

FINAL APPLICATION
HISTORIC LANDMARK ZONING PETITION
CITY OF DENTON, TEXAS

Site Address 717 W. Oak St

Denton, TX 76201

Legal description (lot and block or metes and bounds – attach Exhibit A if necessary)
Portion of Lot 6 of Mrs. McKennon's Addition, NW pt

Attach street side
photo

Addition to the City of Denton, Denton County, Texas
Mrs. McKennon's Addition

SENT via
EMAIL


Present use: Rental property

Current zoning: Single Family

Name of owner(s) John & Donna Morris

Address 918 W Oak St. Denton, Texas 76201

Telephone number/E-Mail 940-390-5374 donnam@morristribes.com
(Additional owners may be listed on a separate piece of paper.)


Signature of applicant

Signature of owner (if different from applicant.)

Construction/Description

- 1 Date(s) of historical occurrence, construction of feature, person, institution or archeological site: When Mrs. McKennon's Addition was first platted some of the lots extended the entire length from Oak Street to Hickory Street. Lot 6 was one of those. It was later divided into four smaller lots. 717 W. Oak was built on the northwest section of Lot 6. It is a two story Georgian style house built in late 1923 or early 1924 by J.S. Stewart. A one story garage was built on the south east corner of the property at the same time. On Oct. 16, 1929 (sixteen days before the New York Stock Market crash) Brent and Stormy Jackson bought the house.
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Demonstrate the importance of the event, feature, person or institution. Provide a detailed explanation of why this site marker will be of importance to the entire community: (Exhibit "A")

The Jackson's lived in the house for many years and raised their two sons, Brent Jr and Hal there. Brent Sr. (1889 – 1954) was a well-known lawyer in the area. He also served as the County Judge from 1925 to 1928. They sold the house to Hal and his wife, Barbara in 1954.

Hal Jackson (1920-2008) was still in law school when WWII broke out. He enlisted in the Navy in January 1942. He became a fighter pilot and decorated war hero. He was a member of VF-17, the Skull and Crossbones Squadron. Hal flew 120 combat missions, sank 2 Japanese cruisers, 5 destroyers, shot down 3 planes and assisted in sinking the battleship, Yamato. For these exploits he was awarded a Silver Star, 4 air medals and a Navy Unit Citation.

When he returned to Denton after the war he served his home town even further by serving as a representative to the Texas State Legislature from 1947 to 1951. He spent the remainder of his legal career as a criminal defense attorney in the Denton Courts. Hal was well known for his quick humor, his photographic memory, and the ability to read upside down.

1 Documentation to verify importance (support for item 2). Attach copies of for permanent files (newspaper articles, government records, history books, photographs, etc.) Label as Exhibit "B."

Currently listed on

National Register? No

Recorded Texas Landmark? No

Local surveys or recognition? _____

1 Architect unknown

1 Builder unknown

1 Exterior material wood lap siding #117

1 Roofing composition shingles

1 Doors Wooden louvre ~~storm~~ original storm door

1 Windows Double hung Single pane 9 over 3 on north, east and west facades

1 Porches Brick stoop with columns on north façade (original), cedar on south façade (new

11 Addition)

11 Outbuildings 17'8" X17'9" Carriage House

Landscaping and fencing 8 foot privacy fence across south and one half of east and west perimeters.

Mature trees in front and back yards.

**Exhibit “C”
Legal Description**

Being a portion of Lot 6 of Mrs. McKinnon’s Addition. See Attached.

717 W. Oak

FIELD NOTE DESCRIPTION

BEING a portion of Lot 6, of Mrs. McKennon's Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof, as recorded in Volume J, Page 438, of the Plat Records of Denton County, Texas (P.D.R.C.T.), being all that certain tract of land described by deed to Hal Jackson, as recorded in Volume 2278, Page 319, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "X" cut found in concrete for the northeast corner of the herein described tract, same being the northwest corner of a tract of land described by deed to Darlene C. Mullenweg, as recorded under Instrument Number 99-0076736, D.R.D.C.T., also being in the north line of said Lot 6, also being in the south line of West Oak Street;

THENCE South 00 degrees 11 minutes 44 seconds East, with the west line of said Mullenweg tract, a distance of 158.75 feet to a fence corner post found for corner in the north line of Lot 6R, of Mrs. McKennon's Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof, as recorded in Cabinet F, Page 68, P.R.D.C.T., said point being in the center of a 20' (not currently in use) as shown on plat (V.J, P.438);

THENCE North 89 degrees 57 minutes 49 seconds West, with the north line of said Lot 6R and the center of said alley, a distance of 56.53 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the northwest corner of said Lot 6R, also being the northeast corner of a tract of land described as "Tract 1" by deed to Eddie Lane, as recorded under Instrument Number 2009-137932, D.R.D.C.T., also being the southeast corner of a tract of land described by deed to Roger Dean Reikofski and Helen Dewey Reikofski, as recorded under Instrument Number 96-0061123, D.R.D.C.T., also being in the west line of said Lot 6;

THENCE North 00 degrees 11 minutes 44 seconds West, with the east line of said Reikofski tract and the west line of said Lot 6, a distance of 158.30 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the northeast corner of said Reikofski tract, also being the northwest corner of said Lot 6, also being in the south line of said West Oak Street;

THENCE North 89 degrees 35 minutes 01 second East, with the north line of said Lot 6 and the south line of said West Oak Street, a distance of 56.53 feet to the **POINT OF BEGINNING** and containing 0.206 acre of land, more or less, and being subject to any and all easements that may affect.

Exhibit “D”

Chain of title of site and/or enterprise

List the ownership title from present to original owner. Attach copies of each instrument where possible.

1. Name of owner Donna and John Morris

Type of instrument date
(Warranty deed) Warranty Deed 5/6/2015

Vol/Page # #2015-48558

Book-Deed records/Real property records _____

2. Name of owner Robert Hal Jackson and Barbara

Type of instrument date
(Warranty deed) Warranty Deed 2/8/1954

Vol/Page # Vol DD 393 p 581

Book-Deed records/Real property records _____

3. Name of owner Stormy Jackson

Type of instrument date
(Warranty deed) Warranty Deed 10/29/1929

Vol/Page # Vol 00226 p551

Book-Deed records/Real property records _____

4. Name of owner S.J. Stewart and wife

Type of instrument date
(Warranty deed) Warranty Deed 7/7/1923

Vol/Page # Vol 00186 p 261

Book-Deed records/Real property records _____

(Additional records may be attached on separate page.)

Exhibit “E”

Additions to original construction
(Where applicable)

List chronologically and with as much detail as possible, date the structure was built, name of builder, cost of improvements, and detailed descriptions of improvements. Include any significant remodeling with attention to exterior changes. Attach copies of all building permits, mechanic’s liens and deeds of trust.

Date 8/13/2015

Contractor Whithwoth Construction

Description/nature of work 14” two story addition with 1 story porch to south façade of house

Cost \$ 261,000.00

Type of legal instrument--Vol/Page Building Permits

Date: We were unable to document any earlier changes with mechanics liens or permits. However we found evidence in the structure that the west bedroom was at one time 2 rooms and the kitchen was at one time a sunroom. There was a 6’ addition to the 1st floor south east room and a 1st floor bath was added. Family history tells that this room was used by an elderly disabled parent. This was possibly done in the 1940’s. The 1940 tax picture shows a porte- cochere that is no longer there.

Contractor _____

Description/nature of work _____

Cost _____

Type of legal instrument--Vol/Page _____

Date _____

Contractor _____

Description/nature of work _____

Cost _____

Type of legal instrument--Vol/Page _____

(Additional records may be attached on separate page.)

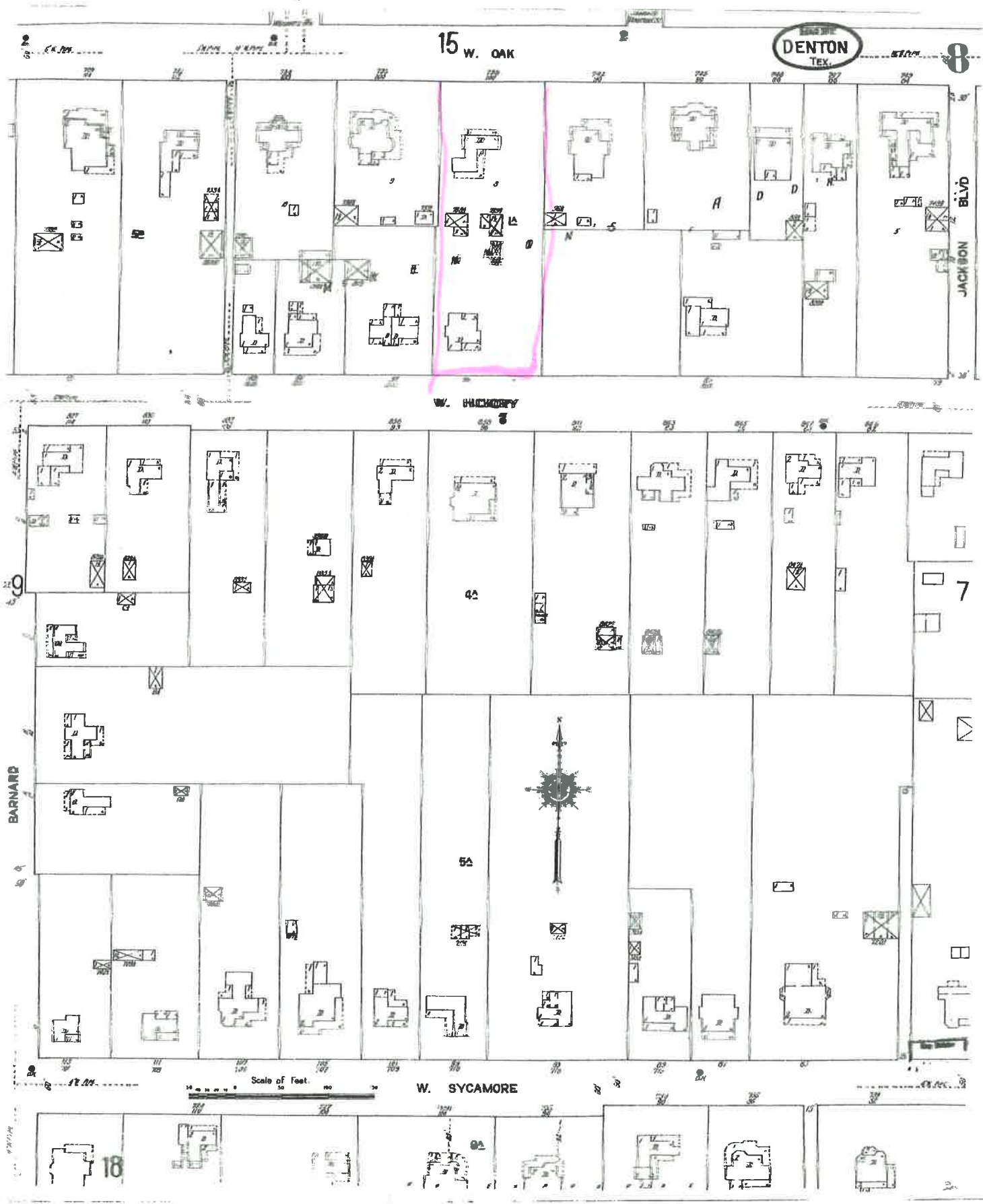
Exhibit “F”
Surveys

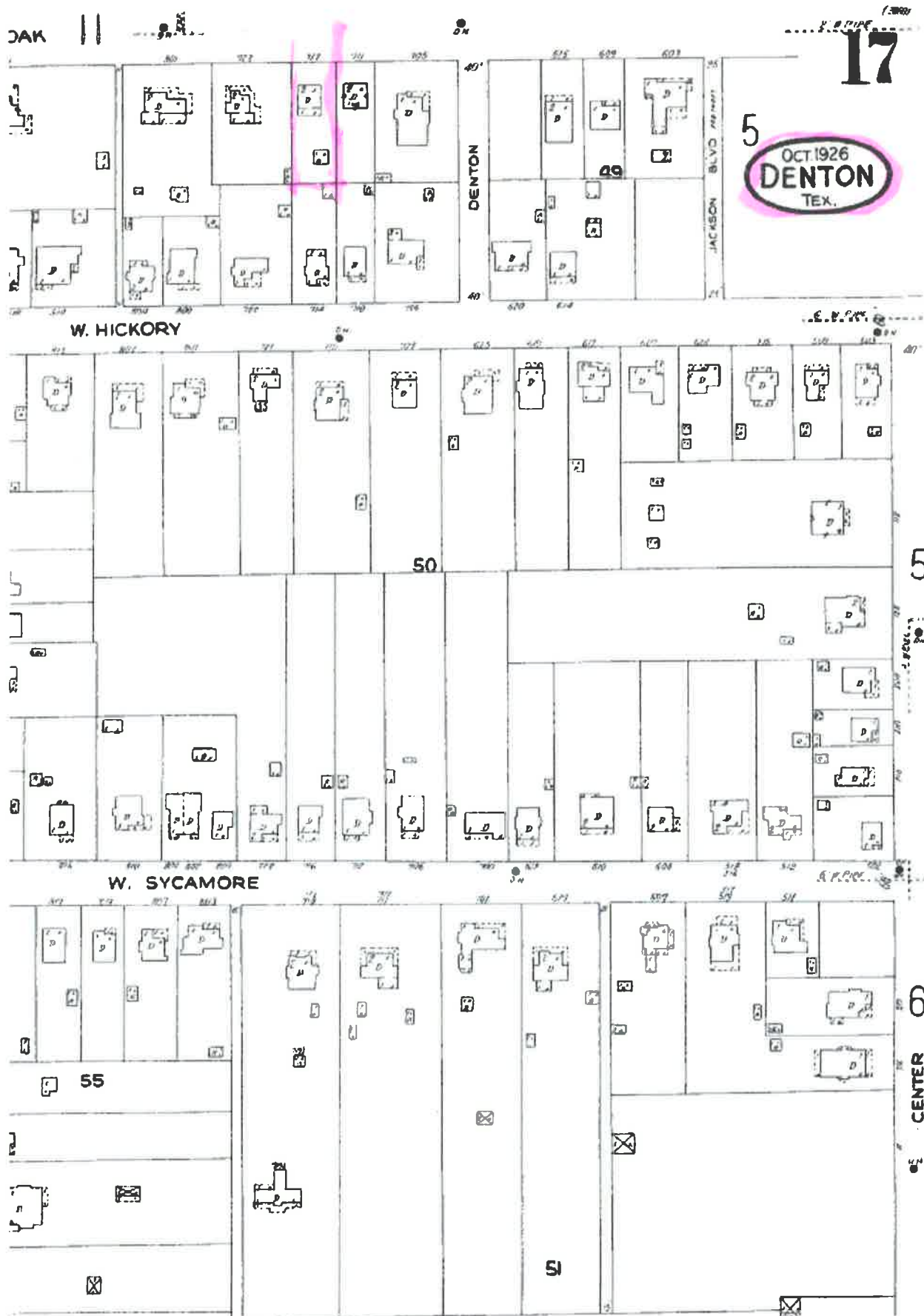
Attach subdivision map or Old Town Plat; attach copies of old surveys, an old on-the-ground survey, or a current on-the-ground survey locating all improvements, easements, access to public roads, public improvements, encroachments and protrusions.

Mounts

Denton

1912





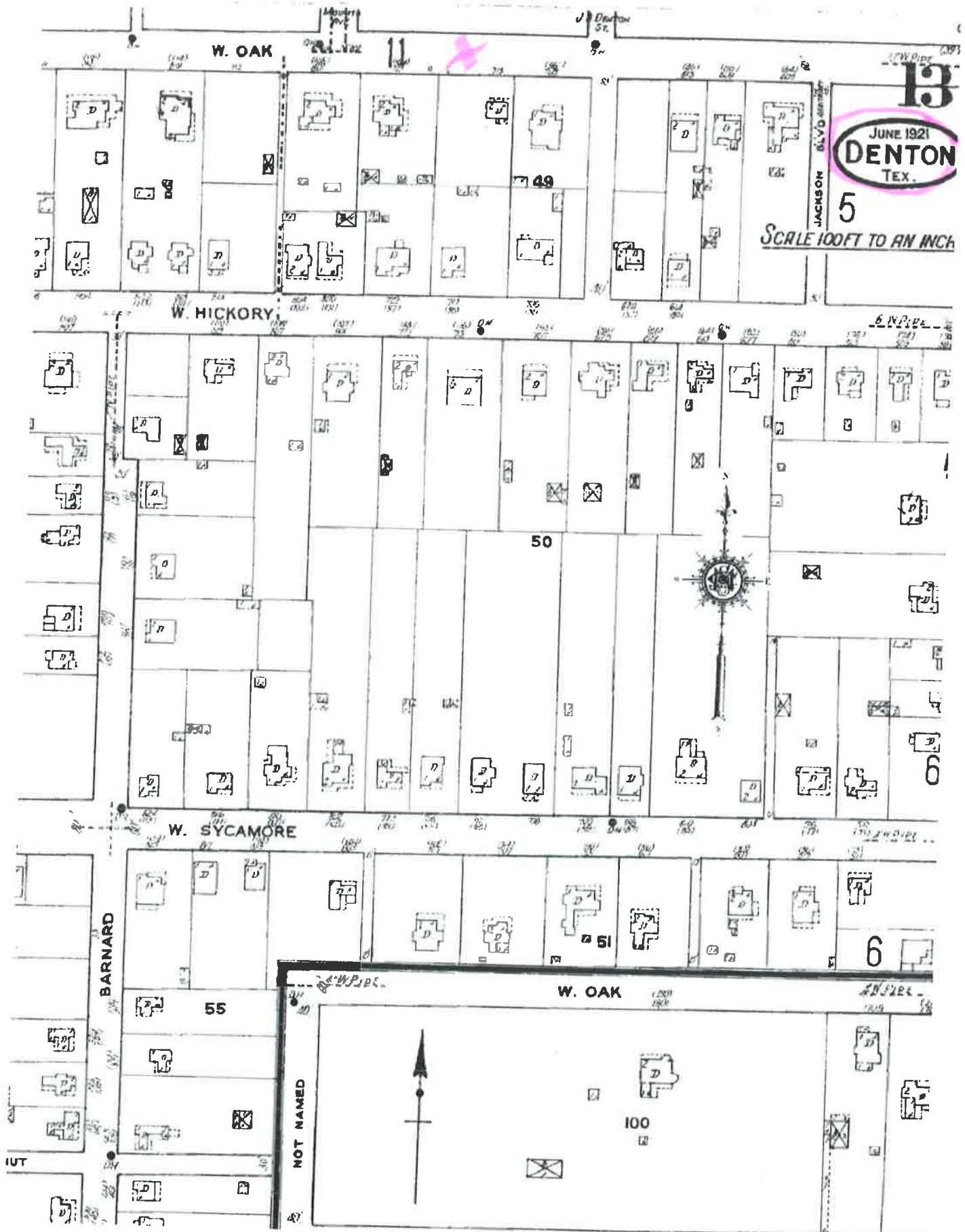


Exhibit “G” Exterior Photographs

Attach four (4) photographs of the historical marker site, one from each direction (North, South, East, and West). Sent via email

