



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Jennifer and David Morales, the property owners, 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, in the City of Denton, Denton County, Texas. (HL26-0001a, Historic Landmark Designation of 1403 Kendolph Drive, Cameron Robertson)

BACKGROUND

The applicants and property owners, Jennifer and David Morales, are requesting the Historic Landmark Designation of the existing residence at 1403 Kendolph Drive. The property is located within the Denia neighborhood area and is zoned Residential 3 (R3).

A Historic Landmark is a building, district, object, site, or structure that is officially recognized by the City, State of Texas, or the United States government, for its outstanding architectural, archeological, cultural, social, economic, ethnic and/or political historical significance. The designation of a historic landmark provides the City and the property owner the ability to preserve those aspects of the city having historical, cultural, architectural, and archaeological importance. Such preservation promotes and protects the prosperity, education, and general welfare of the people living in and visiting Denton. Some of the advantages of designation are:

Property Owner Benefits

- Studies have shown that historically designated properties appreciate in value at a greater rate than comparable properties that are not designated.
- The property is eligible for a local historic tax exemption.
- Protects the investment of owners and residents of historic properties from incompatible development.
- Visible recognition of the historic, architectural, or cultural value of the property.

Community Benefits

- Encourages better design through a comprehensive review by the Historic Landmark Commission (HLC).
- Protects historic buildings and potential historic landmarks from swift demolition.
- Provides a good tool for neighborhood revitalization.
- Increases neighborhood pride and awareness.
- Discourages sprawl by:

- Encouraging reuse of existing resources in urban area neighborhoods.
- Promoting compatible infill development.

Local historic landmark designations require a three-step process that starts with review and recommendation by the Historic Landmark Commission (HLC). The Historic Landmark Designation request was recommended for approval by the HLC at their Monday, March 2, 2026, meeting (see Exhibit 6). 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.

Please note that the Historic Landmark Designation process is not subject to compliance with the criteria in Section 2.4.5E of the Denton Development Code (DDC) for approval of all applications, as the designation process is solely regulated by the criteria presented in DDC Section 2.9.4B, as specified below.

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.

HISTORIC LANDMARK COMMISSION

As noted above, the Historic Landmark Commission held a public meeting for this request at their March 2, 2026, meeting. No members of the public spoke at the meeting. The Commission had questions regarding the restoration work that took place on the property, which the applicants, Jennifer and David Morales, as well as staff, walked them through.

The Commission voted [7-0] to recommend approval of the request. <https://dentontx.new.swagit.com/videos/376708>

See Exhibit 6 for the HLC meeting minutes.

PREVIOUS ACTION/REVIEW

Date	Council, Board, Commission	Request	Action
March 2, 2026	Historic Landmark Commission	Historic Landmark Designation	Recommended Approval (7-0)

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.

PUBLIC OUTREACH

Twenty-five (25) notices were sent to the property owners within 200 feet of the subject properties, and one hundred and fifty-six (156) postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City has received no responses.

A notice was published in the Denton Record Chronicle on March 22, 2026.

A notice was published on the City’s website on March 19, 2026.

One sign was posted on the property on March 26, 2026 (see Exhibit 7).

OPTIONS

1. Recommend Approval
2. Recommend Approval with Conditions
3. Deny
4. Postpone 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. Current Zoning Map
4. Future Land Use Map
5. Historic Landmark Designation Checklist and Application
6. March 2, 2026 Draft HLC Meeting Minutes
7. Notification Map
8. Draft Ordinance

Respectfully submitted:
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Historic Preservation Officer