

# FINAL APPLICATION

## City of Denton Historic Landmark

619 Pearl Street



DCAD Legal description: Carroll Park Blk 1 Lot 9(n165' Of W10'),10(n165')

Present use: Residence; NR3 Zoning

Name of owner(s): William & Angela Matthews

Address: 619 Pearl Street, Denton, TX 76201

Phone number: (940) 465-0848

E-Mail: billy.matthews@verizon.net

*Billy Matthews*

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Signature of Owners

### Original Construction Details:

- 1) Date(s) of construction: 1917
- 2) Original owner's name: Raymond T. and Iris B. May
- 3) Detailed history of this address and the people associated with the home (Attachment A)
- 4) Documentation to verify this history (Attachment B)
- 5) Architect (if known): n/a
- 6) Builder (if known): I.N. (Isaac Newton) Burgoon (10/13/1878 – 11/30/1935)  
Ike was prolific builder with homes built from at least 1909 until 1930. Ike Burgoon was the great uncle of Weldon Burgoon, owner of Weldon's Saddle Shop.



- 7) Architectural Style: Craftsman Bungalow Style (Cross-gabled with double front-facing gables; exposed rafter tails and triangular knee braces at gables; porch supported by brick columns.)

## Attachment A:

### Narrative on the history, owners and knowledge of this structure

The Craftsman style bungalow home at 619 Pearl was built in 1917 by I.N. (Isaac Newton) Burgoon (October 13, 1878 – November 30, 1935), for Raymond T. and Iris B. May. Raymond Toombs (R.T.) May (May 24, 1880 – August 19, 1948) worked for the Alliance Mill Company which became Morrison Milling Company in 1936.

Born in Senoa, Georgia, R.T. May moved to Denton with his parents. He met and married Iris Bratcher May of Denton (October 26, 1882 – June 22, 1956). In the 1920 and 1930 census, he lists himself as working as a “rate man” in a mill and as a miller and the 1923 Denton city director lists him as Assistant Manager of Alliance Mill Company. The “1923 Bridge Club” and the art department of the Ariel Club were hosted by Iris regularly in their home for years. In 1927, the May’s won 2nd place in Christmas home decoration contest.

During the 1940 census, May identifies himself as a real estate agent. He and his wife purchased a large number of lots in the Carroll Park Addition and began selling these lots for others families to purchase for the construction of their home. The May’s lived in their home from 1917 to 1956. Their son, R. T. May, Jr., worked in the Denton city engineering department and many of his surveys can be found in the county records.

R. T. May Jr. inherited the home from his mother and immediately sold the home to Pearl & Edna Belcher in 1956. Pearl Belcher was an area farmer that became a taxi driver in later years. He served as a trustee to the Plainview school district during the 1930 until 1936. The Belcher’s owned the home until 1970.

## Attachment B:

Documentation to verify importance (support for Attachment A)

Work on the new home of R. T. May on Pearl street will begin Thursday. The Burgeon is the contractor.

The 1923 Bridge Club will meet with Mrs. R. T. May, 619 Pearl Street, at 2:30.

## AWARDS MADE IN DECORATED YARD CONTEST FRIDAY

The yard of W. R. Lakey, 520 Carrler Street, was awarded first prize in the Kiwanis Club decorated yard campaign. It was announced by Dr. C. H. Hancock, chairman of the club committee in charge of the campaign. The yard of R. T. May, 619 Pearl Street, was given second place and that of Misses Jessie and Lillian Humphreys, 1204 Bell Avenue, was given third in the contest. The yards were judged Friday night.

## Events Tomorrow

The art department of the Ariel Club will meet at the home of Mrs. R. T. May, 619 Pearl Street, at 3 o'clock, with Mrs. Fred Minor assistant hostess.

### Isaac N. Burgoon Buried Sunday

Funeral services for Isaac Newton Burgoon, 56, who died Saturday afternoon, were held at the Old Alton cemetery Sunday afternoon at 1:30, conducted by Rev. Luther C. Peak, pastor of the Fundamental Baptist Church.

He was born in Denton County Oct. 13, 1879. He married Miss Dallas Milligan Oct. 24, 1904, and of this union three sons survive. They are Buford and Claude Burgoon of Roosevelt, Ok., and Roy Burgoon of Fort Worth.

In 1924 he married Mrs. Lillie Vance. A step-son, Fred Vance, of Denton survives.

Surviving brothers and sisters are Mrs. R. M. Dobbins, C. J. Burgoon and G. W. Burgoon of Denton, Mrs. B. F. Savage of Lewisville, and Mrs. Emma Hall of Hatch, N. M. Two half-sisters and one half-brother, all of Ohio, also survive.

Burgoon had been sick for some time, having suffered a stroke of paralysis after being struck by a falling hammer while employed as a carpenter on a building here several weeks ago.

## County Board Names Plainview Trustee

The resignation of Pearl Belcher as a trustee of the Plainview school district was accepted at a meeting of the Denton County School Board, Monday afternoon in the office of County Superintendent R. L. Proffer, and Henry Ross was appointed by the board to fill Belcher's unexpired term.

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BEAUTIFUL Carroll Park lots for sale, nothing under 75-ft. front. If interested see R. T. May, exclusive agent, at 619 Pearl. Phone 711. 310

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## Attachment C

List the ownership title from original to present owner.

Attach copies of each instrument where possible.

### List of owners:

- Original builders and owners:
  - Raymond T. & Iris B. May
  - Land purchased in 1914; Home built in 1917
  - 1917 – 1956

4/20/1914	Warranty Deed	Emory, Arthur/Green, A.A. Jr.	May, Raymond T.	DOC#
77001665	\$825			
- Second owners:
  - Pearl & Edna Belcher
  - 1956 – 1970

9/1/1956	Affidavit of Heirship	May, Iris B. (Decd.)	May, R.T., Jr.	DOC# 4724
9/1/1956	Warranty Deed	May, R.T., Jr.	Belcher, Pearl & Edna O.	DOC# 4725
- Third owners:
  - Charlie & Janice Cunningham
  - 1970 – 1971

2/17/1970	WD	Belcher, Edna O.	Cunningham, Charlie M. & Janice A.	DOC#1381
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- Fourth owners:
  - Ruth & W. Howard Floyd
  - 1971 - 1979

10/26/1971	WD	Cunningham, Charlie M. & Janice A.	Floyd, Ruth & W. Howard	DOC#14524
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- Fifth owners:
  - Monk Clearman
  - 1970 – 1979

2/7/1979	Warranty Deed	Floyd, Ruth & W. Howard	Clearman, Monk	DOC#3776
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- Sixth Owner:
  - David Vanderlann
  - 1979 – 1980

6/26/1979	Warranty Deed	Clearman, Monk	Vanderlaan, David J.	DOC#18481
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- Seventh Owner:
  - Michael J.Hathcoat and Marla R Smith
  - 1980 – 1983

10/03/1980 WD David J. & Jimmie Vanderlaan    Hathcoat, Michael J./ Smith, Marla R. DOC# 28744

- Eighth Owner:
  - Dorothy B. & Heather K. Hardy
  - 1983 – 1994

1/1/1983    WD    Hathcoat, Michael J./Smith, Marla R to Dorothy B. & Heather K. Hardy; 1247 - 426

1/15/1987 WD    Robert L, Robert V, Heather K. Hardy    Dorothy B. Hardy Trust    DOC#3259

1/26/1987        Conversion        Hardy, Heather K        Hardy, Heather K        2073 -0049

- Ninth Owner:
  - David Biles
  - 1994 – 2001

9/9/1994        Warranty Deed Hardy, Heather K        Biles, David W    94-0070077

- Tenth Owner:
  - William H & Angela H Matthews
  - 2001 – present

9/27/2001        General WD    Biles, David W    Matthews, William H & Angela H    01-102085

12/11/2013 Warranty Deed    Matthews, William H & Angela H    Delmar Development Llc  
2013-145627



## 619 Pearl Warranty Deed - April 1, 1914

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WARRANTY DEED RECORD-With Vendor's Lien-Single and Joint Acknowledgment.

The State of Texas  
County of Dallas

Know All Men by These Presents:

THAT Mrs. A. A. Green Jr. and Arthur Emery  
of the County of Dallas State of Texas for and in consideration of the sum of  
Eight Hundred and twenty five & 25/100 DOLLARS,  
to us paid and secured to be paid by R. F. May as follows:

Forty Eight Dollars (\$48.00) cash in hand paid the receipt of which is hereby acknowledged and the further consideration of the execution of one certain promissory note of even date herewith for the sum of seven hundred and seventy seven and 25/100 Dollars (\$777.00) payable in monthly installments of thirty seven & 25/100 Dollars (\$37.00) each the first payment being due May 1st 1914 said note bearing interest at eight per cent per annum payable monthly on or before

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said R. F. May  
of the County of Denton State of Texas all that certain

lot tract or parcel of land lying and being situated in the County of Denton State of Texas being all of lot No. 10 and 10 feet off of the West side of lot No. 9 extending the full length thereof in Block No. 1 of the Capitol Park Addition to the City of Denton according to the map or plat thereof recorded in Volume 40 Page 170 of the Public Records of Denton County Texas more fully described as follows: Beginning at the Southeast corner of Pearl and D.B. Denton Streets the northmost corner of said lot No. 10 thence South to the Southmost corner of said lot No. 10 thence East 10 feet to a point 10 feet beyond the South East corner of said lot No. 10 thence North parallel with the East line of said lot No. 10 to the South line of Pearl Street thence West to the place of beginning. This conveyance is made and accepted upon condition that said premises shall be used for residence purposes only and by white persons only not excluding bonafide servants of any race

TO HAVE AND TO HOLD The above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said R. F. May

heirs and assigns, forever; and we do hereby bind ourselves heirs, executors and administrators to Warrant and Forever Defend, all and singular the said premises unto the said R. F. May

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements until the above described note, and all interest thereon are fully paid, according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hand at Dallas Texas this 1st day of April A. D. 1914

Witnesses at Request of Grantor:

A. A. Green Jr.  
Arthur Emery

THE STATE OF TEXAS,  
County of Dallas

Before me, H. M. Williams a Notary Public  
in and for Dallas County, Texas, on this day personally appeared

A. A. Green Jr. and Arthur Emery  
known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 4 day of April A. D. 1914

Equal

H. M. Williams Notary Public  
Dallas Co. Texas

THE STATE OF TEXAS,  
County of

Before me, \_\_\_\_\_  
in and for \_\_\_\_\_ County, Texas, on this day personally appeared

wife of \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said \_\_\_\_\_ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 1914

FILED FOR RECORD This 20 day of April A. D. 1914, at 11 o'clock AM

RECORDED This 17 day of June A. D. 1914, at 2:30 o'clock PM

By Madie C. Hodges Deputy, Rever F. C. Sutton County Clerk.

# 619 Pearl Mechanic's Lien – May 17, 1917

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No 18665 R T May et ux to I N Burgoon.

THE STATE OF TEXAS :

COUNTY OF DENTON : THIS AGREEMENT, Made and entered into on this the 17th day of May A.D. 1917, between R.T. May and his wife, Ira May both of Denton County, Texas, parties of the first part and I.N. Burgoon, of said County and State, hereinafter styled Contractor, party of the second part; WITNESSETH:

That for and in consideration of the mutual covenants, agreements and stipulations herein contained, the said I N Burgoon, contractor, hereby agrees and binds himself to build, erect, construct, complete and finish, in a good and workmanlike manner, according to the best of his art and skill and well and substantially according to the plans and specifications therefor furnished and here referred to and made a part hereof, a one story five room house, containing bath, two galleries and a hall situated upon the following described real estate to-wit:-

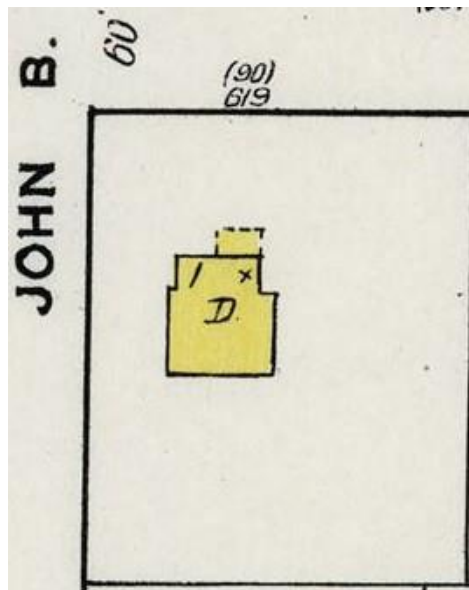
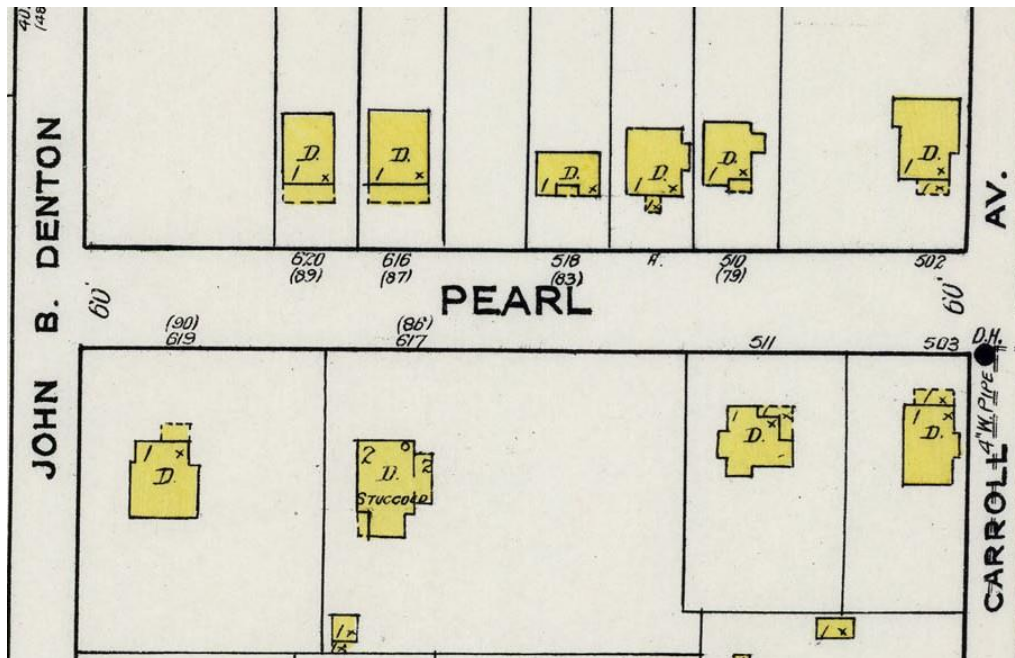
All that certain lot, tract or parcel of land lying and being situated in the County of Denton, State of Texas being all of Lot No Ten and ten feet off of the west side of Lot No Nine extending the full length thereof in Block No one of the Carroll Park Addition to the City of Denton, according to the map or plat

## 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.

Sanborn Insurance Map - 1921

619 Pearl St. at Denton St.



# Carroll Park Addition Plat



Attachment E  
Exterior Photographs



NORTH ↑

SOUTH ↓

EAST ↑

WEST ↓





## Attachment F

### Criteria for Historical Landmark Designation

The property meets one or more of the following Historic Landmark designations:

☒ 1. Character, interest or value as part of the development, heritage, cultural or a Historic District of the City of Denton, State of Texas or the United States.

☐ 2. Recognition as a recorded Texas historic landmark, a national landmark, or entered into the National Register of Historic Places.

☒ 3. Embodiment of distinguishing characteristics 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. Embodiment of elements of architectural design, detail, materials 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. Archaeological 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 United States.

☐ 10. Location as the site of a significant historic event.

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

☒ 12. A building or structure that because of its location has become of value to a neighborhood, community area or the city.

☐ 13. Value as an aspect of community sentiment or public pride.

## Attachment G

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



September 9, 2016

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Name / Date

## Citations

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<sup>1</sup> Denton Record-Chronical, May 23 1917, Ike Burgoon Building the R.T. May Home.

<sup>2</sup> DRC, May 1923, Iris Bridge Club.

<sup>3</sup> DRC, Dec 24 1927, RT May Wins Christmas Decoration Award.

<sup>4</sup> DRC, Nov 5 1930, Iris May Ariel Club Mtg.

<sup>5</sup> DRC, Dec 2 1935, IN Burgoon Obituary.

<sup>6</sup> DRC, Nov 10 1936, Pearl Belcher Resigns Plainview.

<sup>7</sup> DRC July 21 1944, RT May Carroll Park Real Estate.