners of designated historic landmarks. DDC Section 2.3.6.C.8. The HLC may also make a finding that a building cannot be preserved without acquisition by the City and recommend such acquisition to City Council. DDC Section 2.3.6.C.5. Neither of these powers are prescriptive and the HLC can decide to exercise them as a body. While the HLC cannot unilaterally create land use restrictions or regulate who the specific user of the property is, the HLC can provide information and counseling if there is a historical use of a property that the HLC wants to recommend City Council consider.

As part of the April 13, 2026, meeting, the Commission will hold an editorial workshop to finalize the letter to City Council. Staff will be there to ensure the Commission follows the Texas Open Meetings Act and remains on posting; however, as the advisory letter is coming from the Commission as a body and not from Staff, the Commission will be solely responsible for revising and finalizing the document during the meeting. Staff recommends that all HLC commissioners read the draft letter in advance of the meeting and bring their edits with them, to ensure that the meeting proceeds efficiently.

### **EXHIBITS**

1. Agenda Information Sheet
2. Draft Historic Landmark Commission Letter

Respectfully submitted:  
Hayley Zagurski, AICP

Planning Director

Prepared by:  
Cameron Robertson, AICP  
Historic Preservation Officer

## 1928 Womens Club BLDG HLC draft / INFORMATIONAL ADVISORY STATEMENT

Notes from HLC meeting March 2, 2026 – Dr. Shaun Treat

Historic Landmark Commission work session discussion (HLC26-013) voted affirmatively and unanimously to “provide an INFORMATIONAL ADVISORY STATEMENT to City Council about historic preservation issues related to the future use of the Denton Women’s Club building.”

Commissioners Treat and McAdams agreed to draft the consultation for the HLC and HPO to then edit, revise, and collectively submit for consideration by City Council.

**Deadline: March 31** for HLC review during the next meeting on **April 13**.

### NOTES

“Uses” does NOT fall within the purview of HLC, cautions Legal... stick to facts. Info and consultation is thus INFORMATIONAL and ADVISORY ONLY.

\*\* Focus should be on *factual background, historic context, and an advisory* based upon historic significance for the accurate interpretation of Quakertown Park as is consistent with past staff feedback sessions with descendants and the 2025 Design Denton Development Plan already passed by council.

>> Per notes in [Friday March 6 Staff Report](#), the Women’s Clubhouse appears as a discussion item scheduled for the April 2 City Council closed session work agenda? HLC draft not back before HLC for review & revisions until April 13 meeting (per instructions of draft deadline for March 31 given in meeting March 2?) ?

>> Draft format should imitate Staff Report to council & focus on FACTS regarding the 1928 Women’s Club building.

DRAFTED by Dr. Shaun Treat and Linnie McAdams, March 2026

March X, 2026  
Draft by Treat & McAdams

Report No. 2026-XXX

## HLC INFORMATIONAL ADVISORY STATEMENT TO MAYOR AND CITY COUNCIL

### **SUBJECT:**

1928 Denton Women's Clubs building Informational Advisory Statement from City of Denton Historic Landmark Commissioners regarding historic preservation issues

### **BACKGROUND:**

First, some historic context, then followed by a brief review of relevant background context guiding this informational advisory. Legal has advised that HLC has no mandate in dictating property use specifically within this advisory statement.

#### **I. HISTORIC CONTEXT OF QUAKERTOWN PARK**

Between the 1870s and 1921, [Quakertown](#) grew into a thriving African-American business and residential district on approximately 32 acres of creek-adjacent floodplain just a few blocks off the Denton County Courthouse Square. Mere months before the Tulsa Race Massacre in 1921 destroyed a Black community, however, something similar happened in Denton TX. By 1918, 80 Black families lived in "[The Quaker](#)," which had its own school, general store, a doctor's office & druggist, 3 restaurants, 2 hotels, a funeral home, several churches, a Black Masons entertainment hall, and more. That same year, the Daughters of the Confederacy [[UDC](#)] chapter #933 in [Denton](#) [est. 1905] erected a [1918 monument](#) on the courthouse lawn that honors Confederate veterans even as it became deeply involved in '[city sanitation](#)' initiatives. Two years later in 1920, President Bralley of the growing College of Industrial Arts for Women – situated a block away from Quakertown's district – promoted the notion that Denton "could rid the college of the menace of the negro quarters in close proximity... in [a business way](#)."

Plans for such 'City beautification' was spearheaded by the **Denton City Federation of Women's Clubs [[DCFWC](#)]** – established in 1913, the same year the 1878 Frederick Douglass School burned down in a 'mysterious' Klan-rumored arson – and quickly gained strength among Denton's white leaders in the Chamber of Commerce and civic groups who wanted a new city park on that site. It is also noteworthy that early [DCFWC leadership](#) included numerous [influential UDC members](#) directing initiatives. In [1921](#), the city held a \$75,000 bond election to pay for the project and the "park movement" side won 367-240 by a mere 127 votes. Because of Jim Crow segregation laws, Quakertown residents were not allowed to vote on their future and had no voice in the action. City Bond money was then used to buy land (at steeply undervalued rates) of

Quakertown's homes and businesses, offering to move them or seize them through eminent domain. The [80 Black families](#) that once lived there were evicted, many moving to undeveloped pasture land in Solomon Hill that had no electricity, running water, sewage, or city service... nor did blacks have access to the city park despite their taxes also funding the initiatives. [Denton's KKK Klavern #136](#) – very likely populated by City leaders and law enforcement officials – actively intimidated and terrorized the population into compliance and submission both before and after the move.

After the City Park land was razed by 1923, the very first structure built on the property was the 1928 Women's Club building as a reward for the group's central role in their door-to-door campaign for the City Park bond. The city property was proffered to the DCFOWC in an odd [99-year lease](#) agreement for \$1, which also notably acquiesced to total control of the building, the property, and its use by the at-that-time-exclusively Caucasian Women's Club and new City Parks Committee. The final contract was filed within mere weeks of the already-constructed building's completion in 1928.

Ongoing [research on the Quaker's inhabitants](#) of this "township-within-the-town" that grew out of Denton's other segregated 'Freedmen Colony' districts has continued to document its incredible [historic significance](#) and importance in understanding our city's remarkable growth and development.

**“Due in part to an intensive house-to-house campaign by the members of the City Federation of Women's Clubs, the park issue was set to appear on the April ballot... On April 5, 1921, the vote was put to the citizens of Denton. When the results were counted, it ran 367 to 240 in favor of establishment of a park system. ... The day after the election an editorial appeared in the *Denton Record-Chronicle* calling on the white citizens of Denton to 'give the negroes the benefit of unselfish assistance in protecting them from profiteering.’”**  
[2011 [QUAKERTOWN narrative](#): p.7]

## **II. BACKGROUND CONTEXT OF HISTORIC LANDMARK EFFORTS**

**Background Context** relevant to contemporary City of Denton discussions regarding the interpretation and functions of historically-designated buildings should certainly include an awareness of past public input, suggestions, and city actions. Input from African-American residents and Quakertown descendants certainly needs to be *especially highlighted* to rectify recurrent inequities and past injustices. Quite commendably, both the City of Denton and its caretakers of history have demonstrated much courage in attempting to preserve and commemorate Quakertown's legacy. A City of Denton historic marker was erected in 1991, a State of Texas Historic designation was crafted in 2010, and Denton County Museums with our city libraries have been active in preservation and education work at the Courthouse-on-the-Square Museum and the nearby Denton County Historic Park.

Following is a brief summary overview of pertinent City efforts recently related to both Quakertown Park and the historic [1928 Women's Club building](#):

- Denton's Civic Center Park was officially [renamed as Quakertown Park](#) in 2006 to acknowledge and honor that recovered Black History. In 2024, a [Texas Historic Marker](#) was installed at the Civic Center entrance to the park.
- Dec 05, 2025 informal staff report (# [2026-013](#); item D. ID 26-0025) summarized a "prior action review" as follows:
  - [2022 Work Session](#): Explored commemorating Quakertown residents through *memorial markers, museum concepts, and a healing garden*. Council directed staff to incorporate a permanent memorial into the Downtown Master Plan.
  - [Design Downtown Denton Plan \(2024\)](#): Adopted vision for Quakertown Park redesign, approved by Council, including 'historical monuments and remembrance features.' *No changes proposed to the Woman's Club Building.*
  - **12/05/2025 DISCUSSION**: "The Women's Federation has formally approached the City to request a renewal of the lease [*which expires August 2026*]. In response, City staff are conducting due diligence, including evaluating fair market value, lease terms, and working collaboratively with the Women's Federation to explore a range of renewal options. ... **At this time, City staff do not intend to bring forward alternative uses for the building.** Instead, City staff will present lease renewal options for City Council consideration..."
  - **OF NOTE**: The 1928 Women's Club Building was *not specifically* discussed in *any* of these prior meetings, nor was it even proffered as a possible topic of discussion, per recollections of several attendees of those sessions [including](#) the [April 2024 Quakertown Park Design Workshop](#). Most of the citizen focus was on the City Pool. Thus, the 1928 Women's Club Building has been so far exempted from explorations regarding the clear expressed desire of Black Denton residents and Quakertown progeny in public feedback sessions for "memorial markers, museum concepts," and other interpretive historical "remembrance features" to be incorporated as part the approved "permanent memorial" for the Quakertown Park redesign as already approved and directed by Council.
  - The [Design Downtown Denton](#) Plan, approved by City Council in September 2024, similarly emphasizes as *Key Goal #1* to "Recognize the Past," which "involves **telling full histories and acknowledging injustices**... [because] telling the *documented and oral history that we know so far of Quakertown Park is necessary to set a frame of reference*" [p.40-59]. As one notable [Quakertown descendant just recently remarked](#): "**I was robbed of my generation of wealth. My great-grandparents owned property on Oakland Avenue and Congress,**" Clark said; "**All those properties are gone, and I didn't know of that.**"

- “While White city leaders promoted the creation of a city park as justification for the removal of Quaker, the area remained largely vacant for decades. The Denton Women’s Club, one of the early supporters of a city park, constructed a building along the east side of Oakland Street in 1928... The destruction of Quaker has had a lasting impact on its residents and their descendants. It not only resulted in a loss of homes and businesses, but also disrupted the establishment of generational wealth and shattered a close-knit community that had endured decades of segregation and discrimination. Furthermore, this history and its impact was largely untold for decades. *While recognition has begun within the city and its institutions, additional action is needed.*” [[Design Downtown Denton Final Report](#), PDF pp.40-59]

## **DISCUSSION:**

Informational Advisory suggestions or recommendations that could impact future interpretation and preservation of Quakertown Park and landmark properties include:

- 1.) Historical significance and interpretation of Quakertown by the city, county, and state has been impressive and valuable in recovering this almost-forgotten past, yet still today this work remains ongoing and *incomplete*.
- 2.) ***Design Downtown Denton*** was adopted by City Council on September 17, 2024 to update Denton's Comprehensive Plan. In their [final report](#), consultants working closely with city staff and historians identify “Recognize the Past” as “Priority #1” for Quakertown Park properties and interpretation. Indeed, this should be taken as a ‘True North’ principle to guide City and HLC discussions regarding *all* its properties, structures, and strategic plans with direct input from Denton’s African-American communities and Quakertown descendants.
- 3.) Now that we *know better*, Commissioner and former-city councilperson Linnie McAdams has remarked in THLC public discussions, Denton needs to *do better*. Major lingering concerns raised regarding the interpretation and adequate memorialization of Quakertown Park and its properties include crucial issues regarding *adequacy, fairness, and sustainability*.
  - ***Adequacy***: The whole story of Quakertown’s forced displacement needs to be told. The true role of the UDC and [DCFWC](#) in the forced eviction is a story [not even known](#) by most of its current members nor the public.
  - ***Fairness***: Black Denton citizens historically disenfranchised and excluded from public decisions should play a central role in the interpretation and memorialization of Quakertown Park; Their views need to be included and prioritized in deliberations.

- **Sustainability:** Historic Preservation can only succeed if it is sustainable, thus a focus on untold historic aspects of sites and struggles could open opportunities for state and federal economic incentives, [grant funding](#), and tourism revenues for the city and Women’s Club property, which HLC committee would enthusiastically encourage and support.
- 4.) Therefore, discussing expansion of the scope and purpose for the historic location might offer exciting opportunities for addressing these issues of adequacy, fairness, and sustainability: **One possibility could be for the City to partner and repurpose the historic 1928 Women’s Club Building** into a memorial site that both interprets this past as a rebranded “[Quaker Hall](#),” while also creating an inclusive public space within the Downtown District to exhibit these stories and thereby expand the Women’s Club’s caretaking partnerships as a rental space with Southeast Denton organizations to co-host events, seminars, community markets, and destination programs that could generate revenue as a [historic cultural heritage site](#) for the City. *Reintegrating the historic functions of the site as a unifying community hub would be a significantly meaningful action which also expands sustainable funding sources and opportunities.*

## **ATTACHMENTS:**

## **PARTICIPATING DEPARTMENTS:**

Historic Landmark Commission

## **SOURCES:**

<https://dentoncountyhistoryandculture.wordpress.com/2024/02/09/a-walk-through-quake-town/>

<https://sites.google.com/twu.edu/quakertownstories/history>

<https://omeka.library.unt.edu/s/black-denton/page/kkk>

[https://dentonrc.com/news/landmarks\\_and\\_legacyes/the-ups-and-downs-of-130-years-of-denton-women-s-clubs/article\\_51954d01-d07e-5951-8aa1-dcdefbd75afb.html](https://dentonrc.com/news/landmarks_and_legacyes/the-ups-and-downs-of-130-years-of-denton-women-s-clubs/article_51954d01-d07e-5951-8aa1-dcdefbd75afb.html)

<https://dentoncountyhistoryandculture.wordpress.com/2019/10/11/the-ariel-club-and-the-shakespeare-club/>

[https://dentonrc.com/opinion/columnists/jessica-luther-rummel-years-long-research-shows-genesis-behind-confederate-monument-why-it-must-be-moved/article\\_416fcc5e-ecce-5baf-bb08-010f95339b6c.html](https://dentonrc.com/opinion/columnists/jessica-luther-rummel-years-long-research-shows-genesis-behind-confederate-monument-why-it-must-be-moved/article_416fcc5e-ecce-5baf-bb08-010f95339b6c.html)

<https://dentonbff.com/drc-quakertown-article/>

<https://goodauthority.org/news/white-racism-brought-down-a-black-community-will-there-be-reparations/>

<https://dentoncountyhistoryandculture.wordpress.com/2018/03/02/encouraging-change-the-denton-womens-interracial-fellowship/>

## NOTES:

"Denton's Big Plans for Downtown: Check out the design plan that could change the city's look over the next decade."

*Denton Record Chronicle*, 16 August 2025 [updated Sept 22, 2025].

The final draft of the city's [Design Downtown Denton plan](#) is now available online. This comprehensive plan outlines how the city plans to revitalize and enhance downtown Denton over the next decade. City staff designed the plan after months of community engagement and feedback.

[https://dentonrc.com/news/denton/denton-s-big-plans-for-downtown-check-out-the-design-plan-that-could-change-the/article\\_0fc6ff7a-5bdb-11ef-bd53-e3fa7ce13bb6.html](https://dentonrc.com/news/denton/denton-s-big-plans-for-downtown-check-out-the-design-plan-that-could-change-the/article_0fc6ff7a-5bdb-11ef-bd53-e3fa7ce13bb6.html)

**Design Downtown Denton** was **adopted by City Council on September 17, 2024** to update Denton's Comprehensive Plan. The plan will guide the next generation of Downtown's priorities, including parks and open space, mobility, development, housing, arts and culture, historic preservation, and will create connections to and opportunities for Downtown's neighboring communities. The plan was developed over more than a year and reflects the input from thousands of Dentonites.

This map provides Denton Community members the opportunity to give specific input on the Downtown plan.

### PDF of Final Reports

<https://engage.mendcollaborative.com/downtowndenton>

DENTON TX COMMUNITY SHAPES FUTURE OF QUAKERTOWN PARK AT DESIGN WORKSHOP: The initiative to rejuvenate Quakertown Park is part of the broader Design Downtown Denton project

Marlenys Guzmán Castaños **Mar 26, 2024** 1:30 PM

<https://www.localprofile.com/news/denton-texas-community-shapes-future-of-quakertown-park-at-design-workshop-8510692>

Quakertown Park, a beloved historic landmark in Denton, is set for revitalization as the community steps up to shape its future. The [city of Denton](#) announces an upcoming design workshop slated for April 17, from 5:30 to 7:00 p.m. at the

Denton Civic Center, providing residents with a key opportunity to contribute to the park's redesign.

"Quakertown Park is deeply rooted in our community's history, and it's vital that we come together to ensure its relevance for future generations," said city of Denton officials on its [Facebook page](#).

The initiative to rejuvenate Quakertown Park is part of the broader [Design Downtown Denton project](#), aiming to chart the course for downtown Denton's development over the next two decades. This initiative has seen extensive community involvement, with stakeholders offering input on various aspects of downtown revitalization.

**The Design Downtown Denton plan**, launched in July, addresses critical elements of downtown development such as open spaces, mobility, housing, historic preservation and infrastructure. Recent progress has seen the project transition in The upcoming **Quakertown Park Design Workshop on April 17** offers another opportunity for community involvement. Residents will collaborate with design professionals to ensure their voices shape the park's redesign.

Residents are encouraged to visit the official city of Denton's social media channels and [discussdenton.com](#) for more information and updates on the Design Downtown Denton [project.to](#) "phase 3: act," signaling a move towards concrete steps to realize the community's vision.

Community engagement has been a cornerstone of this endeavor, with events like the **Quakertown Park Visioning Workshop** and the Design Downtown Denton Visioning Workshop drawing enthusiastic participation. These gatherings provided platforms for residents to share their ideas and aspirations for Denton's future.

## **Quakertown Park Visioning Workshop at Arts&Jazz Fest 2023**

[https://www.youtube.com/watch?v=3s\\_QcIzhO3g](https://www.youtube.com/watch?v=3s_QcIzhO3g)

## **QUAKERTOWN PARK MASTER PLAN**

As a parallel process to the Design Downtown Denton plan, the master plan for Quakertown Park is a visionary process to reveal the histories of the park space and create a park for all that facilitates modern uses and embraces both day-to-day activities as well as larger events.

At 32 acres, the vast greenspace that is Quakertown Park is a distinctive and unique component of Downtown Denton. Historically a Freedmen's Town, the people of Quakertown were displaced in the early 20th century, with all of the African-American-owned businesses, homes, and churches being relocated or demolished. This area was then converted to an O'Neil Ford-designed city park, with City Hall, a library, the Civic Center, and city pool being constructed within the park.

Today, Quakertown Park holds these untold layers of history and story within its pastoral landscape. As a host of various community events, civic spaces, and day-to-day activities, this plan intends to reveal the park's histories and envision the next generation of park services for visitors by expanding park offerings, re-visioning current spaces, and creating a place for users of all backgrounds to have a connection to this natural space in downtown. Essential to this story is developing a plan for monuments that tell the story of Quakertown within the park.

**Mend Collaborative** worked closely with City staff and stakeholders, descendants of Quakertown, and collected community input on the future vision for the park and the Quakertown monument.

### **CLICK HERE TO VIEW FINAL REPORT**

QUAKERTOWN PARK MASTER PLAN / p. 40-59

<https://www.mendcollaborative.com/our-work/quakertownpark>

>> EXCERPTS from report:

*At 32 acres, the vast greenspace that is Quakertown Park is a distinctive and unique component of Downtown Denton. Historically a Freedmen's Town before being converted to a city park in 1923 and later containing O'Neil Ford- designed civic structures and landscapes, Quakertown Park holds layers of history and story within its pastoral landscape. T*

This plan for Quakertown Park addresses four key goals: **#1 Recognize the Past**

Recognizing the past involves telling full histories and acknowledging injustices . To make a case for action and outline proposed actions, telling the documented and oral history that we know so far of Quakertown Park is necessary to set a frame of reference .

## DESIGN DOWNTOWN DENTON

### QUAKERTOWN HISTORIC SUMMARY [from report]

What is now known as Quakertown Park was historically home to the freedmen's town of Quaker . Established by freed Black people in the 1870s, Quaker quickly became a thriving community with homes, businesses, churches, and a school . In the face of adversity and segregation, Quaker grew into a vibrant, self-reliant town within a town, with residents building a strong community that supported each other through mutual aid and cooperation.

Beginning in the 1870s, groups of families arrived in Denton as part of the wave of freed Black people relocating to urban areas after the full abolition of slavery in 1865 . Like many freed Black people in the Reconstruction era, they prized education and its potential to create a better future for their children . The City's promise to construct a dedicated free public school for Black children played a major role in their decision to settle in Denton . Constructed in 1878, the Denton Colored School, later renamed the Frederick Douglass School, occupied the corner of Terry and Holt avenues (near the present-day Denton Senior Center) . Although it was a segregated school that received second- hand supplies from the Whites-only schools in the district, Frederick Douglass provided important educational access to Black children in Quaker .

Quaker continued to grow throughout the late nineteenth and early twentieth centuries . In addition to the school, Quaker was home to commercial shops and restaurants, lodges for men's and women's social organizations, and several churches . Residents included Dr. E.D. Moten, the first Black physician in Denton; Henry C . Bell, an early principal of the Frederick Douglass School; Ford Crawford, who owned a grocery store; Bert Crawford, who owned a mortuary; Anthony Goodall, who owned a cafe; and Henry Taylor, a gardener and landscaper whose park-like yard contained rare and notable white lilacs.

In the 1910s, White city leaders began discussing the forced removal of residents from Quaker . The College of Industrial Arts (present-day Texas Woman's University) to the north of Quaker saw their proximity to the Black community as an obstacle to expansion and initiated the movement for displacement . White business leaders, civic organizations, and City officials joined in support and began promoting the idea of replacing Quaker with the City's first public park, disguising racist motivations behind Progressive-era improvements.

After the Frederick Douglass School mysteriously burned down in 1913, the City built a new school three years later in the southeast part of Denton, a less than desirable area located over a mile away from Quaker and well away from the city center . In 1921, the City voted to approve a bond issue to purchase the land occupied by Quaker and turn it into a park . Quaker residents were given the option to sell their property outright or have the city move their houses and other buildings close to the new school in southeast Denton.

The decision to displace Quaker sparked anger and resistance from its residents . Black leaders protested the forced removal of Quaker, arguing that it was an act of racial discrimination and a violation of property rights . Quaker resident Will Hill filed a lawsuit against the city, but eventually dropped the suit out of fear for his family's safety . Quaker residents were

threatened if they tried to resist displacement or tried to move into established White neighborhoods, and most ultimately had little choice but to leave their Quaker property and move to southeast Denton or leave the city altogether .

**By 1923**, approximately sixty Quaker families had been displaced and over seventy buildings, including homes, churches, and businesses, had been moved or demolished . What had been a robust town became vacant land.

**While White city leaders promoted the creation of a city park as justification for the removal of Quaker, the area remained largely vacant for decades . The Denton Women’s Club, one of the early supporters of a city park, constructed a building along the east side of Oakland Street in 1928**, and the City constructed the Emily Fowler Public Library to the south of the Women’s Club in 1949 .

In the 1960s, the City hired famed Texas architect, O’Neil Ford, to design a master plan for the park, which would later become Civic Center Park . As part of the park, Ford designed a swimming pool with a sunbathing bank built into the landscape, the present City Hall with a front landscaped courtyard, the Civic Center, and an addition to the library . In the late 1970s, the Denton Senior Center was constructed in the park, designed to mimic Ford’s original building designs .

**In 2006, the park was renamed Quakertown Park** in recognition of its history . City of Denton Landmark Markers, Texas Historical Markers, and informational wayside signs have been installed, a start to documenting the history of Quaker and its residents .

The City of Denton has designated several local landmarks within the park, including a Quakertown marker, the Denton Women’s Club building, and the O’Neil Ford Civic Complex, which encompasses the full boundary of the park as well as the Ford-designed buildings within the park .

## **The Case for Action**

**“The destruction of Quaker has had a lasting impact on its residents and their descendants. It not only resulted in a loss of homes and businesses, but also disrupted the establishment of generational wealth and shattered a close-knit community that had endured decades of segregation and discrimination. Furthermore, this history and its impact was largely untold for decades. While recognition has begun within the city and its institutions, additional action is needed.”**

[pp. 40-59]