



City of Denton

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

Meeting Agenda

Historic Landmark Commission

Monday, August 12, 2024

5:30 PM

Development Service Center

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, August 12, 2024, 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. [HLC24-035](#) Consider approval of the June 8, 2024 minutes

Attachments: [Exhibit 1 - July 8 2024 HLC Meeting Minutes](#)

- B. [HL24-0002](#) 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 1526 Willowwood Street. The property is located on the north side of Willowwood Street, between Kendolph Drive and McCormick Street. (HL24-0002, Historic Landmark Designation of 1526 Willowwood Street, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Site Location Map](#)
[Exhibit 3 - Historic Landmark Designation Checklist and Application](#)
[Exhibit 4 - Draft Ordinance](#)

- C. [HL24-0003](#) 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 1900 Westridge Street. The property is located on the north side of Westridge Street, just east of Highland Park Road. (HL24-0003, Historic Landmark Designation of 1900 Westridge Street, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Site Location Map](#)
 [Exhibit 3 - Historic Landmark Designations Checklist and Application](#)
 [Exhibit 4 - Draft Ordinance](#)

4. WORK SESSION

- A. [HLC24-034](#) Receive a report and hold a discussion regarding the conceptual plan shown in the Design Downtown Denton Plan for Quakertown Park and the implications to the O'Neil Ford Civic Complex historic landmark designation.

Attachments: [Exhibit 1- Agenda Information Sheet](#)
 [Exhibit 2 - Quakertown Park Master Plan](#)
 [Exhibit 3 - Ordinance No. 2017-187](#)

- B. [HLC24-032](#) 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. [HLC24-033](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Attachments: [Exhibit 1 - 2024 Matrix](#)

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 August 9, 2024, in advance of the 72-hour 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 48 HOURS 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.



City of Denton

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215 E. McKinney St.
Denton, Texas 76201
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Legislation Text

File #: HLC24-035, **Version:** 1

AGENDA CAPTION

Consider approval of the June 8, 2024 minutes

MINUTES
HISTORIC LANDMARK COMMISSION
July 8, 2024

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, July 8, 2024, 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: Etan Tepperman, and Linnie McAdams

ABSENT: Commissioners: Ethan Gillis, and Heather Gregory

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

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.

There were no presentations from the public.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. HLC24-028:** Consider approval of the June 10, 2024 minutes.

Commissioner McAdams moved to approve the minutes with the correction of adding Commissioner Heather Gregory as absent. Motion seconded by Commissioner Treat. Motion carried.

AYES (4): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Etan Tepperman, and Linnie McAdams
NAYS (0): None.

- B. HLC24-025:** Receive a report, hold a discussion, and give staff direction regarding the current historic tax exemption program and potential program changes to better encourage the designation and/or preservation of historic properties.

Cameron Robertson, Historic Preservation Officer, presented Goal #2, Policy 2.1, Recommendations #2.1 and #2.2 of the 2019 Denton Historic Preservation Plan. These two recommendations seek to broaden the tax-exemption eligibility criteria, as well as the exploration of allowing partial or full property tax exemption.

Commissioner Treat recommend approval of Recommendation 2.1 which seeks to broaden the tax-exemption eligibility criteria. Commissioner Tepperman seconds. Motion failed.

AYES (3): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioner: Etan Tepperman

NAYS (0): None.

ABSTAINED (1): Commissioner: Linnie McAdams

Commissioner Treat recommends the approval of Recommendation 2.2 which seeks the exploration of allowing partial or full property tax exemption. Commissioner McAdams seconds. Motion carried.

AYES (4): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Etan Tepperman, and Linnie McAdams

NAYS (0): None.

C. HLC24-023: Receive a report, hold a discussion, and give staff direction regarding three historic properties located on the Texas Woman's University campus.

Cameron Robertson, Historic Preservation Officer, presented the three historic properties – Greenhouse, the Support Annex Building, and the Patio Building - on the Texas Woman's University campus.

Commissioner McAdams made a motion to move forward with staff's suggestions but emphasized the importance of inviting a TWU staff member to speak at a meeting before sending a letter of interest. Commissioner Treat seconds. Motion carried.

AYES (5): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Etan Tepperman, Ethan Gillis, and Linnie McAdams

NAYS (0): None.

4. WORK SESSION

A. HLC24-029: Receive a report and hold a discussion regarding Section 2.83(c) of the City Code which governs boards, commissions, and committees specifically related to the attendance policy.

Lacy Brummett, Historic Landmark Commission Board Secretary, presented the item.

B. HLC24-024: 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.

Staff presented the item, and no designations were presented.

C. HLC24-030: Hold a discussion regarding the Historic Landmark Commission Project Matrix.

The Texas Woman's University discussion was removed from the Matrix, as the item had been addressed.

5. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:28 pm.

X

Angie Stripling
Historic Landmark Commission Chair

X

Lacy Brummett
Administrative Assistant

Minutes Approved On: _____



City of Denton

City Hall
215 E. McKinney St.
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Legislation Text

File #: HL24-0002, **Version:** 1

AGENDA CAPTION

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 1526 Willowwood Street. The property is located on the north side of Willowwood Street, between Kendolph Drive and McCormick Street. (HL24-0002, Historic Landmark Designation of 1526 Willowwood Street, Cameron Robertson)



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: August 12, 2024

SUBJECT

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 1526 Willowwood Street. The property is located on the north side of Willowwood Street, between Kendolph Drive and McCormick Street. (HL24-0002, Historic Landmark Designation of 1526 Willowwood Street, Cameron Robertson)

BACKGROUND

The applicant and property owners, Jessica Lane and James Carr, are requesting the Historic Landmark Designation of the existing residence at 1526 Willowwood Street. The existing residence was constructed circa 1978 in the Contemporary style.

If the Historic Landmark Designation is approved by the Historic Landmark Commission (HLC), 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.

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 three criteria of Section 2.9.4B of the DDC 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

The residence at 1526 Willowwood Street is of interest and value to the development and growth of the Live/Work Movement in the state during the second half of the twentieth century.

In the 1990s, the concept of a “Live/Work” lifestyle began to takeoff, reversing over a century of prejudice against the practice of living and working on the same premises, because it was considered incompatible with middle-class domestic decency. Houston became one of the main cities to support this lifestyle, featuring an extensive number of architectural models of live/work home life during the twentieth century.

With the lack of zoning in Houston, it may have meant that dwelling and doing business at the same address was never outlawed by city code. But the restrictive covenants preserving the "integrity" of middle and upper-income residential neighborhoods in twentieth century compensated by rigorously excluding business activity from the dwelling place, provided a “loophole” that allowed for live/work structures to take hold.

Beginning in the 1950s, Houston architects began experimenting with combining the dwelling and workplace; however, it was not until the 1970s that the idea of live/work really took off. Anderson/Wilson Architects of Houston, Texas was operated by Thomas Wilson and William (Bill) J. Anderson, Jr. They were considered the true pioneers of the Live/Work Movement in Houston and are featured prominently as both designers and clients in the Houston area.

The original owners of the residence, James J. and Judith H. Feldman, appreciated the work of Anderson/Wilson, hiring them to design their new residence in Denton on Willowwood Street, providing two artist studios, one specifically configured to be a photographer’s darkroom and the other a pottery studio.

Number 5. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation

The residence at 1526 Willowwood Street is constructed in the Contemporary style, using an asymmetrical structure with unornamented stucco surfaces and window walls opening interior rooms to outdoor spaces. Earlier styles of architecture were generally defined by types of decorative detail applied to their exteriors, but the Contemporary style rejected this approach, rather turning to the inside of the house, focusing on the functionality of the interior space and integration of outdoor views. The lightweight structural idea presented by the International style, beginning in the last 1920s, allowed buildings to be supported by a lightweight structural skeleton, allowing for windows and walls to be arranged to reflect interior needs. With the construction of the residence at 1526

Willowwood Street, a new approach and interpretation of the Contemporary style, not yet seen in the City, was introduced to Denton.

In 1972, Anderson/Wilson Architects designed and built a combined studio-residence at 2808 Virginia Street in the Ferndale Addition of Houston for Bill Anderson and his wife, Laurence. The façade of the residence was kept simple, with a deep inset entry. However, the interior was lit by natural light, with large windows and skylights, opening the interior to the outside, as well as utilizing diagonal walls to provide a sense of place in the residence. The residence featured a screened-in pool and terrace in the rear as well, with a play area. The residence was featured in the May 1973 issues of Southern Living Magazine.

Judith H. Feldman, the original owner and resident of 1526 Willowwood Street, was subscribed to Southern Living Magazine at the time. Judith came across the article featuring Anderson/Wilson Architects work on the family residence. The Feldman's reached out to Anderson/Wilson Architects, asking to utilize the same design, but expand on it for their future residence. Construction of the residence began in March of 1978 by independent contractor, Neil Adams. It took Adams approximately nine months to complete the residence, and the Feldman's moved into the home on January 24, 1979, their anniversary.

Known to many in Denton as the "bird house," the front of the home features a 25-foot high by 60-footwide enclosed courtyard, built of commercial grade aluminum framing and solar screens. The courtyard, based on original plan drawings, was to feature a pool with an elevated walkway bridge; however, the original owners turned the space into a garden area, featuring Yaupon Holly trees, a variety of ferns, and a Japanese Maple, as well as opening the space to several birds and many box turtles, of which two remain to this day.

The residence is constructed of redwood, stucco and has large Spanish floor tiles on the ground floor throughout. It features two artist studios, one specifically configured to be a photographer's darkroom and the other a pottery studio—reflecting the live/work lifestyle, supported by Anderson/Wilson Architects. Attached to the pottery studio, which has heat, A/C and water, is a small screened potting shed.

Large, single-pane windows and window'd doors form much of the walls of both stories of the front and back of the residence. The tiles in the courtyard extend through the living room to the back patio, making the indoors and outdoors connect seamlessly. The living room ceiling and upper interior wall are made entirely of redwood as is the outdoor facing wall of the residence leading into the courtyard. There is a large skylight running about 30 feet in length in the living room's redwood ceiling, allowing more natural light into the structure. The north side is solid unpainted stucco, as are all the exterior and most interior walls of the residence. The residence has two fireplaces and second floor interior balconies looking down over the kitchen and downstairs den. There is a large exterior balcony in the back which can be accessed from the two small bedrooms/offices, and a smaller exterior balcony off the master bedroom, giving this house two exterior and two interior balconies. There are small alcoves sprinkled throughout the second floor and the upstairs playroom overlooks the kitchen. The Contemporary-style residence places large emphasis on light, textures, and openness.

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

The original owners of 1526 Willowwood Street were James J. and Judith H. Feldman. The Feldman's moved to Denton in 1972 with their two children, Stuart and Andrew. Their family friend, Ed Glick, told them at the time that they had increased the Jewish population by 33% in Denton. James and Judith started a chavurah-type (ground of friends) association, meeting in Denton

for study and major holiday celebrations with the Caplan, Glick, Abel, and Fromm families. The Feldman's often hosted get-togethers at their home from 1972 to 1974, preparing the service and handing out Chanukah, Sukkot, and Passover. In 1974, the Feldman's along with another 12 families began monthly Shabbat services at the University Ministry Center located at the University of North Texas campus.

Between 1978 and 1980, the families started their own religious school, of which James and Judith's sons were students. Their son, Stuart, along with Elliot Johnson and Marla Greenberg, were the first B'Nai Mitzvah of the congregation in the summer of 1980. By 1995, with the growth of the congregation to 30 families, the congregation purchased and moved to their present location Flower Mound. At that time the name of the congregation was changed to Congregation Kol Ami (CKA).

When the Feldman's moved to Sarasota, Florida in 2003, the congregation had over 161 members. Since their departure, the Congregation Kol Ami has remained the Jewish heart of Denton County, TX. The congregation currently has a community of over 145 families.

In addition to James and Judith Feldman, previous owner, Dr. Gilda G. Garcia, who resided at the residence for seven years, served as Chief Diversity Officer and Vice President at the University of North Texas (UNT). While there, Dr. Garcia guided the UNT in its expansion of the diversity statement and non-discrimination policy. She also launched new resources to advance inclusivity, including the UNT IDEA team, a diversity advisory board; Special Interest Group Networks; and the student-centered Transgender Taskforce. In collaboration with the Division of Student Affairs, she developed and launched the Pride Alliance, a new space dedicated to LGBT students and faculty and staff members, and the Black Student Experience, an annual event for African American students.

Lastly, the current owners of the residence, Jennifer Lane and Dr. James (Jim) Carr, are significant in their own right. Jennifer is a Grammy-nominated and extensively recorded classical singer, currently serving as a Professor of Voice at UNT's College of Music. Jim is an electric bassist, teacher, and composer, having collaborated with many bands and musicians, such as Backseat Molly, Brendan Dawes, and Dahveed Ben Israel.

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 1526 Willowood Street 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 owners, the property is historically significant to the Denton community for its interest and value to the development and growth of the Live/Work Movement in the state; reflects elements of architectural design and detail which represent a significant architectural innovation, as well as identification with persons who contributed to the City, State, and United States. Therefore, 1526 Willowwood Street is in conformance with both the Plan and the Denton 2040 Comprehensive Plan.

PREVIOUS ACTION/REVIEW

Since 2011, there have been three building permits associated with the property. These permits have been related to the replacement of an existing water heater, solar panel installation, and the placement of the screened-in porch due to post-winter weather damage (see Exhibit 3).

NEIGHBORHOOD MEETING

No neighborhood meeting was held.

OPTIONS

1. Approval as submitted
2. Approval subject to conditions
3. Deny
4. Continue the item

RECOMMENDATION

Staff recommends **approval** of the request for Historic Landmark Designation of the property located at 1526 Willowwood Street. 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.

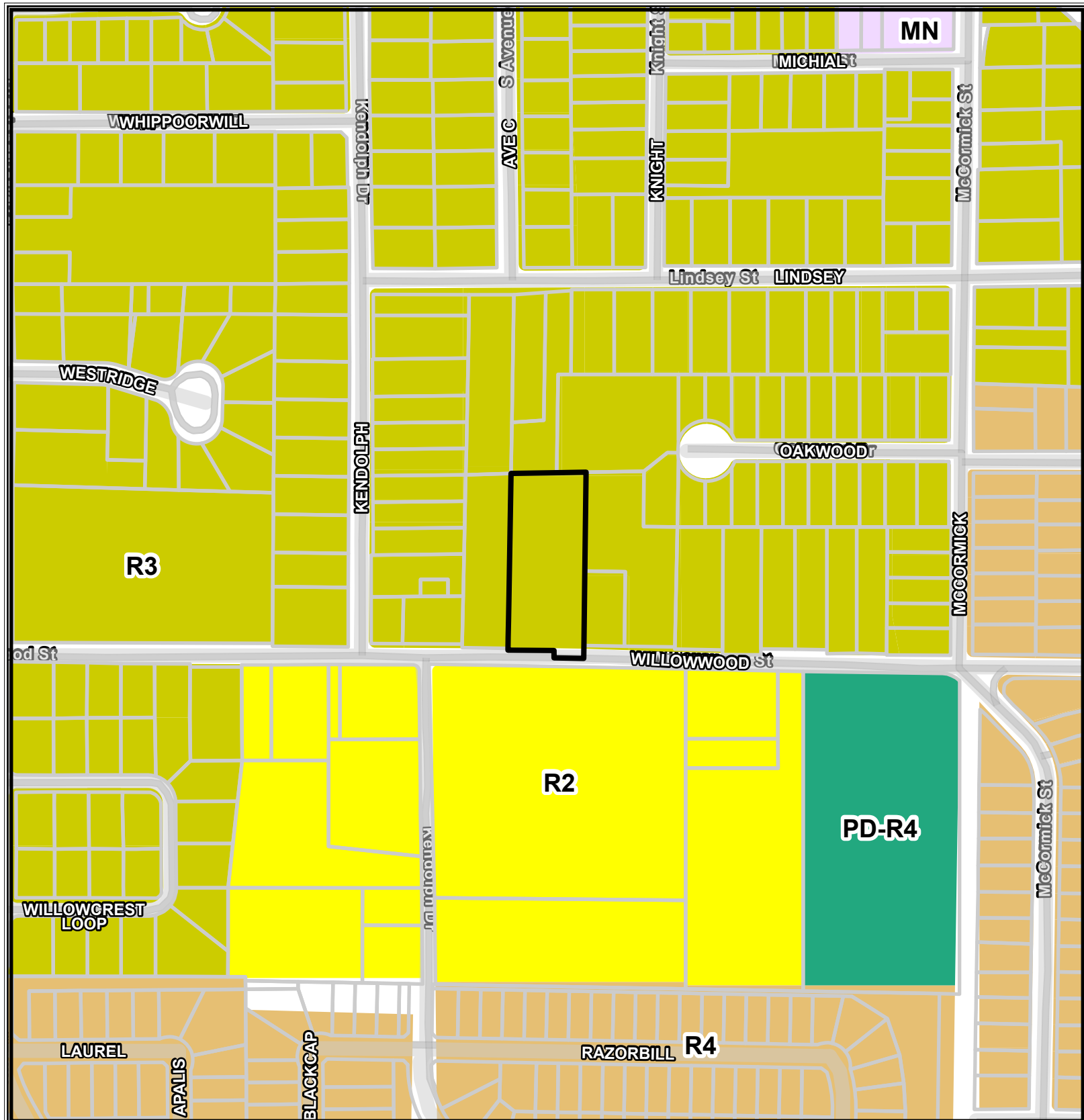
EXHIBITS:

1. Agenda Information Sheet
2. Site Location Map
3. Historic Landmark Designation Checklist and Application
4. Draft Ordinance

Respectfully submitted:
Tina Firgens, AICP
Deputy Director Development Services/
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer

HL24-0002 Current Zoning Map





HISTORIC LANDMARK DESIGNATION CHECKLIST AND APPLICATION

The purpose of a Historic Landmark is to preserve and officially recognize a building, district, object, site, or structure for its outstanding architectural, archeological, cultural, social, economic, ethnic, and political history significance to Denton. These Historic Landmarks, as well as state and national landmarks can be included within Historic and Conservation Districts.

The following are outlined in Denton Development Code Section 2.9.4. and must be submitted for historic landmark designation applications to be considered complete.

GENERAL ITEMS

- ☐ Provide a copy of the City of Denton's Owner Authorization Form
- ☐ Complete the Historic Landmark Designation Application (below)
- ☐ Complete the Owner's Statement* (below)
- ☐ **Associated Fee(s):** as listed on the Development Review Fee Schedule.
- ☐ 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.

Jennifer K. Lane
Signature

May 22, 2024
Date

Jennifer Lane
Print Name

1526 Willowwood Street
Address

Denton, Texas 76205-6916
City/State/Zip

650 867-2930 jennrlane@gmail.com


Development Services – Planning Division

401 N Elm St., Denton, TX 76201 (940) 349-8600

Phone

Email

*Additional Owners may be listed on a separate piece(s) of paper.

Historic Landmark Designation Application



1524 Willowwood Street, Denton, Texas 76205-6916

Site Address

Residence

Present Use

R-3

Current Zoning



Legal Boundary (Lot and Block or Metes and Bounds – Attach Exhibit A if necessary)

1 REQUIRED EXHIBITS

- ☒ 1.1 Exhibit "A": Proposed Historic Landmark's Legal Description
- ☒ 1.2 Exhibit "B": Chain of Title of Site and/or Enterprise
- ☒ 1.3 List the ownership title from present to original owner. Attach copies of each instrument where possible.
 - a. Name of Owner
 - b. Type of Instrument Date (Warranty Deed)
 - c. Vol/Page Number
 - d. Book-Deed Records/Real Property Records

2 EXHIBIT "C": ADDITIONS TO ORIGINAL BUILDING

- ☒ 2.1 List chronologically and with as much detail as possible the following information for each addition:
 - a. Date the structure was built
 - b. Contractor name
 - c. Description/Nature of Work for all improvements. Include any significant remodeling with attention to exterior changes.
 - d. Cost of improvements
 - e. Type of Legal Instrument (Vol/Page)
 - f. Attach copies of all building permits, mechanic's liens and deeds of trust.

3 EXHIBIT "D": SURVEYS

- ☒ 3.1 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.

4 EXHIBIT "E": EXTERIOR PHOTOGRAPHS

- ☒ 4.1 Attach four (4) photographs of the site, one from each direction (North, South, East, and West).

5 EXHIBIT "F": HISTORIC LANDMARK APPROVAL CRITERIA

- ☒ 5.1 The petitioner will be responsible for furnishing data to the Historic Landmark Commission for substantiating that the property meets one or more of the following thirteen (13) approval criteria for Historic Landmark designation. Specify which of the criteria are being met and provide supporting documentation for each.
 - ☒ a. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States;
 - b. Recognition as a recorded state historic landmark, a national historic landmark, or entered into the National Register of Historic Places;
 - ☒ c. Reflects a distinguishing characteristic of an architectural type or specimen;



Development Services – Planning Division

401 N Elm St., Denton, TX 76201 (940) 349-8600

- ☒ d. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
- ☒ e. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation;
- ☒ f. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif;
- g. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
- h. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
- i. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States;
- j. Location as the site of a significant historic event;
- ☒ k. Identification with a person who significantly contributed to the culture and development of the city, state or the United States;
- ☒ l. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city; or
- ☒ m. Value as an aspect of community sentiment or public pride.

6 OPTIONAL INFORMATION

- ☒ 6.1 Interior Photographs of interior architectural details that add to the character of the property may be attached.



City of Denton Development Services
 "One-Stop-Shop"
 One Place Serving Denton's Development Needs
 401 N. Elm St., Denton, TX 76201 • (940) 349-8541

Owner Authorization

Name: Jennifer Lane
 Company Name: N/A
 Address: 1526 Willowood Street, Denton Texas 76205-6916
 Telephone: 650 867-2930 Email: jennlane@gmail.com

CHECK ONE OF THE FOLLOWING:

- ☒ I will represent the application myself; or
☒ I hereby designate James Harold Carr (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: Jennifer R. Lane Date: May 23, 2024

Exhibit B: Chain of Title of Site and/or Enterprise

Name of Owner: James J. and Judith H. Feldman

Type of Instrument/Date: DOC #1977-26248 (10/19/1977)

Vol/Page #: 861/129

Book Type: Deed Record (DR)

Name of Owner: Harold E. and Klema I. Perry

Type of Instrument/Date: DOC #1998-15515 (2/27/1998)

Vol/Page #: 4040/2052

Book Type: Real Property (RP)

Name of Owner: James F. and Teena M. Anderson

Type of Instrument/Date: DOC #2000-26791 (3/15/2000)

Vol/Page #: 4554/2242

Book Type: Real Property (RP)

Name of Owner: Gilda G. Garcia

Type of Instrument/Date: DOC #2007-116303 (9/24/2007)

Name of Owner: James H. Carr and Jennifer R. Lane

Type of Instrument/Date: DOC #2014-25267 (3/20/2014)

Name of Owner: James H. Carr and Jennifer R. Lane, Co-Trustees of the Jennifer Lane and James Carr Revocable Trust

Type of Instrument/Date: DOC #2020-199815 (11/30/2020)

Exhibit C: Additions to Original Building

Date of Construction:

- Broke ground March 1978
- Residents moved in on January 24, 1979

Architect Name: Anderson-Wilson (Houston, TX)

Contractor Name: Neil J. Adams

- **Type of Instrument/Date:** DOC #1979-2059 (11/25/1978)
- **Vol/Page #:** 74/985
- **Book Type:** Mechanic's Lien (ML)

hereinafter called Contractor (whether one or more), all of

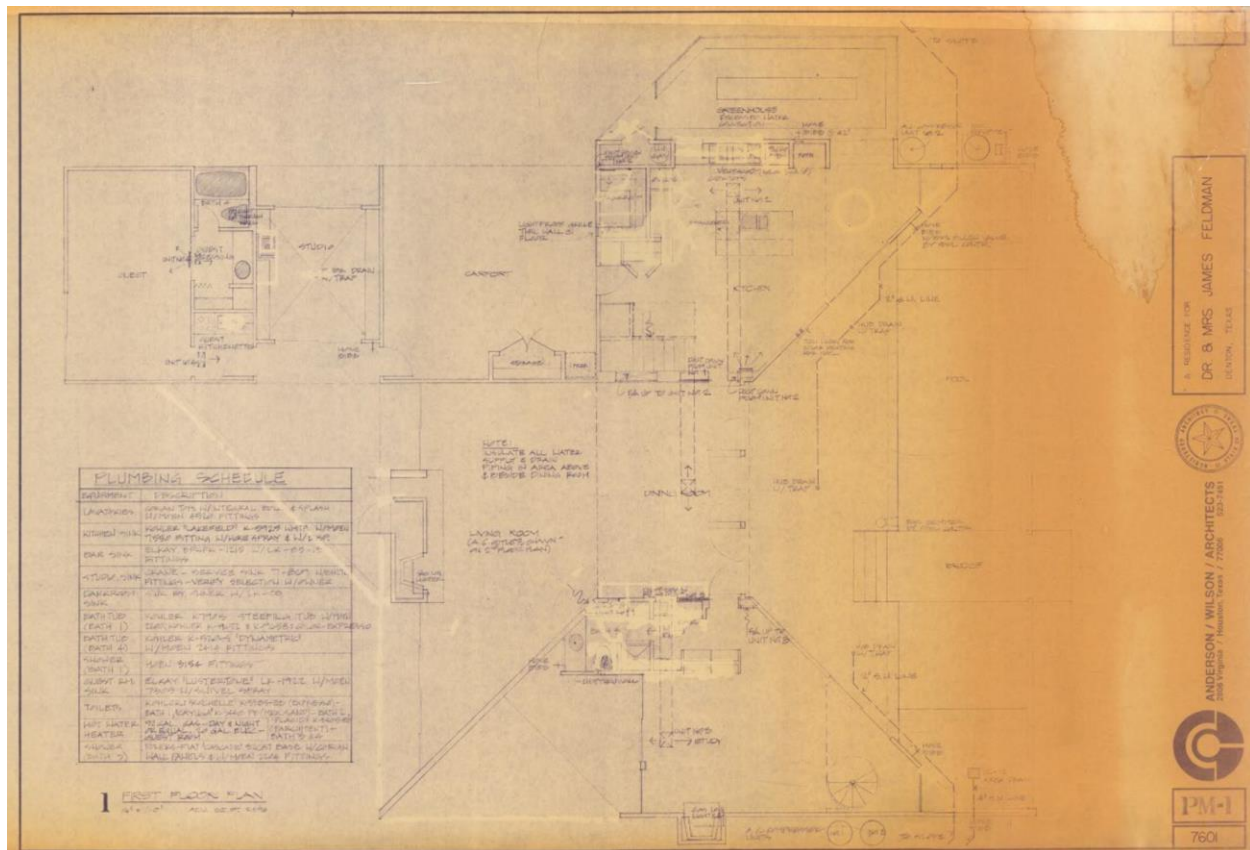
WITNESSETH:

Contractor hereby contracts and agrees to build, construct and complete, in a good and workmanlike manner, according to the plans and specifications agreed upon by Parties hereto, and to furnish and provide all labor and material to be used in the construction of a single family residence of approximately 3600 air conditioned square feet according to plans and specifications agreed to by the parties, such plans being number 7601, dated January 14, 1977, prepared by Anderson-Wilson/Architects, for Owners to be situated upon the following described premises, which premises Owners hereby state they own in fee simple, free of all encumbrances recorded or unrecorded, except as herein provided, same being in Denton



Figure 1: Neil Adams ca. 1978

All Architectural Plans are available and can be provided upon request or as needed. Example provided below:



Improvement History:

Please refer to “Exhibit G” for improvement documents regarding the courtyard and walkway bridge (Permit #1107-0037).

Exhibit D: Surveys

1328 Willowood - 1.72 Acres

FIELD NOTES to sit that certain lot, tract or parcel of land situated in the A.M.B. Topographic Survey, Abstract Number 1248, Denton County, Texas, and being all of a called 1.72 acre tract of land described in a deed to Golda Grace Gardis, as recorded in County Clerk File Number 2007-110333, Real Property Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a dropped iron rod found stamped "4001" for the Northeast corner of the herein described tract, the Northeast corner of said 1.72 acre tract and the Northwest corner of Lot 2 in Block A of Alyssa & David Addition, an addition to the City of Denton according to the plat thereof recorded in Cabinet M, Page 230, Plat Records, Denton County, Texas;

THENCE South 03 degree 29 minutes 31 seconds West with the East line said land 1.72 acre first and the West line of said Lot 2, at a distance of 231.59 feet passing a capped iron rod found stamped "4001" for the Southwest corner thereof and the Northwest corner of Lot 1 is said Addition, continuing said land course and the West line of said Lot 1, at a distance of 406.96 feet passing a capped iron rod found stamped "4001" for the Southwest corner thereof and being on the North side of Willowwood Street, continuing along said course, a total distance of 436.96 feet to a point for the Southeast corner of said 1.32 acre tract;

TREND: North 88 degrees 15 minutes 18 seconds West with the next Eastern South line thereof, along or near the middle of said Street, a distance of 70.18 feet to a point for corner on the South line of said 1.72 acre tract.

THENCE North 05 degrees 37 minutes 57 seconds East, a distance of 17.19 feet to a 1/2" iron rod found on the North side of said Street for an inner all corner on the South line of said 1.72 acre tract.

THENCE North 86 degrees 40 minutes 24 seconds West with the most Westerly South line thereof, a distance of 108.00 feet to a capped iron rod found stamped "4001" for the most Westerly Southeast corner of said 1.72 acre tract and the Southeast corner of Lot 1 in Block One of Harrison Acres Addition, an addition to the City of Denton according to the plat herein recorded in Cabinet B, Page 312, Plat Records, Denton County, Texas;

THENCE North 03 degrees 47 minutes 55 seconds East with the East line thereof and the West line of said 1.72 acre tract, along or near a chain link fence part of the way, a distance of 416.51 feet to a 1/2" iron rod found for the Northwest corner thereof and the Southwest corner of Lot 2 in Block A of Richardson Addition, an addition to the City of Denton according to the plat thereof recorded in Cabinet F, Page 247, Plat Records, Denton County, Texas;

THENCE South 87 degrees 40 minutes 53 seconds East with the South line thereof and the North line of said 1.72 acre tract, along or near a wire fence, a distance of 157.08 feet to a 1/2" iron rod found for the Southeast of said Lot 2 and an angle point in the North line of said 1.72 acre tract.

THENCE South 88 degrees 38 minutes 51 seconds East with the North line of said 1.72 acre tract, a distance of 69.96 feet to the PLACE OF BEGINNING and enclosing 1.72 acres of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 360 G of said map.

This survey is certified to Freedom Title, James Harold Carr, Jennifer Ruth Lane, DATCO and Glida Grace Garcia. This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 3-17-2014. There are no visible or apparent intrusions or protrusions except as shown herein.

NOTE: Only the following easements supplied to me by Freedom Title with GF# 14023145DN have been reviewed and addressed as follows:

Volume 254, Page 283 Easement to Texas Power & Light Company; does affect by ingress-egress

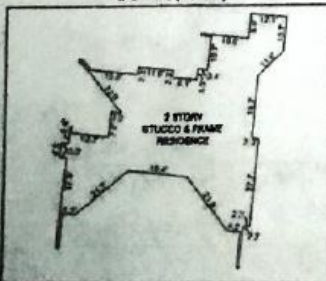
Volume 284, Page 448 Easement to Texas Power & Light Company; does affect by ingress-egress

Volume 295, Page 439 Easement to Texas Power & Light Company, does affect by ingress-egress


CCF# 1995-33033 Essement to the City of Denton; does affect as shown

NOTE: All capped iron rods found are stamped "4001"

DETAIL (N.T.S.)



LINE	BEARING	DISTANCE
L1	N 88°15'15" W	70.18'
L2	N 03°37'57" E	17.19'
L3	N 88°40'24" W	108.09'

TITLE COMPANY	JOB # 140202
 FreedomTitle	DRAWN BY PJW
	DATE: 4-18-2014
	R.P.L S KENNETH A ZOLLINGER
	NOTES

—OHG— = OVER-HEAD UTILITY
 Ⓐ = BURIED W/IR ZON BOX
 Ⓐ = POWER POLE
 Ⓐ = WATER METER
 CAP'IR = CAPPED IRON ROD FOR A.C.
) = PLAT OR DEED CALL
 CON = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND

KAZ
SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
www.kazsurveying.com

- X = WHITE FENCE
- Y = BROWN FENCE
- Z = CHAMPAGNE FENCE

ABST. 1246 (SHEET 1)
A-TOMPKINS SUR.
(PARCELS 1~64)

Area 1 6.7 # 7.7

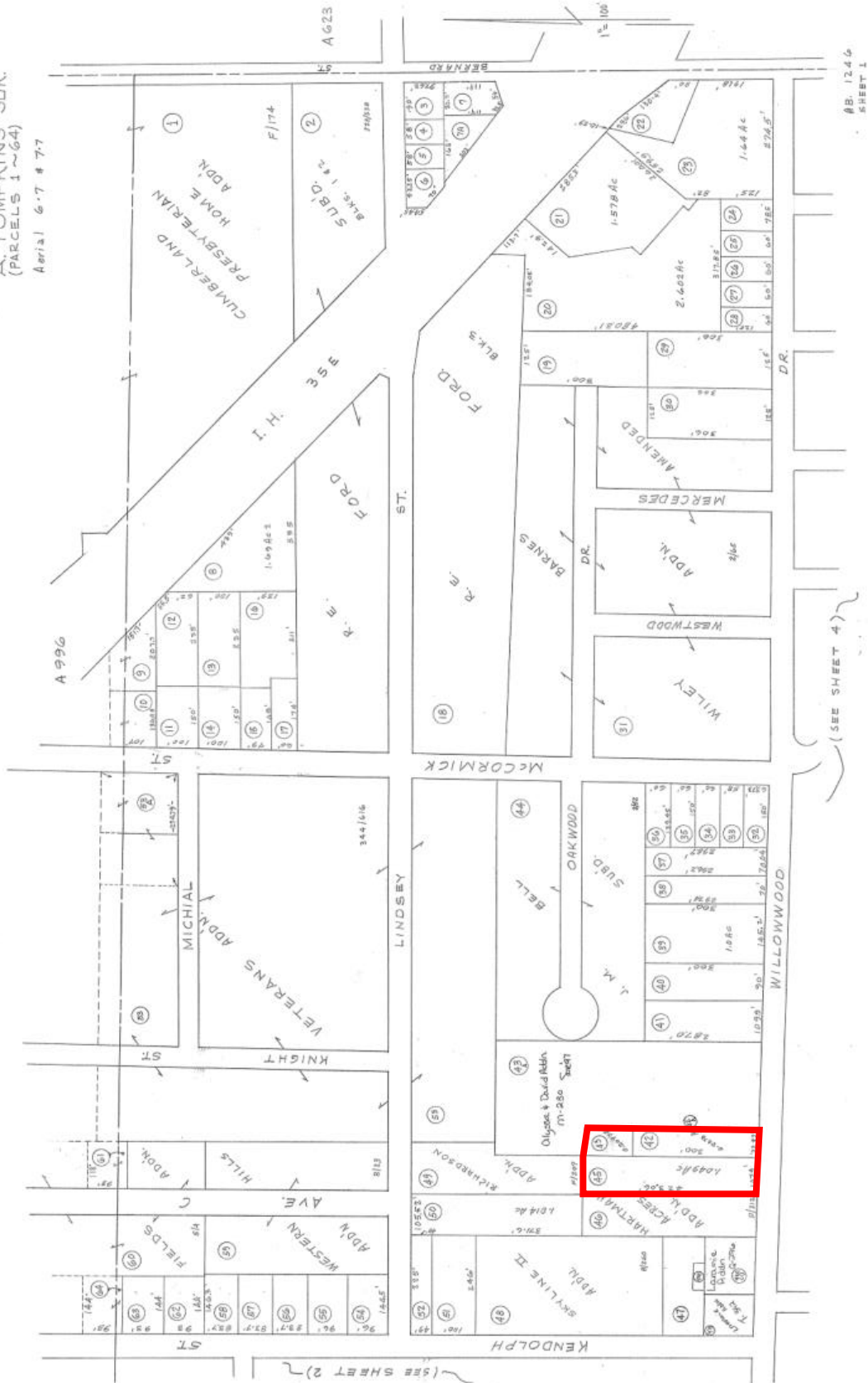


Exhibit E: Exterior Photos



South (Front) Façade



North (Rear) Façade



East Façade



West Façade

Exhibit F: Historic Landmark Approval Criteria

a. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States

In the 1990s, the concept of a “Live/Work” lifestyle began to takeoff, reversing over a century of prejudice against the practice of living and working on the same premises, because it was considered incompatible with middle-class domestic respectability. Houston became one of the main cities to support this lifestyle, featuring an extensive amount of architectural models of live/work domesticity from the twentieth century.

With the lack of zoning in Houston, it may have meant that dwelling and doing business at the same address was never outlawed by city code. But the restrictive covenants preserving the "integrity" of middle- and upper-income residential neighborhoods in twentieth century compensated by rigorously excluding business activity from the dwelling place and giving this exclusion the force of law.

Beginning in the 1950s, Houston architects began experimenting with combining the dwelling and workplace; however, it was not until the 1970s that the idea of live/work really took off. Anderson/Wilson Architects of Houston, Texas was operated by Thomas Wilson and William (Bill) J. Anderson, Jr. Considered the true pioneers of the Live/Work Movement in Houston they are featured prominently as both designers and clients in the Houston area.

e. Reflects elements of architectural design, detail, material, or craftsmanship which represent architectural innovation.

In 1972, Anderson/Wilson Architects designed and built a combined studio-residence at 2808 Virginia Street in the Ferndale Addition of Houston for Bill Anderson and his wife, Laurence. The façade of the residence was kept simple, with a deep inset entry. However, the interior was lit by natural light, with large windows and skylights, opening the interior to the outside, as well as utilizing diagonal walls to provide a sense of place in the residence. The residence featured a screened-in pool and terrace in the rear as well, with a play area. The residence was featured in the May 1973 issues of Southern Living Magazine.

Judith H. Feldman, the original owner and resident of 1526 Willowood Street, was subscribed to Southern Living Magazine at the time. Judith came across the article featuring Anderson/Wilson Architects work on the family residence. The Feldman's reached out to Anderson/Wilson Architects, asking to utilize the same design, but expand on it for their future residence

Construction of the residence began in March of 1978 by independent contractor, Neil Adams. It took approximately nine months to complete the residence, and the Feldman's moved in on their anniversary on January 24, 1979. The residence cost \$150,000 to construct.

Known to many in Denton as the “bird house,” the front of the home features a 25-foot high by 60-foot-wide enclosed courtyard, built of commercial grade aluminum framing and solar screens. The courtyard, based on original plan drawings, was to feature a pool with an elevated walkway

bridge; however, the original owners turned the space into a garden area, featuring Yaupon Holly trees, a variety of ferns, and a Japanese Maple, as well as opening the space to several birds and many box turtles, of which two remain to this day.

The house is constructed of redwood, stucco and with large Spanish floor tiles on the ground floor throughout. It features two artist studios, one specifically configured to be a photographer's darkroom and the other a pottery studio—reflecting the creative spirit of the times when it was designed and the live/work lifestyle, supported by Anderson/Wilson Architects. Attached to the pottery studio, which has heat, A/C and water, is a small screened potting shed.

Large, single-pane windows and window'd doors form much of the walls of both stories of the front and back of the residence. The tiles in the courtyard extend through the living room to the back patio, making the indoors and outdoors connect seamlessly. The living room ceiling and upper interior wall are entirely of redwood as is the outdoor facing wall of the residence leading into the courtyard. There is a large skylight on the second floor running about 30 feet in length in the living room's redwood ceiling, allowing yet more light into the structure. The south side of the house has more or less normal-sized windows. The north side is solid unpainted stucco, as are all the exterior and most interior walls of the residence. The residence has two fireplaces and second floor interior balconies looking down over the kitchen and downstairs den. There is a large exterior balcony in the back which can be accessed from the two small bedrooms/offices, and a smaller exterior balcony off the master bedroom, giving this house two exterior and two interior balconies. There are two full bathrooms on the upper floor and the master bath with large walk-in shower is beautifully designed with turquoise tiles and a skylight. There is a third bathroom with shower on the first floor which is by a TV room next to a small bar. There are small alcoves sprinkled throughout the second floor and the upstairs playroom overlooks the kitchen. The Contemporary-style residence places large emphasis on light, textures, and openness.

k. Identification with a person who significantly contributed to the culture and development of the city, state, or the United States

James J. and Judith H. Feldman moved to Denton in 1972 with their two children. Their family friend, Ed Glick, told them at the time that they had increased the Jewish population by 33% in Denton. James and Judith started a chavurah-type (ground of friends) association, meeting in Denton for study and major holiday celebrations with the Caplan, Glick, Abel, and Fromm families. The Feldman's often hosted get-togethers at their home from 1972 to 1974, preparing the service and handing out Chanukah, Sukkot, and Passover. In 1974, the Feldman's along with another 12 families began monthly Shabbat services at the University Ministry Center of the University of North Texas campus.

Between 1978 and 1980, the families started their own religious school, of which James and Judith's sons, Stuart and Andrew Feldman, were students. Their son, Stuart, along with Elliot Johnson and Marla Greenberg, were the first B'Nai Mitzvah of the congregation in the summer of 1980. The 1995, with the growth of the congregation to 30 families, the congregation purchased and moved to their present location Flower Mound. At that time the name of the congregation was changed to Congregation Kol Ami (CKA).

When the Feldman's moved to Sarasota, Florida in 2003, the congregation had over 161 members. Since their departure, the Congregation Kol Ami has remained the Jewish heart of Denton County, TX. The congregation currently has a community of over 145 families who together sustain a "dynamic spiritual life, a rich educational center, and a vibrant social scene for ourselves and for their (our) children."

In addition to James and Judith Feldman, previous owner, Dr. Gilda G. Garcia, who resided at the residence for seven years, served as Chief Diversity Officer and Vice President at the University of North Texas. While there, Dr. Garcia guided the UNT in its expansion of the diversity statement and non-discrimination policy to include sexual orientation and gender identity and expression. Dr. Garcia launched new resources to advance inclusivity, including the UNT IDEA team, a diversity advisory board; Special Interest Group Networks; and the student-centered Transgender Taskforce. In collaboration with the Division of Student Affairs, she developed and launched the Pride Alliance, a new space dedicated to LGBT students and faculty and staff members, and the Black Student Experience, an annual event for African American students. She reinvigorated the annual Equity and Diversity Conference and collaborated with UNT-International and the Office of Sustainability to create the "Creating Great Global Citizens" initiative.

Lastly, the current owners of the residence, Jennifer Lane and Dr. James (Jim) Carr, are significant in their own right. Jennifer is a Grammy-nominated and extensively recorded classical singer, currently serving as a Professor of Voice at UNT's College of Music. Jim is an electric bassist, teacher, and composer, having collaborated with many bands and musicians, such as Backseat Molly, Brendan Dawes, and Dahveed Ben Israel.

Resources:

Please see "Exhibit H" for additional PDF resources. However, below additional links are provided.

Congregation Kol Ami

<https://kolami-tx.org/wp/>

Dr. Gilda Garcia

<https://www.texasdiversityconference.com/2017/bio-gilda-garcia.php>

<https://nadohe.memberclicks.net/bio-gilda-garcia>

<http://www.thedallasway.org/stories/written/2023/3/6/gilda-garcia>

Jennifer Lane

<https://music.unt.edu/faculty-and-staff/jennifer-lane>

<https://cliburn.org/?performer=jennifer-lane>

<https://www.bach-cantatas.com/Bio/Lane-Jennifer.htm>

<https://www.last.fm/music/Jennifer+Lane/+wiki>

<https://www.discogs.com/artist/2567287-Jennifer-Lane-2>

<http://www.jenniferlanemezzosoprano.net/biography.html>

http://magnatune.com/artists/jennifer_lane/

<https://voice.music.unt.edu/jennifer-lane>

Dr. James Carr

<https://jamescarr.net/>

<https://jamescarr.net/Site/Welcome.html>

Photos of 1526 Willowwood Street Circa 1978





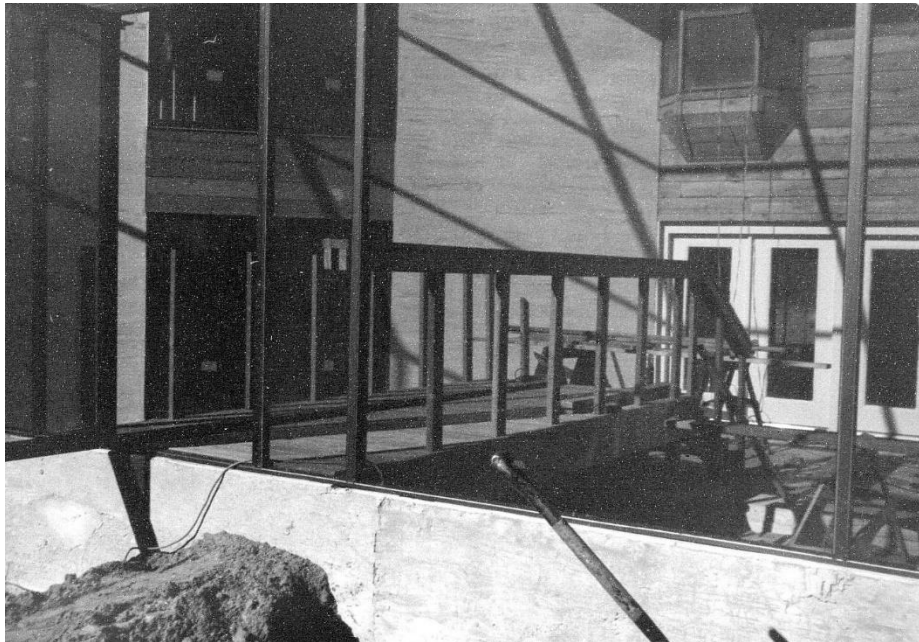




Exhibit G: Improvement Documents

Distinct Designs

Construction

1003 West Oak Denton, Texas 76201
940-368-7788
salty@rishelgroup.com

April 2, 2010

For: Dr. Gilda Garcia
1526 Willow Wood Street
Denton, Texas 76205
Ph: (940) 565-2711
Ph: Mo: (940) 369-8652

Proposed by: Salty Rishel
Proposal #: DDC 2107.Tra.Gar
Snow Damage Repairs
Store Front Metal Screen Porch
High Siding, Trim and Bridge

Re: A Residence
1526 Willow Wood Street
Denton, Texas 76205
Ph: (940) 565-2711

The Travelers Companies Inc.
Rock White Property Representative
P.O. Box 660452
Dallas, Texas 75266-0452

Attention: Dr. Gilda Garcia, Owner, 1526 Willow Wood Street, Denton Texas 76205
Ph: Of: (940) 565-2711, Mob: (940) 369-2711. And Rock White, Property Representative, The Travelers Companies, Inc., P.O. Box 660452.
Dallas, Texas, 75266-0452. Ph: (817) 470-9263. Fax: (888) 356-2160.

Exterior Repairs:

(Two Story Structure)

Front Patio Area:

(58'2" x 19'0" x 24'6")

Remove Tall Exterior Store Front Metal

Framing and Screen Materials (High)	2067 sft. @	0.65	1,343.55
Remove High Exterior Trim as Needed	88 lft. @	1.00	88.00
Load and Haul From Site	1 uns. @	125.00	125.00

* All Above as Emergency Services ASAP

Scaffold rental 28 Days, 2 End Frames,

2 X-Braces, 2 Scaffold Boards, 4 Pins	9 uns. @	125.00	1,125.00
Four Scaffold Wheel/Caster Units 28 Days	3 uns. @	75.00	225.00
Pick-Up, Set-Up, Dismantle, and Return Of Scaffolding	2 uns. @	175.00	350.00

Stucco Wall Repair As Needed Where Wall

Angles Pulled Baseball Sized Stucco Areas From Walls, Apply Bonding Agent, Stucco Rubbed Texture, and Bleach Wall Area to Match Existing Walls Best Possible	1 uns. @	250.00	250.00
Remove and Install 1" x 2" Metal Edge	40 lft. @	1.75	70.00
Remove & Install 1" x 12" Redwood High Facia	40 lft. @	3.95	158.00
Redwood Material 1" x 12"	40 lft. @	2.75	110.00
Redwood 1" x 8" Smooth Three Sides Material	74 lft. @	2.45	181.30
Install 1" x 8" Redwood Facia In Place of			



1" x 4" To Meet Code Requirements (High)			
Rafter Material Needs Full Bearing Connection	74 lft. @	3.25	240.50
Remove 1"x 8" Redwood Siding From High Wall			
Area 34' x 7' (All Scaffold Work)	238 sft.	1.95	464.10
Install Vapor Barrier (High) 9' x 35'	315 sft.	0.30	94.50
Redwood Material Ship Lap Siding 36' x 7'	252 sft.	2.95	743.40
Special Redwood Milling Small Run	1 uns. @	150.00	150.00
Redwood Material Ship Lap Siding 34' x 7' Install			
Using Non Rust/Non Bleed Nails (High)	238 sft.	5.95	1,416.10
Install Aluminum Store Front Metal Header Unit			
Top Mounting Rail/ Mounts To Residence	90 lft. @	22.00	1,980.00
Install Aluminum Store Front Filler at Side			
Wall Stucco Wall Inset	8 lft. @	16.00	128.00
Install Aluminum Store Front Metal Front			
Wall Plate Unit Drilled Shimmed and Drilled			
To Existing Concrete Wall/Sill & Flashing	60 lft. @	18.00	1,080.00
Install Aluminum Store Front Metal Vertical			
Wall Stud, Type or Wall Mounting Support			
Units With Screen Mounting Capability	132 lft. @	14.00	1,848.00
Install Custom Aluminum Store Front Metal			
Top Wall Rail Custom Made for Roof Angle			
Slope and Screen Mounting Capability			
Multi Piece Unit With Cap and Flashing	60 lft. @	24.00	1,440.00
Install Aluminum Store Front Metal Roof			
Rafters, Units With Screen Capability(High)	192 lft. @	22.00	4,224.00
Install Aluminum Store Front Metal Roof			
Mid-Support Head Rails, With Screen Capab.	100 lft. @	18.00	1,800.00
Screen Door Unit	1 uns. @	445.00	445.00
Screen Door Unit Installed With Lock Set			
Handle, Threshold, and Double Closures	1 uns. @	250.00	250.00
Wire and Install Door Bell Unit	1 uns. @	165.00	165.00
Install Aluminum Store Front Metal Roof	3 uns. @	0.00	0.00
Install Wall Solar Screening Hardware Cloth	756 sft. @	2.75	2,079.00
Install Roof Solar Screening Hardware Cloth	1365 sft. @	4.50	6,142.50
Remove Existing Bridge Structure and			
Redwood Material and P.T. Supports Units	120 sft. @	5.00	600.00
Redwood Lumber Bridge Materials Super-			
Structure Deck Rails Trim and Stairs	1 uns. @	1820.00	1,820.00
Installed Pressure Treated Piers Set in Concrete	10 uns. @	50.00	500.00
Bridge Cut Assembled, Screwed and Bolted			
With Non Stain, and Non Bleed Connectors	2.5 uns. @	650.00	1,625.00

Stain Redwood Facia Area (High)	90	lft. @	2.00	180.00
Seal Redwood Facia Area (High)	90	lft. @	2.00	180.00
Stain Redwood Siding Area (High)	238	lft. @	2.10	499.80
Seal Redwood Siding Area (High)	238	lft. @	2.10	499.80
Stain Bridge All Sides Best Possible	240	sft. @	1.50	360.00
Seal Bridge All Sides Best Possible	240	sft. @	1.50	360.00

Miscellaneous:

Engineering Fees (Estimate/Pending)	1	uns. @	750.00	750.00
Paint/Stain Mix and Match Best Possible	1	uns. @	35.00	35.00
Trash Haul & Debris Removal From Site	1	uns. @	195.00	195.00
Contraction Clean Area Daily	20	uns. @	10.00	200.00
Landscaping Remove and Install Decorative				
Ornamental Trees Approx. 12' High	3	uns. @	850.00	2,550.00
Clean-Up/Final Clean (By Owner)Wind/Mirr/Etc	0	uns. @	0.00	0.00

Sub Total \$ 39,070.55

Insurance, Taxes and Overhead \$ 3,907.06

Subtotal \$ 42,977.61

Profit \$ 4,297.76

TOTAL \$ 47,275.37

Sincerely at your service,

Salty

SR/wgr

NOTES: Final cleaning by owner. Additional work as priced or cost plus.

***Final pricing subject to certified engineering report, drawings and recommendations.**

Proposal # DDC-2107.Tra.Gar

Accepted:

Owner Representative:

Dated:

Distinct Designs Rep:

Dated:

Distinct Designs

Construction

1003 West Oak Denton, Texas 76201
940-368-7788
salty@rishelgroup.com

January 12, 2011

Mr. Timothy Potter Jr.
Travelers Lloyds of Texas Insurance Company
Catastrophe Resolution Center
P.O. Box 2949
Hartford, CT 06104

Re: Claim Number: HCQ0591

Dear Mr. Potter,

In recent days Dr. Gilda Garcia called our office and requested that I make direct contact on her behalf regarding her structural loss from ice and snow regarding:

Policy Number: OCHW72981966281676

Claim Number: HCQ0591001H

Dated of Loss: Feb. 11, 2010

Dr. Garcia is anxious to restore her home to its original grace and beauty. Her home is a unique architectural treasure of our Denton, Texas community. The nationally recognized and award winning architectural firm of Anderson and Wilson of Houston, Texas designed this fantastic residence in 1976. Just one of the many unusual features of the design was its beautiful crowning screened, clear span almost sixty foot wide and 25 foot high front greeting area and open aviary entry.

As you enter the aviary, sun porch entry and pass through the twelve foot high commercial grade aluminum and solar screen wall you cross the uniquely designed all redwood drilled and bolted foot bridge and then step down four steps to the spectacular front patio and gardens of the main house level. Looking up to where the primary beams of the porch attach to the main residence the height is almost twenty five feet.

While the structure stood well for almost thirty-four years the estimated four to five tones of ice and snow that accumulated on the upper surface on the evening of February 10, 2010 was too much for the structure and the method used to attach the unit to the residence. As



the weight of the roof load increased the mechanical attachments holding the aluminum supports to the fascia failed. Progressive failure of all supports resulted in the total collapse of the entire structure.

As the structure collapsed, it pulled down most of the high 1" x 12" red wood fascia and the fasteners used to attach the support rails to the fascia raked down the face of the upper 1" x 8" redwood smooth siding, most of which is over 20' from the ground level. As the structure gained momentum from the eventual rapid decent of the full mass of the unit, surface material ice and snow rolling and cratering toward the middle of the debris mass now traveling approximately fourth to forth-five miles per hour and crashing into and racking the redwood foot bridge.

Due to the nature of the failure of the structure, a loading failure, the City of Denton, Texas will require a full set of plans with an engineers seal before construction and a permit of granted. I understand that your company will allow for these dollars base on appropriate documentation and submittal upon completion or prior with proper receipts.

Although we have had two very nice and polite representatives from your company that have looked at this loss, it is apparent that they do not understand the magnitude of this particular loss. The siding all needs to be removed and replaced, all of which is redwood now with deep gouges and scares and most is over twenty foot off the ground. Your adjuster has allowed \$112.00, for this work, with no allowance for staining and sealing of the redwood surfaces as needed.

The bridge allowance from your representative is \$322.40. The bridge strike was the equivalent of a Chevrolet Suburban landing on the handrails of the bridge and flexing over the structure and racking the entire bridge. Although as I looked at the structure just the other day when I was out to visit with Dr. Garcia the bridge looks to be in remarkable shape. Then I realized when is pulled on the structure you can tell that the entire unit has been flexed and racked from the weight of the snow and ice load. Because this is a drilled and bolted unit the bolt holes and now wallowed out and not tight and the wood holes are deformed with crush marks. Would the bridge support foot traffic, yes, yes it would. Would the bridge function and work to its intended purpose, yes, yes it would. Is the bridge subject to premature failure, yes, yes it is. Would you want this structure in your front yard, no, no you wouldn't.

Regarding the bridge, I would recommend that we bring in a mutually agreed upon engineer to evaluate the structural integrity and cosmetic damage to the unit and have him make a detailed

recommendation as to a proper repair methodology and or the full replacement of the unit as needed.

I have suggested to Dr. Garcia that with a qualified mutually agreed upon professional engineer and a professional claims adjuster from your office, perhaps someone with multiple years of experience, we can come to a satisfactory and mutually agreeable settlement of this loss with out resorting to our office submitting a proof of loss statement or the need for arbitration.

Because of the untimely nature of this potential settlement we further request at this time an extension beyond the one year time limit normally allowed for negotiations regarding losses in the state of Texas. Written notification on your part to the client and me will be anticipated.

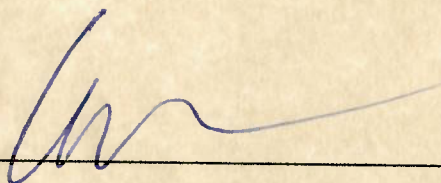
Thank you again for your time and consideration with this loss.

Sincerely at your service.

Salty

SR/wgr

Dr. Gilda Garcia

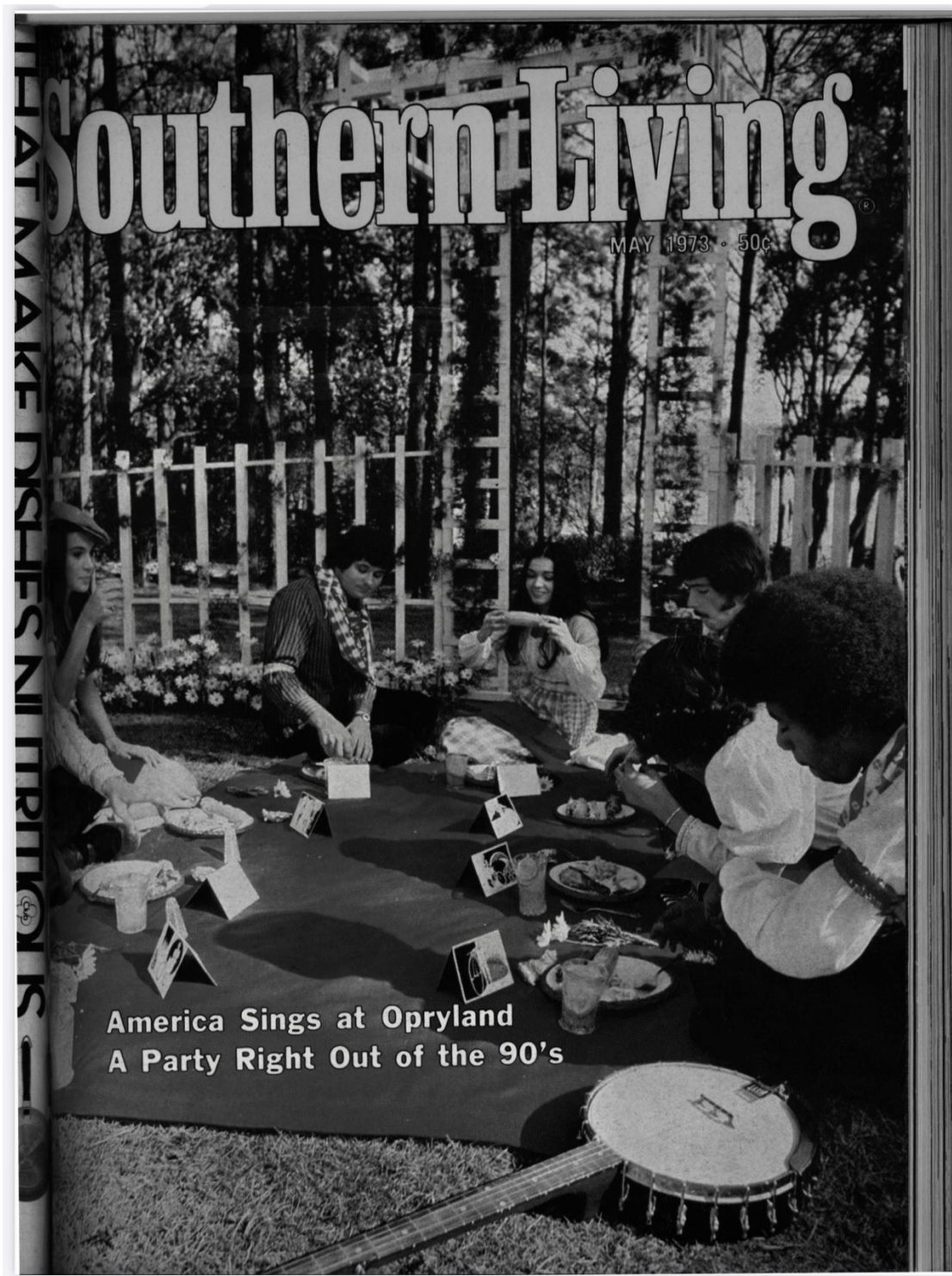


Dated

1-12-2011

Exhibit H: Additional Resources

Southern Living Magazine Article, May 1973



Southern Living®

MAGAZINE OF THE MODERN SOUTH • VOL. 8 NO. 5
NOW OVER 900,000 SUBSCRIBERS • MAY 1973



112



104



96



116

MAY FEATURES

- 136 Sing a Song About America
- 142 This Is Their South
- 144 Miss Junior Miss Plans a Party
- 148 A Deck Is What You Make of It
- 150 Hybrid Rhododendrons Are In
- 152 Successful Pools Are Designed, Not Dug
- 156 Caravan to Faulkner Country . . . And Beyond

TRAVEL AND RECREATION

- 162 Travel South
- 164 On the Trail of Brer Rabbit
- 166 Camping in the Trade Winds
- 168 King of the Woolly Bully Fishermen
- 170 America's Oldest Gardens: Middleton
- 172 The Pottery of Shearwater
- 174 The Mini-Parks of Maryland
- 176 A Nature Preserve at Frozen Head
- 178 LSU: Lest We Forget
- 180 An Artist's Wheel of Fortune Spins
- 182 Adventure With an Open Mine
- 184 Rush Is No Longer in a Hurry
- 186 The Days of the Revolution
- 188 In Pursuit of the Tarheel Trout
- 190 Turkey Bay Is for the Riders
- 192 Art: Of, For, and By the People
- 194 The Point Is—Recreation
- 196 Crafts in the Hill Country
- 198 May in the South
- 200 May Weather in the South

HOUSES AND BUILDING

- 202 A Deck Is What You Make of It
- 204 Successful Pools Are Designed, Not Dug
- 206 A House and a Pool Meant for Each Other
- 208 Traffic Noise, Views Screened by Grassy Berm

- 134 Let a Lattice Screen Away Problems
- 148 Garden Ornaments, Simple but Nice
- 150 From Blank Wall to Pantry
- 154 Walkways Are an End to Themselves
- 160 An Import With Style and Practicality
- 162 Low Rise, Long Tread
- 164 A Townhouse All Space and Light Inside
- 170 Keeping Tile Clean
- 171 Putting the Laundry Room in Its Place
- 176 This House Lets the View Flow In
- 180 Raindrops Keep Falling on This Ground-Level Gutter
- 184 Planning a Swimming Pool? Some Things To Consider
- 188 Roof Ventilators Cut Cooling Cost
- 190 A Utility Shed Is Part of the House

GARDENING AND LANDSCAPING

- 110 Hybrid Rhododendrons Are In
- 132 Traffic Noise, Views Screened by Grassy Berm
- 192 May Calendar for Gardeners
- 200 In May, Iris Means Rainbow
- 201 A Wall Hugger, This Wintercreeper
- 202 Keys to the Culture of Rhododendrons
- 205 Letters to Our Garden Editor
- 206 Enjoy Roses This Month
- 208 Experiment With Biological Control
- 210 Rainbows Bow to Caladium Leaves
- 212 Bulbs To Plant Now
- 213 Gardeners: BEWARE of Tetanus
- 215 Garden Events

FOODS AND ENTERTAINING

- 104 Miss Junior Miss Plans a Party
- 216 Brunch, the Best of Two Meals
- 218 It's Strawberry Time
- 220 Recipes To Write Home About
- 225 Rice a Dessert?
- 226 Judge a Cook by Her Bread
- 228 Open a Can of Soup

- 230 Pack Your Picnic Basket
- 232 Yogurt Is More Than a Fad
- 236 "Chicken Season" Is Always Open
- 238 Casseroles: Those One-Dish Meals
- 243 Herbs and Spice Make It Nice
- 244 Drink a Cool, Frosty Refresher
- 246 A Party Is in the Planning
- 248 May Calls for Chilled Salads
- 252 Foods From Streams or Ocean
- 256 A Menu Complete From the Pantry
- 257 Tips To Sweeten Your Pastry
- 258 Make It With Coconut
- 259 You Had WHAT for Breakfast?
- 262 Add an Egg Surprise
- 263 Try Chinese Pepper Strips
- 264 Perk It Up With Figs
- 265 Cheese in Summer Dishes

DIRECTORIES

Travel 52, Tips for Green Thumbs 214, Hutch and Shelf 256, School, College, and Camp 260, Shopper 266.



Lydia Hodson, America's Junior Miss from Lexington, Kentucky, planned an old-fashioned picnic that won her the pageant's Hostess Award. "Southern Living" gave her party in Mobile and Lydia found herself guest of honor. Cover photograph by Joe Benton.

May 1973 7

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The end of the Andersons' townhouse fronting the sidewalk and street is kept simple and closed. Inset entry and stuccoed wall extensions give sculptural interest to the facade.

A Townhouse All Space and Light Inside

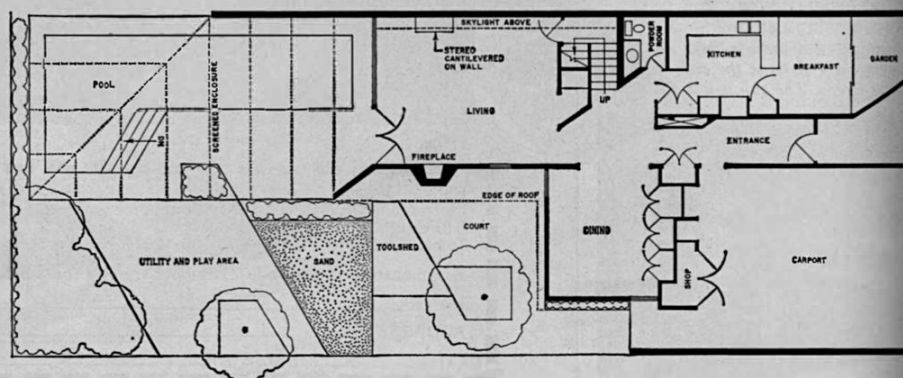
This privately designed and built townhouse, planned to make the most of a 38- x 100-foot site, has a number of features any house might enjoy. And for anyone contemplating a townhouse future, this spacious design by Houston Architect William J. Anderson, Jr., AIA, for his family, sets an excellent standard.

The facade is kept deliberately simple and closed, with an upper mass of cedar plywood set atop ground floor walls which are also plywood but with a white stucco coating. A deep-set entry and a carport with flanking walls that extend outward contribute visual interest.

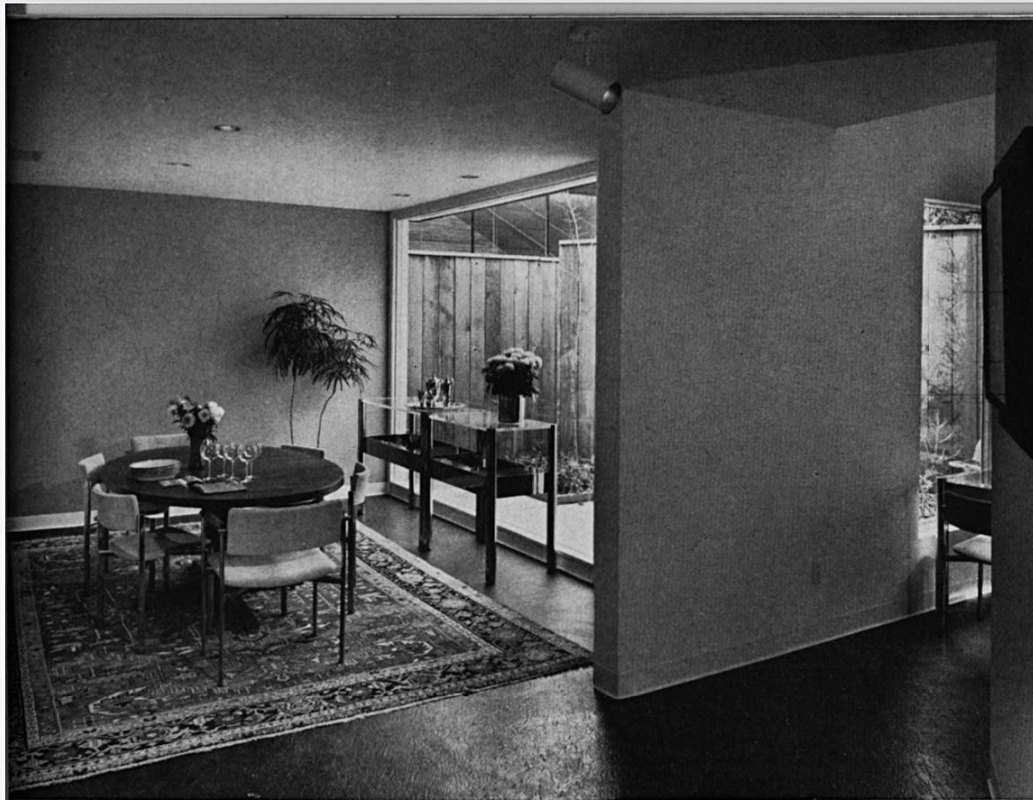
Inside, it's the opposite of closed.

Down the entry hall a central circulation core begins the opening-up process. To the left is a dining room that looks on to a walled garden court. To the right are stairs to the second floor and (toward the front of the house) the kitchen.

Beyond this core is the living room, more open in feeling than most due to a



GROUND FLOOR



The dining room to the left of the ground floor core has a glass wall view out to a landscape court. The floors are covered with a slate-textured vinyl tile and oriental rugs. Angled wall at right leads on to the living room.

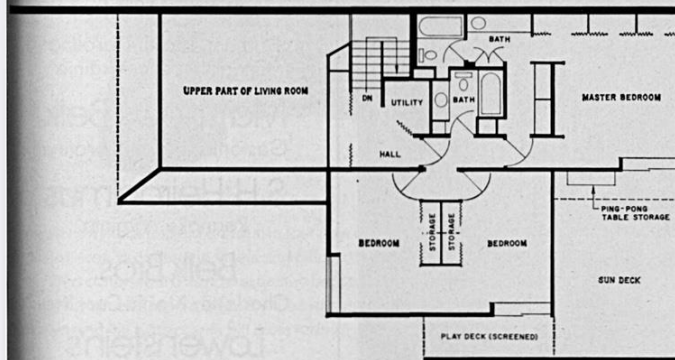
Photographs: Bob Lancaster

ceiling that angles upward to a strip skylight along one side and also due to the glass end wall looking out to a screened swimming pool and terrace. Despite a constricted site, all interior spaces have something to look out on, and that greatly contributes to the open character of the townhouse.

Even the kitchen-breakfast room, which faces the front of the house, looks onto a walled garden. It is only a few feet from the street, but the wall, de-

signed as part of the house, assures privacy and functions as a backdrop for plants.

Although the house is generally rectilinear in plan and elevation, diagonal walls have been used strategically to good effect, promoting a sense of space. There are such angles at the entrance, in the circulation core, and another leading from the living room out to the terrace. No waste of space is involved in their use and wherever they appear these

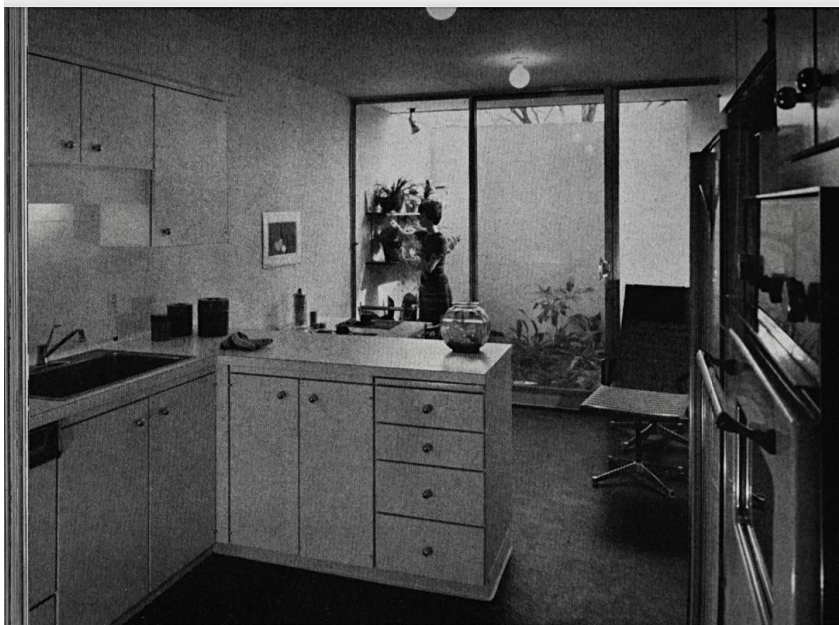


UPPER FLOOR



The lofty living room features a strip skylight and views out to pool and terrace. A band of light-brown paint extends from built-in pre-fab fireplace (at left), up the ceiling and down the opposite wall to stereo storage and shelf cantilevered from the wall.

May 1973 165



diagonals are a pleasant departure from the usual right angle and improve the flow of space.

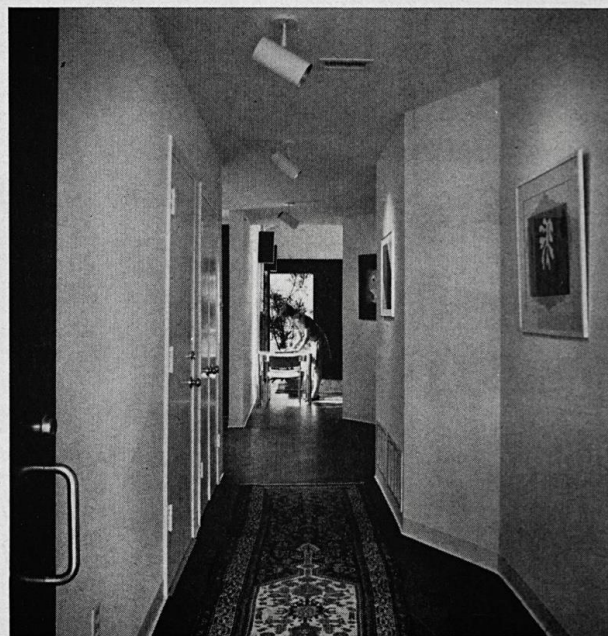
The bedroom level upstairs contains a few surprises of its own. The master bedroom has a completely private sun deck (on the carport roof). The children's area, which can be used flexibly as two bedrooms or as a bedroom-play area, includes a screened play deck. There is a bath for the master bedroom and another for children, and the baths plus other interior spaces on the upper level have skylights for natural illumination.

Total living area of the Anderson

Laurence Anderson waters her container plants in the walled garden off the kitchen-breakfast room. The garden has a drain.

townhouse is 2,067 square feet, and there is also the screened pool and terrace which in Houston can be used most of the year. An interesting aspect of the house that is not apparent in the design is that an adjoining rental structure designed and built by Anderson on the other half of his standard lot covers the debt service and utilities of his own residence. All construction was standard and cost \$12.50 per square foot (not including pool and enclosure).

Directional can lights turn the entry hall into a gallery. The angled wall element, one of several in the house, leads the eye toward the central circulation core just beyond.



H O M E w o r k

BY STEPHEN FOX



Bailey A. Swenson's Montrose house and studio (Swenson & Linnstaedter, 1958).

THE CONCEPT OF "LIVE/WORK," which gained currency in the consumer market of American lifestyles during the 1990s, reverses a century-and-a-half prejudice against the practice of living and working on the same premises, because it was considered incompatible with middle-class domestic respectability. The success of this ideological campaign can be deduced from the dearth of architectural models of live/work domesticity in Houston, a city that took shape during the last century and a half. Lack of zoning in 20th-century Houston may have meant that dwelling and doing business at the same address was never outlawed by city code. But the restrictive covenants preserving the "integrity" of middle- and upper-income residential neighborhoods in 20th-century Houston compensated by rigorously excluding business activity from the dwelling place, and giving this exclusion the force of law.

Although physicians routinely practiced from their houses in the 19th and early 20th centuries, it was often only the presence of a secondary door that architecturally distinguished the Victorian houses of doctors from those of their middle-income neighbors. Ellen Beasley, in her examination of American urban vernacular architecture, has focused especially on the corner grocery store, a building type that derived its identity in part from its combination of domestic space with the workplace. Much more so than



Site plan for Westbury Square (1960, William F. Wortham, Jr.).

the doctor's house, the corner store stands out as a mixed-use building type. But just as deed restrictions prevented doctors from bringing their offices with them when they moved their families to restricted garden suburban neighborhoods in the 1910s and 1920s, so the transformation of corner groceries into corporate supermarket chains in the 1920s just as decisively separated the place of business from the place of residence. Houston has a few exceptional examples of mixed-use urban building types built in the 1920s, such as Pierre L. Michael's Ironcraft Studio and Isabella Court buildings on Main Street, and the Patio Shops at Almeda Road and Oakdale Avenue, which contained residential apartments on top of ground-floor retail lease space. All still stand, as does the two-story studio/retail/residential building that the photographer Frank W. Schleuter built in the early 1920s at 3617 Main Street, near Michael's buildings. However, for most of the 20th century, the mainstream of Houston commercial building types was as averse to mixing residential and business uses as were domestic types.

Beginning in the 1950s, Houston architects began to experiment with combining the workplace and dwelling. Robert W. Maurice compacted a house for his family into the one-story studio building he designed at 3222 Mercer Street, completed in 1959. The year before, Bailey A. Swenson had added a

slender tower house for himself and his wife, Kathryn, to a former garage-apartment building in what had been the backyard of a large house at 3106 Brazos Street in the South End. Swenson and his partner Herbert Linnstaedter had their architectural studio on one floor of the garage-apartment building, while Kathryn Swenson operated her New Arts Gallery on the other. Such hybrid uses were possible because neither the Maurice nor the Swenson house was constructed in a restricted subdivision. The Maurice Studio and House was in a neighborhood of small office buildings; the Swenson House and Studio was built in an older neighborhood that never had deed restrictions. These conspicuous displays of modernist nonconformity also stood outside the bulwark of conventional residential financing, limiting their potential as models of counter-cultural domesticity. The iconoclast architect building a modern house in a declining older neighborhood (or an unrestricted nonresidential district) ran counter to the dominant ideology of what constituted good practice in community development and housing production in the 1950s. Nonconformity required that clients live/work outside the constraints, and assurances, of conventional market-oriented practices. Such clients tended to be self-employed professionals who had achieved middle-income economic status but had the self-assurance to selectively disregard social norms.



Work faces out, domestic life faces in: 2911-13 Ferndale (1976, Anderson/Wilson Architects).

HOUSTON'S LACK OF ZONING MAY HAVE MEANT THAT DWELLING AND DOING BUSINESS AT THE SAME ADDRESS WAS NEVER OUTLAWED BY CITY CODE. BUT PRESERVING THE "INTEGRITY" OF RESIDENTIAL NEIGHBORHOODS COMPENSATED BY RIGOROUSLY EXCLUDING BUSINESS ACTIVITY FROM THE DWELLING PLACE.



The extreme case: Frank Zeni's Tempietto Zeni (1990).



A bridge between home and work: Adams Architects House and Studio (1991).

The market produced at least one unusual instance of live/work in postwar Houston: Ira W. Berne's Westbury Square of 1961. Now partially demolished, Westbury Square was a specialty shopping center deep in the heart of southwest suburban Houston. Berne rejected the strip typology of 1950s shopping centers for a village concept. His concept included constructing apartments on second floors above retail lease space. Although immensely popular during the 1960s, Westbury Square was so singular, and in market terms so non-conforming, that its residential-retail mix was never duplicated.

Like the Tin House Movement, another local architectural trend of the 1990s, the live/work phenomenon started slowly in the 1970s with a handful of examples built at widely spaced temporal intervals. Architects again featured prominently as both designers and clients. William J. Anderson, Jr., and Tom Wilson were the pioneers. Bill Anderson and his wife, Laurence, built a combined studio-residence at 2808 Virginia Street in the Ferndale Addition in 1972, which

they shared with the Anderson/Wilson architecture office at 2806. Since the postwar 1940s, this compact neighborhood on the edge of River Oaks (consisting of two parallel streets, Virginia and Ferndale), had been a place where architects, especially those who lived in River Oaks, built their studios. Karl Kamrath and Fred MacKie and John Staub and Tom Rather built small studio compounds on Ferndale and Virginia, respectively, in the late 1940s. Both the MacKie & Kamrath and Staub & Rather buildings were office buildings only. But their house-like scale and the inclusion of landscaped open space allowed them to fit unobtrusively among the small houses of the Ferndale Addition. By the 1970s, the landscape architect A. Gregory Catlow lived and worked at 2922 Virginia and had a second dwelling unit on the property. And Burdette Keeland had just begun to build a series of unusual townhouses in the neighborhood, as well as radically remodeling an unprepossessing house at 2907 Ferndale for his own family.

Bill Anderson reinforced his own example when he and his wife built a second live/work house at 2911-13 Ferndale, next to Keeland's house, completed in 1976. The Anderson/Wilson architecture office remained on Virginia.

It was Laurence Anderson who was responsible for the work component of the second Anderson House. Her specialty shop, Made in France, occupied a retail space that, from the street, was given more visual prominence than the house front. Bill Anderson turned their house inward to face a spacious interior garden and swimming pool. A huge live oak tree, visible from Ferndale, was the only external clue to the existence of this hidden garden. Anderson's succession of houses in one neighborhood demonstrated the feasibility of combining dwelling with office or retail uses. What made managing conflict between living and working practicable was that the owner-occupants for both parts of the building were the same. Anderson's houses also represented what a live-work urbanism in Houston might look like. This was not a vision of multi-story buildings, with apartments stacked above retail spaces, but an unexceptional streetscape of two-story houses with residential driveways and garage doors interspersed with small businesses, all set close to the street. The nature of

these businesses — two restaurants, several interior designers' studios, the Pooh Corner nursery school, and the French Poodle Grooming Salon — underscored the Ferndale Addition's proximity to River Oaks and the unthreatening character of the mixed-use urbanism that prevailed there in the 1970s, and continues to do so.

In the 1990s, Laurence and Bill Anderson built a third house for themselves in the Ferndale Addition at 2912-14 Ferndale. Larger in scale, less spatially intricate, and more figurally assertive than the Anderson houses of the 1970s, the 1990s house is programmatically more complex, since it contains both Made in France and Anderson's architecture studio along with the Andersons' living space. As a third-generation live/work house, the Anderson House represents the durability of this practice in Houston. Yet it also represents the special circumstances typically associated with live/work in Houston: an owner-occupied house and business (where one of the owners is the architect) in an unrestricted neighborhood.

As was also true of the Tin Houses, the early 1990s were a propitious moment for the flourishing of live/work houses in Houston. The real estate depression of the 1980s meant that there was not as much competition from developers for property in centrally located, working-class neighborhoods without deed restrictions as there had been in the 1970s and early 1980s. These neighborhoods, such as the West End, were the kinds of places that looked too marginal to the middle-class mainstream. The clients for live/work houses tended to be architects and artists, people who had the resources to build their own houses and who lacked anxiety about living in ethnically-mixed, lower-income neighborhoods. It was often the affordability of such neighborhoods that made it possible for them to buy and build. Live/work was also an economic necessity: There were no extra resources for leasing work space in addition to building a house.

The artist-architect Frank Zeni built his studio-house, the Tempietto Zeni, in the West End in 1990. Zeni's studio-house represents an extreme case among architect-designed live/work houses in Houston in that it is an

artist's house, and therefore built for an even lower budget and with an even more flexible attitude toward conventions of middle class domesticity than the architects' houses. The tempietto began as a loft, with two levels of platforms spanning above the ground-floor slab. During the past ten years, Zeni has gradually domesticated parts of the house with interior enclosures and air-conditioning, spatially differentiating between its living and working parts. Nonetheless, the Tempietto Zeni stands out for its openness to the climate and its non-conformity. Zeni's outrageous architectural imagery is less and less shocking, though, as the cottages that were its neighbors are demolished for new townhouse complexes that are just as tall and as architecturally extroverted, if not as witty.

Artists' live/work spaces are categorically different from those designed by architects. They tend to be found spaces. The Art Guys World Headquarters on West 22nd Avenue in the Heights, Jim Pirtle's NotSuOh at 314 Main Street in the Kiam Building Annex downtown, the Aurora Picture Show at 800 Aurora Street in a former Church of Christ, and the no longer extant Templo on Feagan Street in the West End, constructed by the collective formed by Nestor Topchy, represent serious counter-cultural examples of live/work, not just because they do away with the living room-dining room-kitchen progression, but because they transgress such ideological fundamentals as privacy and personal possessions. Even when an artist lives in a single-family house, its conversion to live/work tends to make the house more an extension of the artist's work than of his or her work-space. An 80-year-old house in the Rossmoyne Addition has been reshaped internally by the painter Richard Stout to become a mesmerizing spatial extension of his paintings, which involve interiors and landscapes seen in perspective. Stout's house was conceived as singular and interior, not as an implicit architectural model or an urban proposition.

The architectural counter to these artists' examples of live/work is the house and studio that Gail Hood and Joseph Houston Adams designed and built to contain their family and their architectural practice. Completed in 1991, the Adams Architects House and Studio was designed as an explicit architectural

model and an urban proposition. It consists of a pair of three-story buildings on a single corner lot, 66 feet wide and 100 feet long, at the corner of Rochow and D'Amico Streets in the Buffalo Addition. This had been an obscure neighborhood just off the Allen Parkway-Waugh Drive intersection until the construction of Jenard M. Gross's Rincón apartment complex in the late 1990s.

What makes the Adams Architects House so compelling as a model is that it addresses the basic programmatic problems involved in live/work. It joins a house for a family with three children to an office that has to accommodate employees, visitors, and off-street parking. By opening the interiors of both buildings in section, the Adamses created a sense of spaciousness within compact limits (each building is a 32-foot square in plan). By offsetting the buildings on the lot, they avoided having either crowd the other or give the impression that the lot was being overbuilt (which now seems like a quaint sentiment, given what developers have done to the neighborhood). This offset also allowed the Adams to link the two buildings with a low bridge structure: a carport facing Rochow Street and an interconnected set of stairs and decks facing their backyard. The bridge structure enabled them to clearly separate live and work, manage on-site car parking in a way that looks residential rather than commercial, and screen the rear courtyard from the street while facilitating quick access between the studio and the house (the Adams' youngest child was still a baby when the complex was completed). The intelligence, civility, and discretion of the Adams Architects' spatial organization; their ability to increase urban density without annihilating open space, vegetation, and existing setbacks; and the provision of a work place that is publicly accessible rather than an extension of domestic space are attributes that make their house and studio so persuasive as a model of live/work urbanism.

The home office or home studio represents the type of work space most commonly attached to Houston live/work houses of the 1990s. Such spaces distinguish between work and business. They anticipate that business will not be done at home and that employees, customers, clients, and service personnel are not part of the work process. Peter Waldman's



Independent but connected: The Glitsch-Inman House (1998) and Glitsch Studio (2001), Val Glitsch, architect.

house for the artist and medical illustrator Winnifred Hamilton and the writer Edward Snow, built in 1992 in Woodland Terrace, a 1920s-era neighborhood, was designed to provide Ed Snow's primary work space and Winnie Hamilton's home studio within the volume of the house, although at opposite ends of the house's L-shaped plan. Snow's study is a loft overlooking the street as well as the living room. Hamilton's studio is more secluded, overlooks an interior garden, and was designed so that it could be used without air-conditioning. Nearby, in Norhill, the Barcelona architect Pia Wortham and her husband Joan Callis designed a house and studio for Wortham's mother, the artist Elena Cusi Wortham, completed in 1994. The Cusi Wortham House incorporates Elena Wortham's studio in a separate back building, linked to the main house by a covered deck. In these two instances, live/work was feasible in restricted neighborhoods because the work component did not entail doing

business at home; the work spaces were extensions of domestic space.

Val Glitsch designed three houses in the 1990s spatially developed around different interpretations of the live/work condition. The Bennett House, designed for an artist and her husband in the West End and completed in 1992, combines dwelling and work spaces in one building. Glitsch differentiated between the live and work sectors sectionally, volumetrically, and materially, so that outside as well as inside the distinction between the two is clearly legible. Glitsch did the reverse at a house and studio in the 1400 block of Kipling Street in the Montrose Annex Addition of 1997. She sequestered domestic spaces in a slender two-story house at the back of the lot, stationing a two-story gatehouse — incorporating the entrance, garage, guest room, and a studio workshop — at the front of the lot, with an outdoor garden court between the two buildings. Neither of these houses involved doing business at home, although Glitsch leased the Bennett House

when her clients were unexpectedly but temporarily transferred out of Houston, and lived and conducted her practice there until their return. In 1998, Glitsch and her husband, the builder Gary Inman, built a three-story sliver house at 3314 Lake Street, very close to the Ferndale Addition. In 2001, Glitsch added a work component to her homestead: a separate, two-story building that faces Colquitt Street, around the corner from the house. The two building sites adjoin at the rear of the L-shaped lot. Even more than the Adams Architects House and Studio, Val Glitsch's studio maintains an independent identity, yet is easily accessible from her house. Like Bill Anderson, Val Glitsch has had the opportunity to work out variations of live/work arrangements, applying them to different site conditions and different requirements for how the working and living components should relate.

The backyard studio represents another point of access to live/work status. Robert Fowler has designed several back buildings, notably his own architecture studio, located behind his house on West Bell Avenue near the River Oaks Shopping Center. Fowler's studio is a virtuoso fusion of the arts of the geometer, the carpenter, and the sheetmetal contractor. Natalie Appel Architects are responsible for a live/work building that isn't, strictly speaking, a house. The Lowe-Booker Studio of 1999 at Chandler and Parker in the West End combines two studios for the owners — one a sculptor, the other a jewelry maker — with a guest house. Likewise, the O'Connor Guest House at 2214 Fairview in Glendower Court of 2000 by Stern & Bucek Architects combines a home office with a guest house, further expanding the range of live/work applications.

Cameron Armstrong, in the Hart House at 1211 Malone Avenue in the West End of 1999, produced a two-story front building, detached from the house but joined to it by a canopy-roofed walkway. Although designed as an artist's studio, the front building is adaptable for office or residential uses. Armstrong implicitly interpreted mixed-use to mean not simply the combination of non-residential with residential uses, but the ability to use a building flexibly for different purposes as circumstances change. Such flexibility is one of the most attractive characteristics of the live/work phenomenon, and one that, so far, has been tied to the identification of live/work in Houston primarily with houses rather than commercial construction.

Several recent developer-built complexes explore the potential for live/work beyond the scale of the house. Although

the 33-story Houston House apartments of 1966 in downtown Houston, designed by the Washington, D.C. architect Charles M. Goodman, contains several stories of non-residential lease spaces, it remained a local anomaly, much like the Isabella Court or Westbury Square. The implicit lessons of all three are beginning to be heeded. The South End Lofts at Elgin Avenue and Jackson Street in the South End of 2000, designed by Peter H. Brown for Caspian Enterprises, provide living and working spaces for residents in the same building: the work spaces are at sidewalk level, the apartments above. The first phase of Post Properties' three-block Post Midtown Square City Apartment Homes of 1999 by the Dallas architects RTKL, located in the 200 and 300 blocks of Gray Avenue, are consciously based on New Urbanism planning principles. The complex combines a ground-floor layer

O

Zero Commute

Notes for the 2002 RDA home tour,
April 6-7



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4409 MOUNT VERNON STREET
1995, ALTERATIONS AND ADDITIONS, PHILLIPS-WILD

In 1995, Kathy Wild and Irving Phillips raised the roof on a townhouse that Kathy Wild, an interior designer, had acquired before her marriage to Phillips, an architect. They replaced a free-standing one-car garage in front of the two-story townhouse (designed by the architect Jim Powers in 1973) with a four-story sliver. The new addition contains a second-floor living room, a third-floor study (initially the couple's design studio), and a fourth-floor roof deck and rooftop swimming pool. In 2000, Wild and Phillips bought the adjoining townhouse and converted it into their office and studio, making their dining room the pivot point between live/work.



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4310 HAZARD STREET
1992, RICHARD W. PAYNE, ARCHITECT

Houston's best-known architect/photographer, Richard Payne, designed this compact house to serve as his home, office, photo studio, and personal photo gallery. Set on a busy street and hedged-in by buildings on three sides, the house nonetheless achieves a feeling of seclusion. An adroitly designed front garden court, screened from the street, enhances this sense of isolation. The court is an outdoor room, connected to the inside of the house through large windows yet providing privacy from the street.



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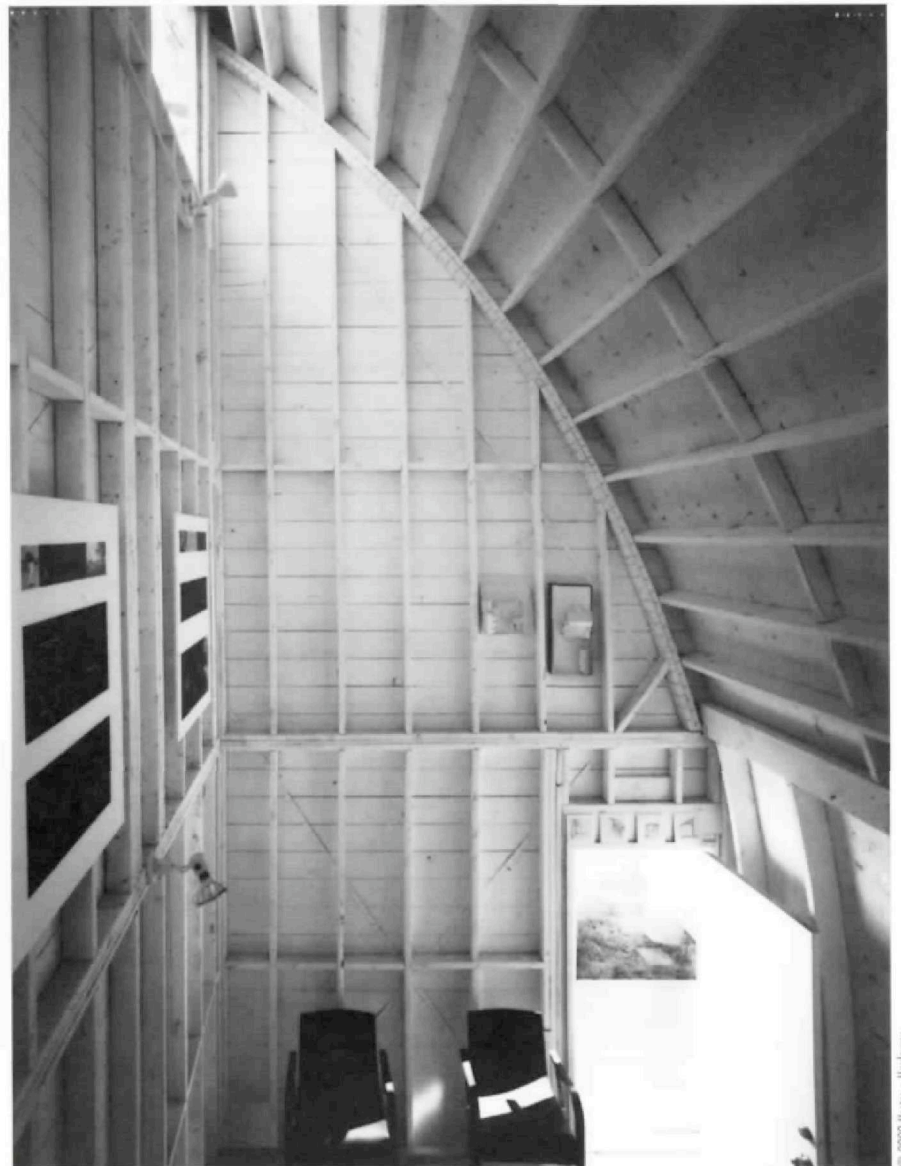
2122 PERSA STREET
1996, TAFT ARCHITECTS

John J. Casbarian and Danny Samuels of Taft Architects architecturally symbolized the vocation of their clients as artists by capping the roof of their two-story house and studio with north-facing skylights and by cladding its exterior walls with zinc and aluminum-coated steel panels, the "tin house" look that in Houston symbolizes "artist." Taft isolated individual studios for the their clients in either wing on the second floor of the U-plan house. The ground floor contains the couple's living space, focused on a central loggia and patio shielded from the street by the garage, with its witty roll-up door of chain link.

of retail, restaurant, and business space with three floors of apartments. By configuring the buildings around sizeable mid-block courtyards, integrating the necessary multi-level parking garages, and designing the public sidewalks as spacious promenades, Post Properties and RTKL outdistanced other developers by bringing something that was genuinely urban, new, different — and “traditional” — to the Houston market.

Live/work as the basis for domestic architecture in Houston is still so limited in application that it can only be described as marginal. Whether the South End Lofts and Post Midtown Square are harbingers of a trend, or whether they will join the ranks of the Isabella Court and Westbury Square as relics of a Houston that might have been, remains to be seen. What this survey demonstrates is the tenuous but persistent tradition of

mixed-use urban architecture in Houston. Architects have played a key role in this phenomenon since they not only designed such buildings but were often the ones who worked and lived in them. Because architects conceived of their houses as potential models and as urban propositions, these isolated examples have made a difference by identifying alternatives to the exclusively residential housing options offered by the market that will work in Houston. Yet in a city that is extraordinarily dependant on the market for determining what kinds of housing are available, the purpose-designed live/work alternative remains the special province of architects, artists, and other non-conformists with the resources to build on their own in neighborhoods that, to most middle-income Houstonians, seem too exposed to the kind of city Houston really is. ■



Interior view, Fowler studio (Robert Fowler).



619 ASBURY AVENUE
1996, ROB CIVITELLO/LOCAL ARCHITECTS

Architect Rob Civitello and his wife, writer Tricia Tusa, were able to buy a pair of lots in the West End on which to build their house, which contains a third-floor writing studio. Civitello deftly shaped the house to step, shift, and curve in subtle offsets as it rises to a first-floor living room, carried on steel beams and concrete piers above the ground. Bridging with delicate precision emerges as a theme of the house, with its second-floor steel bridge fabricated by George Sacaris Design Studio, and its rooftop terrace above the floating living room.



615 ASBURY AVENUE
1999, ROB CIVITELLO/LOCAL ARCHITECTS

Built next door to the Tusa-Civitello House, this house and studio for a photographer demonstrates how different houses by the same architect can be. The ground floor of the house is one big room, uniting entry foyer, kitchen, eating, and sitting areas. The second floor is divided between a photo studio and office above the entrance and the master bedroom and bathroom. Civitello incorporated architectural artifacts that his client had acquired to give the house a playful yet simple feeling that contrasts with the more complex shaping of space characteristic of his family's house.



2309 PARK STREET
2001, NONYA GRENADER, ARCHITECT

Rather than combining living and working in one building, architect Nonya Grenader designed two free-standing buildings on one small lot. The front building is a two-story house containing a spacious top-floor living space in which the owner can shelve his extensive collection of books. The back building is a one-story office building, from which the owner operates a family-owned management business; it is designed to be a one-person work space or to accommodate employees and business meetings. Grenader deftly managed views from both buildings to open the interiors to natural light yet screen them from surrounding buildings.



1904 DECATUR STREET
2001, MC² ARCHITECTS

Architects Chung and Choung Nguyen designed this live/work house in the Sixth Ward Historic District to respect its setting amid peaked-roofed Victorian houses with front galleries. The house contains two stories of living accommodations. The third floor, with its long distance views of the downtown skyline, is the husband's writing studio. The back yard contains a one-story studio wing designed to eventually contain the wife's ophthalmology practice.

— Stephen Fox



Decatur homes

Continued from Page 10
Another pleasant surprise awaited behind a pair of bird steps in an antique frame. "I bought this pair because of the nice frame," she said. "Then one day I accidentally caught my pants on the pair and ripped it. Underneath those ugly slugs was Jefferson Davis!"

The proceeds of the Decatur tour

helps to upgrade in the antique branch in the Landmark building.

Items will take its place in Landmark building a 20-foot hallway with a wide porch. Children can enjoy the enclosed area for the porch and receive cash prizes a birthday nearly full of years.

Other homes on the Tour of Homes are the Wilson-Robert home north of Decatur

the home of Mrs. J.N. Smith for south Twenty street and the Helen Jones home south of town in the Country Club area.

The Tour of Homes is sponsored by the Decatur Woman's Club. Tickets and maps are available in any of the homes on the tour and the cost is \$10. The tour may be seen Sunday from 2 to 4 p.m.

Denton tour

Continued from Page 10

1. Richardson home at 2300 South. The James J. Richardson home at 1200 Willowwood, the Mark Smith home at 705 W. Oak, the Norman Shuler home at 218 Ridgeway Drive and the Scripps Building at 120 N. Elm. The Scripps Building, built in 1902, was restored and moved by Mount-Wiley Architects for attorney Randy Scott. The first floor is now used as law offices and the second floor has been made into three apartments. "Great attention has been paid to original features so that decorative brick walls and present no change have been integrated into the new structure," the tour sponsors said. Here is what they said of the details on the tour:

1200 Lindley "Shed is in its present style and in the summer of 1977, the Richardson family, represents the transformation of a

small commercial project. The exterior has been applied to the original exterior and the interior has been personally designed in the style of a 1920s. Willowwood. "The Victorian home is a beautiful contemporary integration of the outdoors, with an interior residential space. Designed as an architectural detail and natural features, combine to achieve the design concept."

1218 Ridgeway Drive "This contemporary home was designed and executed by its owners, Norman and Cindy Rhodes. Living architectural details coupled with the interior provides a personalized space and setting for the various activities of the occupants."

705 W. Oak W. "Now belonging to Mark and Cindy Richardson, this charming Italian style cottage has an

exactly charming history. The historic home contains a traditional exterior setting with fine art objects and design furniture."

Students of interior design at ST organized their professional chapter in the late 1960s and celebrate the Student Association of Interior Design.

In 1969, the club affiliated with principal national organizations of practicing interior designers, including interior as well as residential design.

These organizations subsequently merged to become the ASID, which provides services and programs of special interest for interior designers.

The first home tour was held in 1980 as part of the Bicentennial festival in 1987 by a tour entitled, "Art In the Environment."

Sears

ROBERT VAUGHAN'S NEW FOR GIFTS OF VALUE

Shop Nights 'til 10

SAVE '6 Soft plush robe

25⁹⁹

Luxurious Arnel® fleece robes

28⁹⁹

SAVE 20% on strapless bra

Reg. \$10 \$4

Sears

Where America shops for Value

Subs. Encls. Decatur's 6th

SEARS-ROEBUCK & CO. 210 W. UNIVERSITY, DENTON, MD 21041

NATURALIZER

TRY US ON BECAUSE CHRISTMAS IS SPECIAL...

Naturalizer's new high fashion shoe line is seen on every occasion! Especially with that special stay-out Spring is little fit and the softest of kitten leather. A value like this is hard to find!

\$35⁰⁰

Red shoe with a black patent leather



FIREPLACE STEREO

\$288

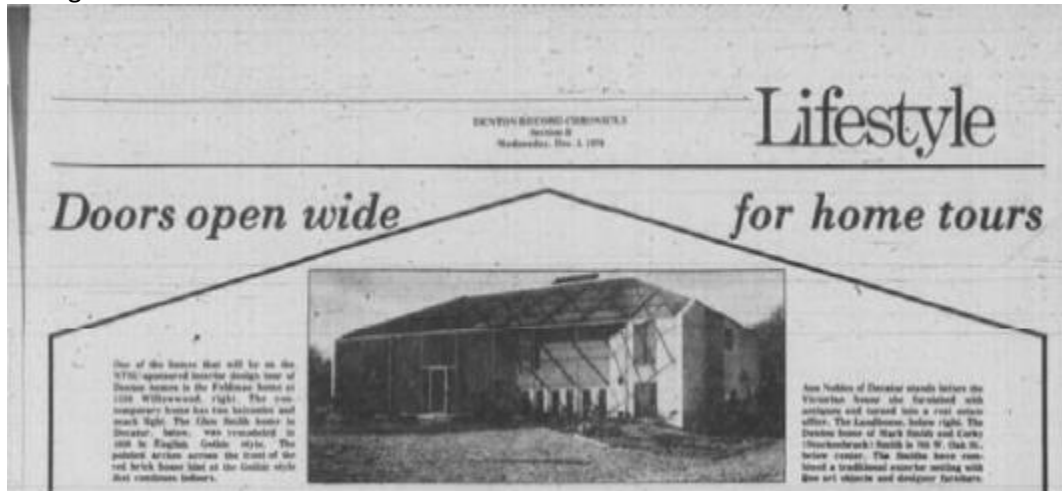
A high grade, walnut fire-place stereo unit with a built-in stereo system, automatic record changer with dual-track control, and has integrated 8-track tape player. A lighted revolving fan and artwork adds to make this unit most unique and entertaining idea.

DENTON

2300 W. UNIVERSITY DR.

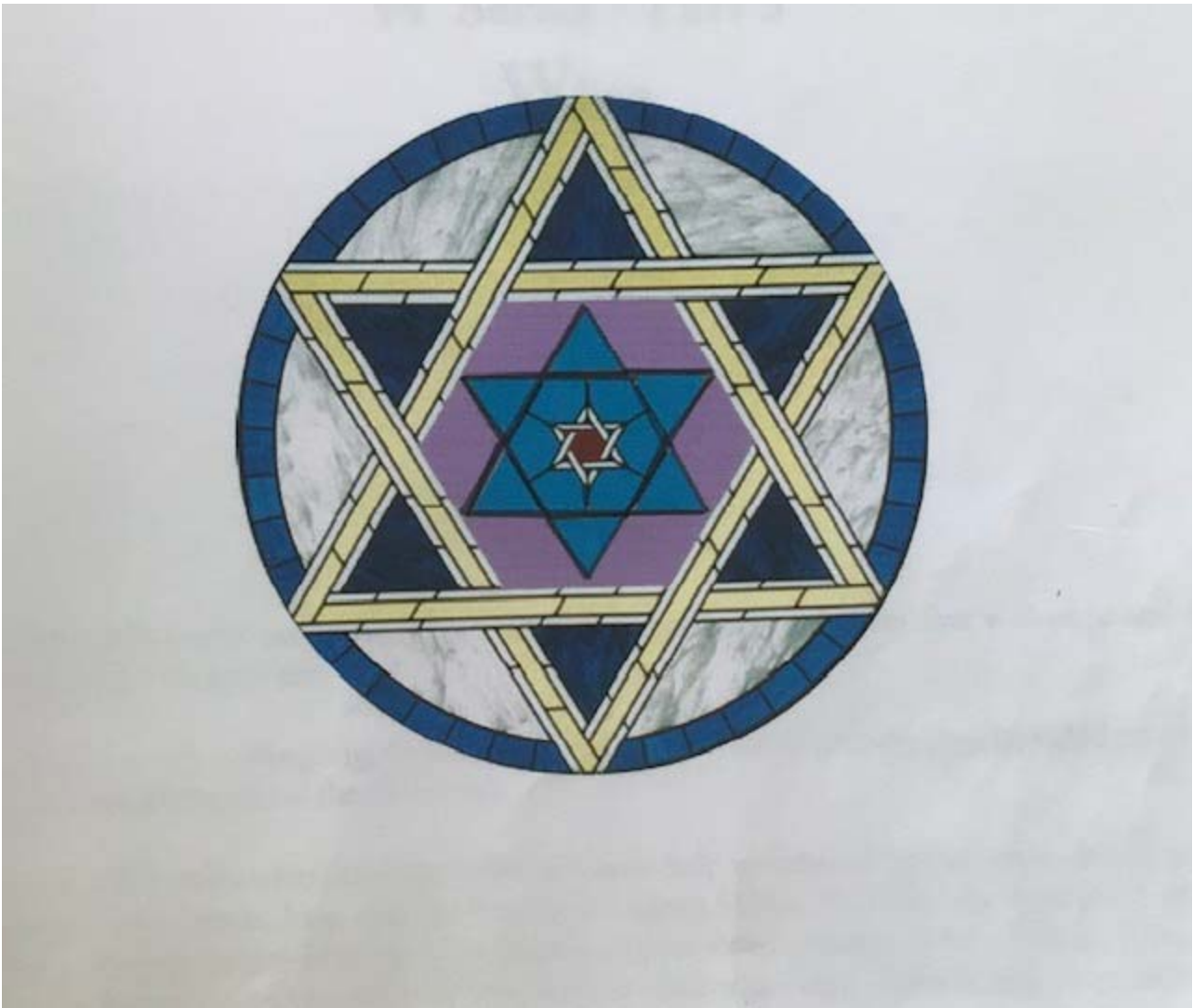
DENTON

Portions of the December 5, 1979 DRC article about its inclusion in the NTSU Interior Design home tour enlarged and transcribed:



One of the homes that will be on the NTSU-sponsored interior design tour of Denton houses is the Feldmans' home at 1526 Willowwood, right. The contemporary home has two balconies and much light.

1526 Willowwood "The Feldman home is a breathtaking contemporary integration of the outdoors and an indoor residential space. Dramatic use of architectural details and material textures combine to achieve the design concept."



When...

...our congregation began in the early 1970's, it was a chavurah-type (group of friends) association. Started in Denton County by Jim and Judy Feldman, we met in Denton for study and major holiday celebrations with the families of Harry and Sharon Caplan, Ed and Nancy Glick, Bruce and Terry Abel, Paul and Joanne Fromm. The Feldmans often hosted get-togethers in their home in Denton, preparing the service and handing out the parts for Chanukah, Sukkot, and Passover from 1972-1974. In 1974, the now dozen families included the people mentioned above and Dr. Jules (Sandy) and Barbara Brown, Ed and Benita Johnson, Howard and Dolly Watt, Bernie and June Schlessinger. They began monthly Shabbat services at the University Ministry Center at the edge of the University of North Texas campus.

Several firsts occurred between 1978 and 1980. In the fall of 1978, the small group of people mentioned above started their own Religious School to help their children not only to learn but to experience the privilege of a Jewish peer group, and to foster the growth of their Jewish identity. The eight students were Marla and Heidi Greenberg, Elliot Johnson, Stuart and Andrew Feldman, Heidi and Carrie Brown, and Jordan Caplan. Two children began their Bar/Bat Mitzvah training (Elliot Johnson and Stuart Feldman) working with Ed Johnson as trainer.

The first girl born in the congregation was Jennifer Fromm. She was named at a Friday evening service that was conducted by Ed Glick in 1979. The first Pidyon Ha Ben (redemption of the firstborn) ceremony was held in April 1981 for Aaron Framer. The first Bris was for Donald Fromm in 1982. He was also the first child in the congregation to go from Bris to Bar Mitzvah. The first B'Nai Mitzvah in the summer of 1980 were Elliot Johnson, Stuart Feldman and Marla Greenberg. Joann Fromm was the first adult Bat Mitzvah when the congregation was still in Denton.

The major growth of our small congregation and formalizing our structure occurred after 1978. A constitution was adopted and we recognize this as our official beginning. We were The Jewish Congregation of Denton. The congregation grew between 1978 and 1984 from a dozen families to about 30 families. As a reform congregation, we began our affiliation with the Union of American Hebrew Congregations in May 1986. In 1989, the official name of the congregation became The Jewish Congregation of Denton County. In 1995 the congregation purchased and moved to our present home in Flower Mound. The name of the congregation was changed to Congregation Kol Ami (CKA).

A Ground-Breaking ceremony for a new addition to the building was held February 29, 2004.

EDUCATION HISTORY

Since the founding of our congregation, educators have been a combination of volunteer congregants and teachers who have been hired from outside the congregation. Our first paid education director was Gordon Fuller, school year 1997-98. Rabbi Margaret Meyer was our education director for the school year 1998-99. Rabbi Geoffrey Dennis replaced Rabbi Meyer when he arrived in the spring of 1999. In September of 2001 Helena Shapp-Dossey was hired as Education Administrator. Helena and her husband, Don Dossey, first joined the congregation in 1979.

Starting in September of 1998, Valerie and David Klein taught our first Confirmation class. The tenth grade students were Sarah Pewterbaugh, Allyson Levy, Jaime LeRoy, and Adam Eisen. Their Confirmation was officiated by Rabbi Margaret Meyer in the spring of 1999 after one year of preparation. The second Confirmation class, with the standard two-years of training, included Jeremy Golden, Ross Pewterbaugh, Jacob Watt, Sarah Eisen, Nichole Taylor, Brian Moe, Arielle "Arie" Bloch, Sarah Hutt, Elliot David, Aaron Jacobs, and Aaron Lee. Rabbi Dennis officiated for the year 2000 Confirmation class. The first confirmation class teacher-assistant was Sarah Pewterbaugh.

OUR RABBIS

Before we had a student rabbi, several congregants conducted all services. They were Jim Feldman, Frank Feigert, Paul Fromm, Howie Watt, Bernie Schlessinger (who attended rabbinical school but was not ordained), Ed Glick, Barnett Greenberg, Helena Shapp-Dossey, and Pam Feldman. For special rabbinical needs, Regional Director of the Southwest District of UAHC (now URJ) Rabbi Lawrence (Jake) Jackofsky from Dallas helped.

Student rabbis flew in from the rabbinical school at the Cincinnati campus of UAHC, Ohio for several years to Denton and Flower Mound. Our first student rabbi was Bruce Pfeffer. A few years later, student Rabbi Todd Thalblum arrived. In 1998 Rabbi Margaret Meyer was contracted to come to us from UAHC headquarters in Cincinnati every other weekend for one year. Rabbi Geoffrey Dennis arrived in the spring of 1999 and was installed July 1, 1999 as the first fulltime clergyman of Congregation Kol Ami.

Rabbi Geoffrey Dennis

Geoffrey Dennis is deeply involved in the community life of Denton County, serving as a volunteer police chaplain. He is past president of the Flower Mound/Lewisville Ministerial Alliance. He is also Adjunct Professor of Rabbinic Literature in the Jewish Studies program at the University of North Texas.

Before coming to North Texas, he was the Assistant Rabbi at Indianapolis Hebrew Congregation for three years. He was ordained at the Hebrew Union College-Jewish Institute of Religion. He has also earned undergraduate degrees in Education and in Nursing. Rabbi Dennis was a Registered Nurse before he entered the rabbinate, working in Cardiac Care, Long-term Care and Hospice.



OUR TORAHS AND ARKS

We have three torahs at Kol Ami, each having a rich history.

The small ark and small torah were a part of the estate of Noah and Sadie Feldman and upon his death and the "birth" of our congregation, Mrs. Sadie Feldman (mother of Jim Feldman) gave these items to Jim and Judy. They are on permanent loan from the Feldmans, founders of our congregation and past presidents. The prior history of the torah is unknown. Jim Feldman's mother made the torah's cover and Lauren Miller added the star and trim. The small ark is now in Onegie Hall. This ark and torah served our congregation when services were held at the University Ministry Center building in Denton, TX until 1992 when our current ark was designed and constructed. For more information about our ark, see "The Ark" section below.

The middle-sized torah is the latest acquisition to our collection of torahs. The exact history of Sefer Torah is unclear, but a few features stand out. It was scribed in 1981 for a congregation in Israel. When it was no longer needed, it was offered for sale. Fortunately for us, it was offered about the time Fred Reisberg asked Cantor Max Weider and Nathan Kaplan in Dallas to begin search. The fruit of their effort is this Torah that Fred Reisberg donated to our congregation in honor of his wife, Hedy. It was dedicated at a ceremony May 16, 1993.

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Our larger torah was scribed in 1830 in Krakow, Poland. The city was one of the most important Jewish communities in Europe as it had long been a center of Jewish learning with many yeshivot and scholars. It also became a center for Zionism. This torah served the congregation there until about 1890. It was then carried to Manhattan's Lower East Side in New York City when the congregation moved en masse in the great migration (1880 - 1920) of Eastern European Jews to America. The congregation eventually moved north to the Washington Heights section of Manhattan, where it later merged with another congregation. Beautiful as it is, it was not needed by the newly created synagogue, and was offered for sale through Rabbi Phillip Hiatt of the Union of American Hebrew Congregations, who has maintained the anonymity of the last congregation. The search was coordinated by Bernie Schlessinger and was concluded by Fran and Frank Feigert as they carried the Torah, the breastplate (Goshen) and the crowns (Rimmonim) back to Denton, our former location.

Because of the material used in its construction, the torah required only minimal repairs. It is in superb condition, a testament to the dedication and love with which it was treated.

Many years ago, Pam Feldman made a white mantel (torah cover) that was on one of the larger torah's. The middle-sized torah had a mantel that was donated by the family of Fred Reisberg and it was inscribed with his name. Lauren Miller created the violet mantels that now appear on these two torahs.

THE Large ARK

Our Ark (Aron HaKodesh) in which the Torahs rest was built in 1992, under the direction of Don Dossey. Begun as a research project centered on the Torah, the Ark was built as closely as possible to the specifications given in Exodus 25:10, "And they shall make an ark of acacia wood, two and a half cubits long, a cubit and a half wide, and a cubit and a half high." A search for acacia wood both here and in Mexico was unsuccessful, so ash, a similar grain, was substituted.

Paul Dossey drew the original plans for the two-piece structure during his ninth grade drafting class. Jeremy Dossey (may he rest in peace) chose The Stars of David on the doors of the Ark from a choice of eight designs. Constructed by local mechanics, the Ark weighs about 350 pounds, and can be raised 6 feet for religious services bringing it to its full height of 12 feet. It can be lowered to conceal it for social events as needed. A lift mechanism was unavailable in the United States. Lee Fry, who worked for NASA during the Apollo 13 mission, designed one for us. It includes a 12-volt, 1½ horsepower electric motor, a power converter that changes the current from 120 to 12 volts, and 4 motorcycle chains that go around the 4 corners. Carney and Sons (cabinetry specialists) worked with Don Dossey to build the Ark at their cabinet shop. During the long process of building, staining, and adjusting, Don, Paul, and Jeremy would go to the cabinet shop nightly to check on its progress. The measurements for the Ark's outer box are those stated in the Torah, and the lift mechanism parts were designed to fit.

BEAUTIFICATION

When the congregation moved to its new home on Timber Creek Road, there were many things that our beautification committee felt could help transform the building into a Jewish home for worship, study, and fellowship. Existing pews were reupholstered, carpet was replaced, and a Tree-Of-Life and a unique stained glass Ner Tamid and windows were installed.

STAINED GLASS

The eternal light (Ner Tamid) hanging with the small ark in Onegie Hall is the congregation's original and was built by Bruce Abel. Dr. and Mrs. Jules Brown donated the stained glass eternal light in the sanctuary. The symbolism is a Star of David (Magen David). Tiny lights that reflect from within represent smaller stars that go into eternity. The artist was Sigrid De Nijs. She built it with volunteers from the congregation who helped produce the stained glass windows.

The round window at the back of the Sanctuary is five feet in diameter, and it is the location of our first stained-glass art. The project was a dream of several individuals, and through their combined efforts and the supervision of a truly inspired stained-glass artist, the dream became a reality. Its design was a group effort, but the final design was by Judy Feldman who submitted it to artist, Franz Rosensweig, who "tweaked" it for stained glass.

It was produced under the supervision of stained-glass artist, Sigrid de Nijs. The glass was purchased by Don Dossey and congregants who participated in its production were: Don Dossey, Helena Shapp-Dossey, Judy Feldman, Fran Feigert, Alan Litt, Michael Schwarz, Ellen Schwarz, and Kathie Silver.

The window holds many symbolic meanings, including the selection of the major symbol, the Magen David (the six-pointed star). The duplication of the Magen David motif and the colors of the glass were selected with the symbolic meanings of the colors in mind. See the information in the sanctuary that hangs on the wall below the window.

When the building was used as Faith Lutheran Church, the windows at the side of our Sanctuary represented a clear glass abstract cross. The clear glass has been replaced with stained glass "candles."

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Sent from my iPad

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON DESIGNATING THE PROPERTY LOCATED AT 1526 WILLOWWOOD STREET, LEGALLY KNOWN AS TRACTS 42, 43, AND 45 OF THE A.N.B. TOMPKINS, ABSTRACT NUMBER 1246 OF THE WEST OAK ADDITION, A HISTORIC LANDMARK UNDER SECTION 2.9.4 OF THE DENTON DEVELOPMENT CODE; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (HL24-0002)

WHEREAS, the City of Denton has determined that the property located at 1526 Willowwood Street, which legally known as Tracts 42, 43, and 45 of the A.N.B. Tompkins, Abstract Number 1246 of the City of Denton and more particularly described and depicted in Exhibit A (the “Property”), located on the north side of Willowwood Street, between Kendolph Drive and McCormick Street, is worthy of the designation of local historic landmark, and

WHEREAS, both the Historic Landmark Commission and the Planning and Zoning Commission have found that the Property meets the following criteria for historic landmark designation as listed in Section 2.9.4B of the Denton Development Code:

1. Character, interest or value as part of the development, heritage, or cultural characteristics of the city, state or the United States; due to the residence’s connection to the Live/Work Movement taking place in Texas during the 1970s.
2. Reflects elements of architectural design, detail, material, or craftsmanship which represent architectural innovation; due to the resident’s unique interpretation of the Contemporary architectural style.
3. Identification with a person who significantly contributed to the culture and development of the City, State, or the United States; specifically, the Feldman Family, who helped establish Congregation Kol Ami, Dr. Gilda Garcia, who was heavily involved at the University of North Texas, and Jennifer Lane and Dr. James Carr, who have contributed to the music profession locally, at the state level, nationally, and abroad.

WHEREAS, on August 9, 2024, the City delivered to the owner a historic designation impact statement that described the impact that historic designation may have on the Property consistent with Texas Local Government Code Section 211.0165(c) and (d); and

WHEREAS, on August 12, 2024 the Historic Landmark Commission held a public meeting as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on **X**, the Planning and Zoning Commission held a public hearing as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on **X**, the City Council held a public hearing as required by law, and upon conclusion approved the designation request finding that the request is consistent with Section 2.9.4B of the Development Code; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference as true.

SECTION 2. That 1526 Willowwood Street, located on the north side of Willowwood Street, between Kendolph Drive and McCormick Street, legally known as Tracts 42, 43, and 45 of the A.N.B. Tompkins, Abstract Number 1246 and more particularly described in Exhibit A attached hereto (the “Property”), is hereby designated as a historic landmark under Section 2.9.4B of the Denton Development Code.

SECTION 3. The Property shall be indicated upon the zoning map of the City of Denton as a Historic Landmark by the letter "H," and the Property shall be subject to all terms, provisions, and requirements of Section 2.9.4 of the Denton Development Code and such designation shall be in addition to any other use designation established in the City's zoning ordinance applicable to such property.

SECTION 4. Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding Two Thousand and no/100 Dollars (\$2,000.00). Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 5. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2024.

GERARD HUDSPETH, MAYOR

ATTEST:

LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:

MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situated in the A.N.B. Tompkins Survey, Abstract Number 1246 in the City of Denton, Denton County, Texas and being a re-survey of a tract of land described in the deed from James J. Feldman et ux to Harold E. Perry et ux recorded in Clerk's File Number 98-RD016515 of the Real Property Records of Denton County, Texas and as recognized and occupied on the ground the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southwest corner of the tract described herein and the Southeast corner of Hartman Acres, an addition to the City of Denton, according to the Plat thereof recorded in Cabinet D, Page 112, Plat Records of Denton County, Texas in the North line of a public road posted as Willowood Street;

THENCE North 03 Degrees 48 Minutes 16 Seconds East with the West line of said Perry tract and the East line of said Addition a distance of 414.47 feet to a 1/2" capped iron rod set for corner in the South line of the Richardson Addition, an addition to the City of Denton, according to the Plat thereof recorded in Cabinet F, Page 247, Plat Records of Denton County, Texas;

THENCE South 88 Degrees 15 Minutes 44 Seconds East with the North line of said Perry tract with the South line of said Richardson Addition along and near a chainlink fence a distance of 108.85 feet to a Wood fence corner post for corner at the Southeast corner of said Richardson Addition and the Westerly Southwest corner of the Alyssa and David Addition, an addition to the City of Denton, according to the Plat thereof recorded in Cabinet M, Page 230, Plat Records of Denton County, Texas;

THENCE South 88 Degrees 13 Minutes 48 Seconds East with the North line of said Perry tract a distance of 69.06 feet to a 1/2" capped iron rod set for corner at a re-entrant corner of said Alyssa and David Addition;

THENCE South 03 Degrees 29 Minutes 31 Seconds West with the East line of said Perry tract a passing a capped iron rod found in the North line of said road a distance of 408.66 feet and continuing on said course a total distance of 438.86 feet to a point for corner in said road at the Southwest corner of said Alyssa and David Addition;

THENCE North 86 Degrees 15 Minutes 15 Seconds West with said road a distance of 70.10 feet to a point for corner;

THENCE North 03 Degrees 37 Minutes 57 Seconds East a distance of 17.14 feet to a 1/2" iron rod found for corner in the North line of said road;

THENCE North 88 Degrees 39 Minutes 58 Seconds West with the North line of said road a distance of 109.25 feet to the PLACE OF BEGINNING and containing 1.72 acres of land more or less.

1328 Willowood - 1.72 Acres

FIELD NOTES to all that certain lot, tract or parcel of land situated in the A.B. Tompkins Survey, Abstract Number 1240, Denton County, Texas, and being all of a cased 1.72 acre tract of land described in a deed to Gloria Grace Garcia, as recorded in County Clerk File Number 2007-116303, Real Property Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod found stamped "4001" for the Northeast corner of the herein described tract, the Northeast corner of said 1.72 acre tract and the Northwest corner of Lot 2 in Block A of Alyssa & David Addition, an addition to the City of Denton according to the plat thereof recorded in Cabinet M, Page 230, Plat Records, Denton County, Texas;

THENCE South 03 degrees 23 minutes 51 seconds West with the East line of said 1.72 acre tract and the West line of said Lot 2, at a distance of 231.59 feet passing a capped iron rod found stamped "4001" for the Southwest corner thereof and the Northwest corner of Lot 1 in said Addition, continuing along said course and the West line of said Lot 1, at a distance of 436.96 feet passing a capped iron rod found stamped "4001" for the Southwest corner thereof and being on the North side of Willowood Street, continuing along said course, a total distance of 436.96 feet to a point for the Southeast corner of said 1.72 acre tract;

THENCE North 88 degrees 15 minutes 15 seconds West with the road Eastern South line thereof, along or near the middle of said Street, a distance of 70.18 feet to a point for corner on the South line of said 1.72 acre tract;

THENCE North 05 degrees 07 minutes 57 seconds East, a distance of 17.19 feet to a 1/2" iron rod found on the North side of said Street for an inner all corner on the South line of said 1.72 acre tract;

THENCE North 88 degrees 40 minutes 24 seconds West with the most Westerly South line thereof, a distance of 108.08 feet to a capped iron rod found stamped "4001" for the most Westerly Southwest corner of said 1.72 acre tract and the Southeast corner of Lot 1 in Block One of Hartman Acres Addition, an addition to the City of Denton according to the plat thereof recorded in Cabinet B, Page 312, Plat Records, Denton County, Texas;

THENCE North 03 degrees 47 minutes 53 seconds East with the East line thereof and the West line of said 1.72 acre tract, along or near a chain link fence part of the way, a distance of 416.01 feet to a 1/2" iron rod found for the Northwest corner thereof and the Southwest corner of Lot 2 in Block A of Richardson Addition, an addition to the City of Denton according to the plat thereof recorded in Cabinet P, Page 247, Plat Records, Denton County, Texas;

THENCE South 87 degrees 40 minutes 53 seconds East with the South line thereof and the North line of said 1.72 acre tract, along or near a wire fence, a distance of 107.08 feet to a 1/2" iron rod found for the Southeast of said Lot 2 and an angle point in the North line of said 1.72 acre tract;

THENCE South 88 degrees 38 minutes 51 seconds East with the North line of said 1.72 acre tract, a distance of 88.96 feet to the **PLACE OF BEGINNING** and enclosing 1.72 acres of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as shaded, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 360 G of said map.

This survey is certified to Freedom Title, James Harold Carr, Jennifer Ruth Lann, DATOU and Gloria Grace Garcia. This survey correctly represents the result of an on-the-ground survey made under my direction and supervision on 3-17-2014. There are no visible or apparent intrusions or protrusions except as shown herein.

NOTE: Only the following easements supplied to me by Freedom Title with GFW 140231450N have been reviewed and addressed as follows:

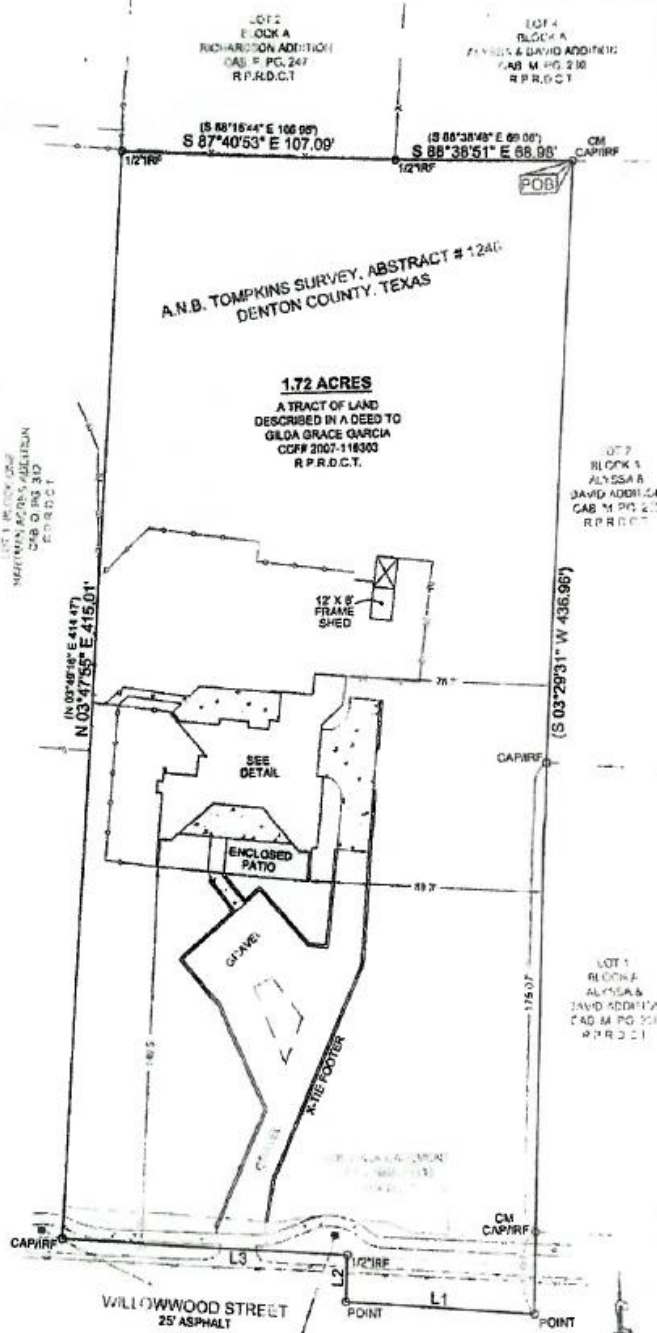
Volume 284, Page 283 Easement to Texas Power & Light Company; does affect by ingress-egress

Volume 284, Page 448 Easement to Texas Power & Light Company; does affect by ingress-egress

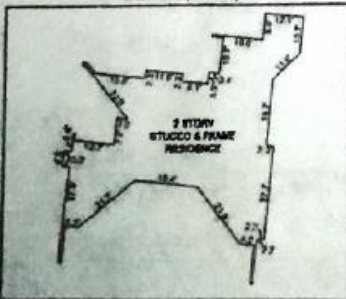
Volume 286, Page 439 Easement to Texas Power & Light Company; does affect by ingress-egress

CCFH 1998-35933 Easement to the City of Denton; does affect as shown

NOTE: All capped iron rods found are stamped "4001"



DETAIL (N.T.S.)



LINE	BEARING	DISTANCE
L1	N 88°15'15\"	70.18'
L2	N 03°37'57\"	17.19'
L3	N 88°40'24\"	108.08'



FreedomTitle

JOB # 140202
DRAWN BY PJW
DATE: 4-18-2014
R.P.L.S.
KENNETH A. ZOLLINGER

NOTES

KAZ SURVEYING
 1720 WESTMINSTER
 DENTON, TX 76205
 (940)382-3446
 www.kazsurveying.com

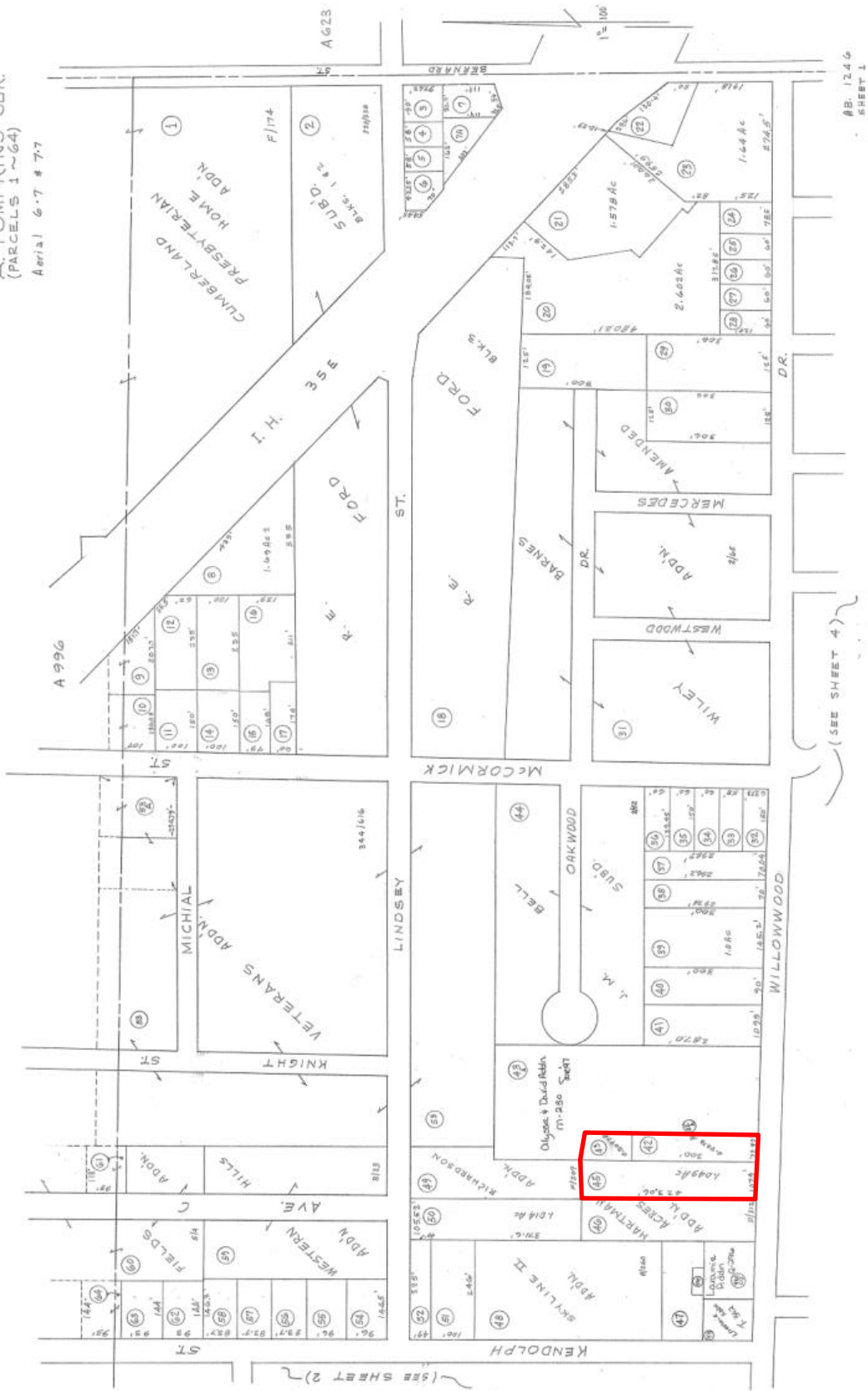
— ONLY — DRIVE HEAD UTILITY
 — BURIED — R.P.D. BOX
 — POWER POLE
 — WATER METER
 CAP/IRF — CAPPED IRON ROD FOUND
 — PLAT OR DEED CALL
 — CONTROLLING MONUMENT
 — IRF — IRON ROD FOUND

X — WIRE FENCE
 — PLAT OR DEED CALL
 — WIRE FENCE
 — CHAIN LINK FENCE

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ABST. 1246 (SHEET 1)
A. TOMPKINS SUR.
(PARCELS 1-64)

Aerial 6-7 # 7-7





City of Denton

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

Legislation Text

File #: HL24-0003, **Version:** 1

AGENDA CAPTION

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 1900 Westridge Street. The property is located on the north side of Westridge Street, just east of Highland Park Road. (HL24-0003, Historic Landmark Designation of 1900 Westridge Street, Cameron Robertson)



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: August 12, 2024

SUBJECT

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 1900 Westridge Street. The property is located on the north side of Westridge Street, just east of Highland Park Road. (HL24-0003, Historic Landmark Designation of 1900 Westridge Street, Cameron Robertson)

BACKGROUND

The applicant and property owner, Mary Sepmoree, is requesting the Historic Landmark Designation of the existing residence at 1900 Westridge Street. The existing residence was constructed circa 1970 in the Contemporary style.

If the Historic Landmark Designation is approved by the Historic Landmark Commission (HLC), 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.

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 two criteria of Section 2.9.4B of the DDC and is eligible for the historic landmark designation:

Number 4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city

The residence at 1900 Westridge Street is the work of Mount-Miller Architects and was constructed by Bert Moore. Both Mount-Miller Architects and Bert Moore's individual works influenced the development of Denton throughout the twentieth century. 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 Institute, now known as Rice University, in Houston, TX. In 1946, Tom and Isabel formed the partnership Mount-Miller Architects, marrying a year later. The Millers moved to Los Angeles, but in 1953 moved to Denton, TX, where they became active in the community, promoting civil liberties, serving on boards and civic organizations, and designing the built fabric of the city. Over the years, Tom served as a member on the Denton Historic Landmark Commission, American Institute of Architects, National Trust for History Preservation and American Solar Energy Society, while Isabel served as the President of the Unitarian Fellowship, President of the Denton Chapter of the League of Women Voters and was one of the first of two women invited to be a member of Denton Forum, where she was active for more than 20 years.

From 1954 to 2000, the couple designed residences, churches and smaller commercial buildings throughout Denton and nearby towns. They are responsible for designing and remodeling close to 300 residences, public and commercial buildings, with their expertise leading to modern designs and restorations. Isabel felt that concrete demonstrated that beautiful, functional homes could be had for any neighborhood and virtually any budget. She was a proponent of using passive solar energy or designing around the collection of deflection of the sun to best heat or cool the interior of a home or building. Her belief was that this would rarely add more than 5% to the building costs. Her husband supported her thinking, serving as an editor for 'The Artwork Review', a journal devoted to publicizing development and use of renewable energy and solar architecture. The fruits of their labor can be seen in the buildings that they designed that are still standing today, such as the Denton Unitarian Universalist Fellowship building, 531 N Elm Street, 1316 Kendolph Drive, the former Denton Fire Station No. 4, and 1426 Kendolph Drive.

In addition to Mount-Miller Architects influence on the residence at 1900 Westridge Street, the residence was built by Bert Moore, a prominent contractor in Denton during the 1940's through the early 1970's. He is also known for manufacturing his own concrete masonry units and the product was dubbed 'Dencrete'. He advertised them as "lightweight, sturdy and fire and rodent proof."

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

The original owners of 1900 Westridge Street were Horace and Euline Brock. They designed the residence with Mount-Miller Architects in 1967, prior to their two-year departure to Istanbul, Turkey. Upon their return in 1969, the residence was constructed and the family of five would move into 1900 Westridge Street in 1970. There the Brock's would reside until 2017.

The Brocks both played an important role in influencing the community and improving the social, economic, ethnic, and historical heritage in the City of Denton and the State of Texas. They were both native Texans, born in small East Texas towns. They met at North Texas State College, now known as the University of North Texas (UNT), fell in love and married in 1955.

Among many of their accomplishments discussed below, they had 3 children and lived in Istanbul for 2 years, with many return trips over the years. Horace Rhea Brock was born in 1927 and graduated from Sam Houston University with a Physics degree in 1945. Following graduation, he served in the United States Air Force from 1946 to 1949 as a radar instructor. After returning from military service, Horace received a master's degree in Business Administration from San Houston State Teacher's College and a PhD in Accounting from the University of Texas. His wife, Euline Williams Brock, was born in 1932 in rural East Texas. She earned a bachelor's degree and a master's degree in English Literature at the University of Texas. Later in life, Euline also earned a PhD in History from UNT.

Horace and Euline Brock believed deeply in civic life and in social justice and racial equality. During her years of raising children, Euline and other women who were charter members of the Trinity Presbyterian Church, reached out to members of the Denton African American community to jointly found the Denton Christian Women's Interracial Fellowship. The Fellowship played an important role in integrating Denton. The women held meetings alternating between black and white family homes, where the women discussed family, faith, education and politics. These meetings led to voter registration drives, coordinated efforts to put pressure on the City to pave Southeast Denton streets, and encouraged businesses to cease discriminatory practices.

Both Euline and Horace participated in much of the civic life of Denton. Horace served on the boards of many non-profit organizations, including Denton Rotary Club, Greater Denton Arts Council, Denton Humanitarian Association and the UNT Foundation. He also had a long and celebrated career at UNT, serving as Department Chair, Dean of the College of Business Administration and Director of the Chief Executives Round Table. He was involved in the creation of the Professional Development Institute, founder and Director of the Institute of Petroleum Accounting at UNT and President of the Council of Petroleum Accountants Societies. Euline served on the City's Planning and Zoning Commission, served tenure as the City of Denton Mayor, and served on City Council as a councilmember as well. Some of her notable City investments while City Mayor are the North Branch Library, the Central Fire Station, increased support for the arts, and a new water treatment plant. In addition to her City contributions, Euline, like her husband, participated on the boards of many non-profit and civic organizations.

Euline passed away in 2018 at the age of 86 and Horace passed away a year later, at the age of 92. During their many years in Denton, they received several awards and established a number of scholarships, some of which are listed below.

- Green Glory and Wings of Eagles Awards of the UNT Alumni Association

- Community Arts Recognition Award
- Otis Fowler Award of the Denton Chamber of Commerce
- Established the UNT Euline and Horace Brock Music Merit Scholarship
- Established the UNT Denton African American Scholarship

Horace and Euline Brock, after their passing, left a \$6.5M estate gift for future UNT music students.

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 1900 Westridge Street 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 survey to ensure consistent protection, 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 both its identification as the work of an architect and contractor whose individual works have influenced the development of the city, as well as identification with persons who contributed to the City and the State of Texas. In addition, 1900 Westridge Street is in conformance with both the Plan and the Denton 2040 Comprehensive Plan.

PREVIOUS ACTION/REVIEW

Since 2002, there have been 12 building permits associated with the property. These permits have been related to plumbing, mechanical, and electrical work, as well as one permit for installation of a gas line and one permit for a partial sewer line replacement.

NEIGHBORHOOD MEETING

No neighborhood meeting was held.

OPTIONS

1. Approval as submitted
2. Approval subject to conditions
3. Deny
4. Continue the item

RECOMMENDATION

Staff recommends **approval** of the request for Historic Landmark Designation of the property located at 1900 Westridge Street. 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:

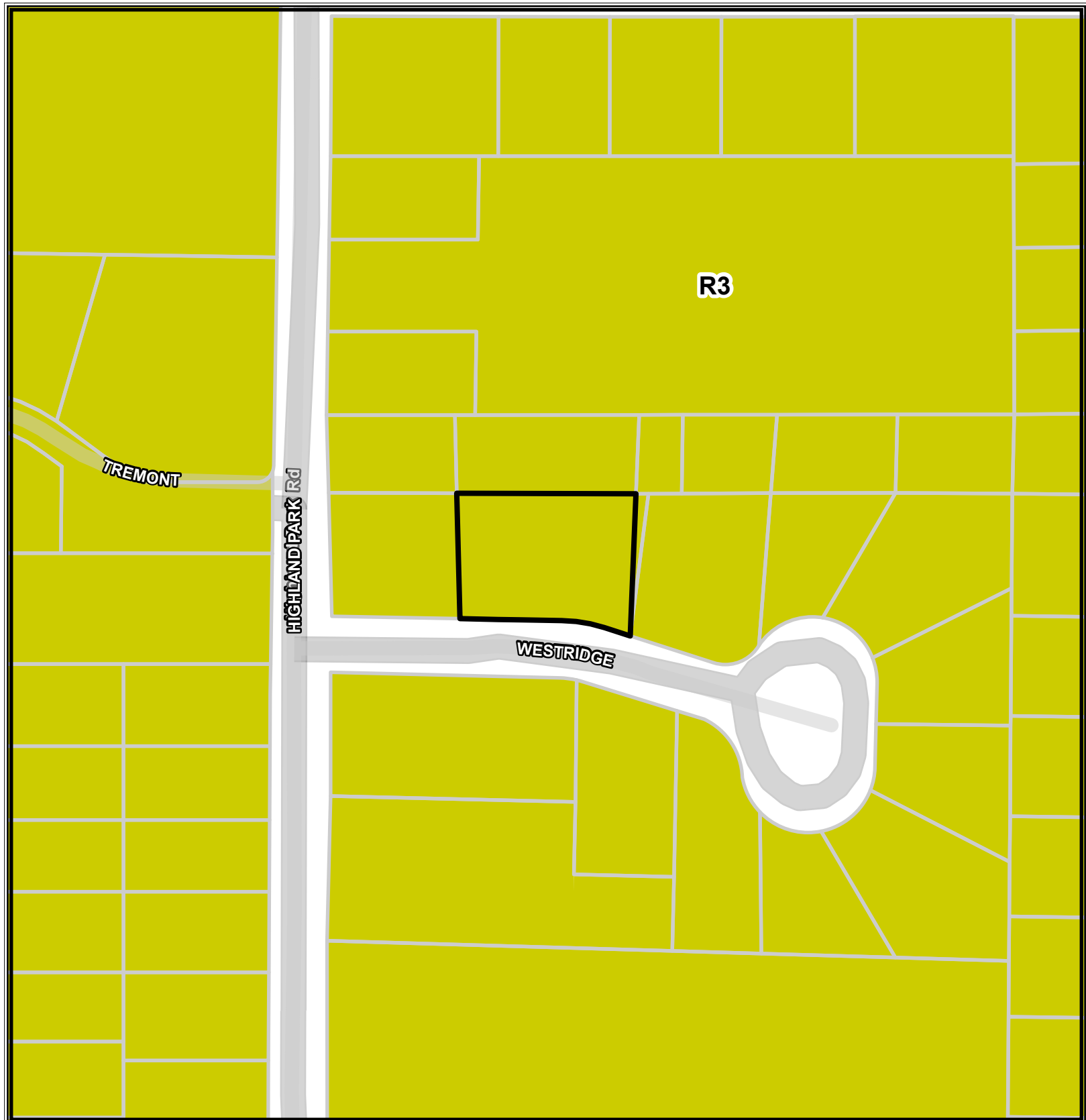
1. Agenda Information Sheet
2. Site Location Map
3. Historic Landmark Designation Checklist and Application
4. Draft Ordinance

Respectfully submitted:
Tina Firgens, AICP
Deputy Director Development Services/
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer

HL24-0003

Current Zoning Map



Roads	R6 - Residential	LI - Light Industrial
Parcels	R7 - Residential	HI - Heavy Industrial
Current Zoning	MN - Mixed-Use Neighborhood	PF - Public Facilities
RR - Residential Rural	MD - Mixed-Use Downtown Core	PD - Planned Development
R1 - Residential	MR - Mixed-Use Regional	MPC
R2 - Residential	HC - Highway Corridor	OVERLAY
R3 - Residential	SC - Suburban Corridor	
R4 - Residential	GO - General Office	

Date: 6/21/2024

77 of 1

*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data.



HISTORIC LANDMARK DESIGNATION CHECKLIST AND APPLICATION

The purpose of a Historic Landmark is to preserve and officially recognize a building, district, object, site, or structure for its outstanding architectural, archeological, cultural, social, economic, ethnic, and political history significance to Denton. These Historic Landmarks, as well as state and national landmarks can be included within Historic and Conservation Districts.

The following are outlined in Denton Development Code Section 2.9.4. and must be submitted for historic landmark designation applications to be considered complete.

GENERAL ITEMS

- ☒ Provide a copy of the City of [Denton's Owner Authorization Form](#)
- ☒ Complete the Historic Landmark Designation Application (below)
- ☒ Complete the Owner's Statement* (below)
- ☒ **Associated Fee(s):** as listed on the [Development Review Fee Schedule](#).
- ☒ 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.

Mary Sepmoree
Signature

6-18-2024
Date

MARY SEPMOREE
Print Name

1900 WESTRIDGE ST.
Address

DENTON TX, 76205
City/State/Zip



Development Services – Planning Division
401 N Elm St., Denton, TX 76201 (940) 349-8600

Phone

Email

*Additional Owners may be listed on a separate piece(s) of paper.

Historic Landmark Designation Application



1900 Westridge Street, Denton TX 76205

Site Address

Private Residence, Single Family

R3

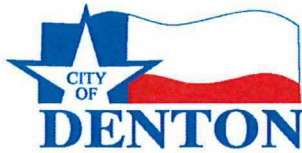
Present Use

Current Zoning

Aug-23

Historic Landmark Designation Checklist and Application

2



Highland Ridge Addn BLK 1, Lot 13A (W PT) 13A/3035///AB1246

Legal Boundary (Lot and Block or Metes and Bounds – Attach Exhibit A if necessary)

1 REQUIRED EXHIBITS

- ☒ 1.1 Exhibit "A": Proposed Historic Landmark's Legal Description
- ☒ 1.2 Exhibit "B": Chain of Title of Site and/or Enterprise
- ☒ 1.3 List the ownership title from present to original owner. Attach copies of each instrument where possible.
 - a. Name of Owner
 - b. Type of Instrument Date (Warranty Deed)
 - c. Vol/Page Number
 - d. Book-Deed Records/Real Property Records

2 EXHIBIT "C": ADDITIONS TO ORIGINAL BUILDING

- ☒ 2.1 List chronologically and with as much detail as possible the following information for each addition:
 - a. Date the structure was built
 - b. Contractor name
 - c. Description/Nature of Work for all improvements. Include any significant remodeling with attention to exterior changes.
 - d. Cost of improvements
 - e. Type of Legal Instrument (Vol/Page)
 - f. Attach copies of all building permits, mechanic's liens and deeds of trust.

3 EXHIBIT "D": SURVEYS

- ☒ 3.1 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.

4 EXHIBIT "E": EXTERIOR PHOTOGRAPHS

- ☒ 4.1 Attach four (4) photographs of the site, one from each direction (North, South, East, and West).

5 EXHIBIT "F": HISTORIC LANDMARK APPROVAL CRITERIA

- ☒ 5.1 The petitioner will be responsible for furnishing data to the Historic Landmark Commission for substantiating that the property meets one or more of the following thirteen (13) approval criteria for Historic Landmark designation. Specify which of the criteria are being met and provide supporting documentation for each.
 - a. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States;
 - b. Recognition as a recorded state historic landmark, a national historic landmark, or entered into the National Register of Historic Places;
 - c. Reflects a distinguishing characteristic of an architectural type or specimen;



- d. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
- e. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation;
- f. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif;
- g. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
- h. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
- i. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States;
- j. Location as the site of a significant historic event;
- k. Identification with a person who significantly contributed to the culture and development of the city, state or the United States;
- l. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city; or
- m. Value as an aspect of community sentiment or public pride.

6 OPTIONAL INFORMATION

- ☒ 6.1 Interior Photographs of interior architectural details that add to the character of the property may be attached.



City of Denton Development Services
"One-Stop-Shop"
One Place Serving Denton's Development Needs
401 N. Elm St., Denton, TX 76201 • (940) 349-8541

Owner Authorization

Name: Mary Kathleen Sepmoree

Company Name: NA

Address: 1900 Westridge St, Denton TX 76205

Telephone: 972-835-9000 Email: kathy101971@yahoo.com

CHECK ONE OF THE FOLLOWING:

- ☒ I will represent the application myself; or
☐ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: Mary Sepmoree Date: 6-18-2024

1.1 - Exhibit A: Proposed Historic Landmark's Legal Description – 1900 Westridge Street, Denton TX 76205

Legal Boundary (Lot and Block / Metes and Bounds):

- A.N.B. Tompkins, Abstract Number 1246
- Highland Ridge Addn, Block 1, Lot 13A (W PT). 13A/3035///AB1246

1.2 & 1.3 - Exhibit B: Chain of Title of Site and/or Enterprise – 1900 Westridge Street, Denton TX 76205

Name of Owner: Horace Brock and wife

Type of Instrument/Date: Easement / 7-21-1967

Vol/Page #: DR/553/478; Volume 4, Page 15.

Document Number: 1967-5328

Name of Owner: Horace Brock

Type of Instrument/Date: Easement / 7-21-1967

Vol/Page #: DR/553/479

Document Number: 1967-5329

Name of Owner: Ashleigh Nikole Pembroke and Vance Asher Weintraub

Type of Instrument/Date: Warranty Deed / 6-5-2017

Vol/Page #:

Document Number: 2017-67092

Name of Owner: Mary Kathleen Sepmoree

Type of Instrument/Date: Warranty Deed / 8-8-2022

Vol/Page #:

Document Number: 2022-115674

Mechanics Liens and original invoice from Mount-Miller Architects attached.

document by me or my clerk and upon their husband, and leaving the same fully executed on me, and
 FRANKLIN W. BARKER, Clerk of the County of Tarrant, Texas, do hereby certify that the foregoing instrument was by me and said wife
 and executed that the said husband signed the same for the purposes and considerations therein expressed, and that the said wife
 to record it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 14th day of August 1920 A.D. 1920

Notary Public for TARRANT County, Texas
 My Commission Expires June 1 1921

157

THE STATE OF TEXAS,
 COUNTY OF _____
 KNOW ALL MEN BY THESE PRESENTS: That I, _____
 of _____ County, Texas, for and in consideration of the sum of TEN
 DOLLARS and other valuable consideration to me in hand paid by _____
 the receipt of which is fully acknowledged, have assigned and transferred and by these presents do hereby assign
 and transfer unto the said _____
 the following mentioned indebtedness, together with the lien securing the same, to-wit:

And being the same sums set out and described in a certain Mechanic's and Materialman's Lien contract
 covered into and by between _____, owners, and _____, said contract providing for the
 improvement of the following premises, situated in County of _____ State of Texas, to-wit:

Said contract being of record in Vol. _____ page _____ of the _____ County, Texas, to which reference is here made for all
 Records of _____, and said indebtedness being secured by the Mechanic's and Materialman's Lien under the Constitution
 and Laws of the State of Texas.

TO HAVE AND TO HOLD the aforesaid indebtedness, together with the lien upon the above-mentioned
 property securing the same, and all of my rights, privileges and equities under and by virtue of the aforesaid indebted-
 ness and lien and contract.

Witness hand this _____ day of _____ A.D. 19 _____

THE STATE OF TEXAS,
 COUNTY OF _____
 in and for said County, Texas, on this day personally appeared _____
 known to me to be the person whose name _____ subscribed to the foregoing instrument, and acknowledged to me that
 he executed the same for the purposes and considerations therein expressed.

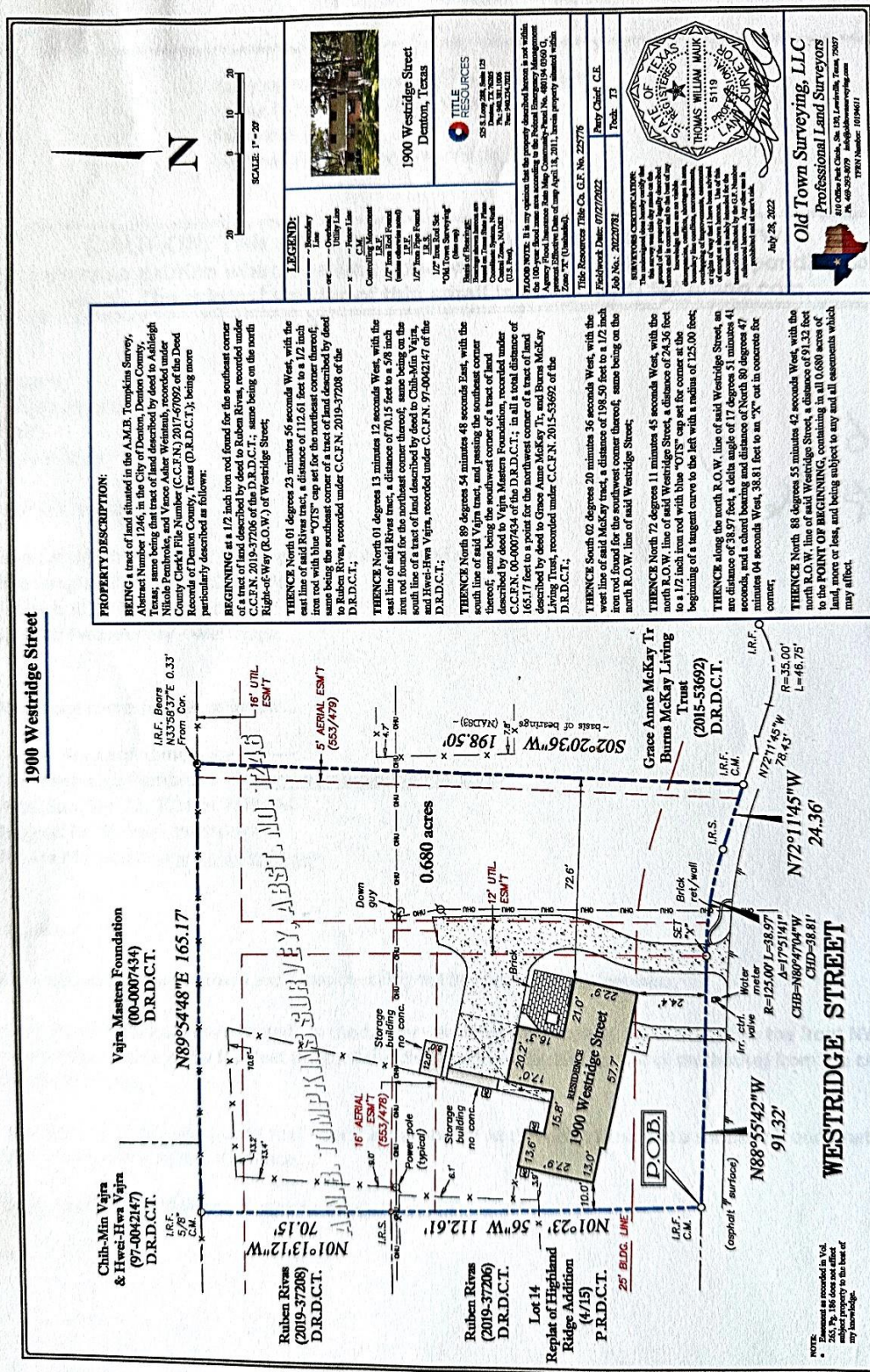
GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____ A.D. 19 _____

(S. 3.)
 Notary Public for _____ County, Texas
 My Commission Expires June _____ 19 _____

84

Survey dated March 6, 2007 Survey:





4.1 – Exhibit E: Exterior Photos – 1900 Westridge Street, Denton TX 76205



Front (South Façade)



Front Angled (South Façade)



Rear (North and West Façades)



East Façade

5.1 - Exhibit F: Historic Landmark Approval Criteria – 1900 Westridge Street, Denton TX 76205

d. 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 (more information below). They are responsible for designing and remodeling 200-300 houses, public and commercial buildings.

Their expertise led to modern designs and restorations, including five historic landmarks (listed below).

The home was built by Bert Moore, a prominent contractor in Denton TX during the 1940's through the early 1970's. He is also known for manufacturing his own concrete masonry units and the product was dubbed 'Dencrete'. He advertised them as 'lightweight, sturdy and fire and rodent proof'.

Tom Polk Miller (1914-2000):

(Reference links in Reference Section below)

- Earned a Bachelor of Arts degree from Rice University (then known as Rice Institute) in 1936, then in 1937 he earned a Bachelor of Science degree in Architecture.
- Tom was active for his whole life in promoting civil liberties, peace, and the arts.
- In 1982, he received the Community Arts Recognition Award of the Greater Denton Arts Council.
- In 1986, he was one of 21 people from across the state recognized by the Texas Civil Liberties Union for contributions to the cause of civil liberties.
- Served as President of the Denton ACLU and Denton Unitarian Fellowship.
- In the 1970's, editor for 'The Artwork Review', a journal devoted to publicizing development and use of renewable energy and solar architecture.
- Member of Denton Historic Landmark Commission, American Institute of Architects, National Trust for History Preservation and American Solar Energy Society.

Isabel Mount Miller (1917-2007):

(Reference links in Reference Section below)

- Earned a Bachelor with distinction from Rice University (then known as Rice Institute) in 1936, then in 1937 she earned a Bachelor of Science in Architecture.
- Isabel was active in community service, serving on numerous boards and civic organizations. President of the Unitarian Fellowship, President of the Denton chapter of the League of Women Voters and was one of the first of two women invited to be a member of Denton Forum, where she was active for more than 20 years.
- Isabel helped found the Denton Affordable Housing Corp, which builds low-income housing.
- Isabel's greatest service to the community was in the work produced by Mount-Miller Architectural Firm. She felt that concrete demonstrated that beautiful, functional homes could be had for any neighborhood and virtually any budget. She also was passionate in preservation and restoration of the historical structures of the city.
- Proponent of using passive solar energy or designing around the collection of deflection of the sun to best heat or cool the interior of a home or building. Her belief was that this would rarely add more than 5% to the building costs.

List of buildings designed by Mount-Miller Architects:

- Commercial Building at 531 N. Elm Street
- Former Denton Fire Station No. 4 (ca. 1965). SE corner of Kings Row and E. Sherman Drive)
- Denton County Electric Coop Building (ca. 1954)
- Evers House on West Oak Street
- Denton Unitarian Universalist Fellowship
- Unitarian Fellowship building
- Voertman's façade update on W. Hickory Street
- Services Program for Aging Needs (SPAN) headquarters at 1800 Malone
- Notable concentration of residential structures on Kendolph Drive, where their design aesthetic influenced the entire Denia Neighborhood.
 - Examples: 1316 Kendolph Drive, 1226 Kendolph Drive and 1426 Kendolph Drive

k. **Identification with a person who significantly contributed to the culture and development of the city, state or the United States.**

Horace and Euline Brock both played an important role in influencing the community and improving the social, economic, ethnic, and historical heritage in the City of Denton, the State of Texas and the United States. They were both native Texas, born in small East Texas towns. They met at UNT (known as North Texas State College), fell in love and married in 1955. Among many of their accomplishments (see below), they had 3 children, lived in Istanbul for 2 years (with many return trips to Turkey over the decades) and then upon their return to Denton in 1969, they continued their careers at UNT and in service to the community in various degrees (more information below).

Horace Rhea Brock (1927-2019):

(Reference link in Resource Section below)

- Earned a degree in Physics at Sam Houston University at the age of 18.
- Served in the US Air Force from 1946-1949 primarily as a radar instructor.
- After returning from military service, he went on to earn a Masters Degree in Business Administration from San Houston State Teacher's College in 1951 and a PhD in Accounting from the University of Texas in 1954.
- While living in Istanbul, Turkey during 1967-1969, Horace worked with the US Agency for International Development to develop new business curricula at Istanbul University. It has been noted that this experience deeply affected all members of the family and resulted in long-lasting friendships which bolstered several return trips over the decades.
- Horace loved attending UNT basketball and football games and other university functions.
- He believed deeply in civic life and in social justice and racial equality and was the campaign treasurer for Euline's successful bids for Denton City Council and the mayorship of Denton as well as many other candidates for local office.
- Participated on the board of many non-profit organizations, including Denton Rotary Club, Greater Denton Arts Council, Denton Humanitarian Association and the UNT Foundation.
- Career at UNT:
 - Served as Department Chair, Dean of the College of Business Administration and Director of the Chief Executives Round Table.
 - Involved in the creation of the Professional Development Institute, founder and Director of the Institute of Petroleum Accounting at UNT and President of the Council of Petroleum Accountants Societies.
 - Co-Author of several widely used accounting textbooks and was an outstanding educator and mentor to many students, academics, and professionals.
- Awards, Scholarships and Endowments:
 - Green Glory and Wings of Eagles Awards of the UNT Alumni Association.
 - Otis Fowler Award of the Denton Chamber of Commerce.
 - President's Award from the Denton County NAACP.
 - Community Arts Recognition Award.
 - Helped Establish the UNT Denton African American Scholarship.
 - Established the UNT Brock Endowment for Strings.
 - Established the UNT Euline and Horace Brock Music Merit Scholarship.
 - With the contributions above, the UNT music program acknowledged their generosity and named the lobby in their honor: Horace and Euline Brock Lobby at the Murchison Performing Arts Center.

Euline Williams Brock (1932-2018):

(Reference 'Euline Brock Obituary' Link in Resource Section)

- Euline rose from humble beginnings in rural East Texas, she rose to become a mother, educator, civil-rights activist, civic leader, and 6-year Mayor of Denton.
- Earned a Bachelor's Degree in 1952 and a Master's Degree in 1954 – English Literature – at the University of Texas in Austin.
- After marrying Horace, she had three children and set aside her career to focus on being a homemaker.
- During her years of raising children, Euline engaged in the struggle for racial equality. She and other women who were charter members of the Trinity Presbyterian Church, reached out to members of the Denton African-

American community to jointly found the Denton Christian Women's Interracial Fellowship. These Fellowships played an important role in integrating Denton.

- During a time of deep distrust, the groups mentioned above formed life-long bonds and came to know each other as individuals, rather than as 'others'. They held meetings alternating between black and white homes, where the women discussed family, faith, education and politics. These meetings led to:
 - Voter Registration drives
 - Coordinated efforts to put pressure on the city to pave Southeast Denton streets.
 - Encouraged businesses to cease discriminatory practices.
- The family moved to Istanbul, Turkey for two years in 1967 and this move proved major influence over the entire family.
- After returning from Turkey, the Brock's moved to a new home @ 1900 Westridge Street and Euline returned to UNT to continue her education, eventually earning a PhD in History. Her dissertation focused on the role played by African American politicians in the deep South during the post-Civil War Reconstruction years. She became a professor of History at Tarrant County College and taught as an Adjunct Professor at Texas Women's University.
- Denton Civic Live Engagement:
 - 1985 – named to the city's Planning and Zoning Commission.
 - 1992 – 2000 – served on the City Council.
 - 2000 – 2006 – served as City of Denton Mayor.
 - Euline's mantra was: 'Focus on the long-term goal and figure out what you have to do to achieve it'. She was willing to compromise and work with people of all political perspectives as long as she made progress toward her objectives.
- Tenure as City of Denton Mayor:
 - Notable City Investments:
 - North Branch Library
 - New Central Fire Station
 - Increased support for the arts
 - Revitalization of the Downtown Area
 - New Airport Control Tower
 - New Water Treatment Plant
 - Successfully formed the Denton County Transportation Authority which included the purchase of the right-of-way for a commuter rail system and ultimately got the A-Train running.
- Participated on the board of many non-profit organizations and civic organizations including Denton Rotary Club, Greater Denton Arts Council, HOPE Inc, Denton Convention and Visitors Bureau, Denton Humanitarian Association, actively worked on the Urban Forest Board of Keep Denton Beautiful campaign and the UNT Foundation.
- Awards, Recognitions, Scholarships and Endowments:
 - In 2014, the transit terminal at the rail terminus of the A-Train was named the Euline Brock Downtown Denton Transit Center.
 - Community Arts Recognition Award.
 - Helped Establish the UNT Denton African American Scholarship.
 - Citizenship Award of the Denton County NAACP.
 - Established the UNT Brock Endowment for Strings.
 - Established the UNT Euline and Horace Brock Music Merit Scholarship.
 - With the contributions above, the UNT music program acknowledged their generosity and named the lobby in their honor: Horace and Euline Brock Lobby at the Murchison Performing Arts Center.
 - Named Distinguished Alumna of UNT.
 - Green Glory and Wings of Eagles Awards at UNT.
 - Otis Fowler Award of the Denton Chamber of Commerce.
 - William J Pitstick Award from the North Texas Council of Governments.
 - Community Volunteer of the Year award of Keep Denton Beautiful Campaign.
- Horace & Euline Brock left a \$6.5M estate gift for future UNT music students.

❖ Resources

- **Architect / Master Builder Links:**
 - Mount-Miller Architectural Team
 - https://dentonrc.com/news/yesteryear/yesteryear-september-2022/article_b3aa3be6-ef0b-5bff-842a-6dbfc3bf2893.html
 - <https://dentonlibrary.wordpress.com/2017/11/09/in-the-weeds-11-8-17-mid-century-modern-in-denton/>
 - Isabel Mount
 - https://prabook.com/web/isabel_mount.miller/607308
 - <https://apps.dentoncounty.gov/website/historicalmarkers/PDFs/EVERS-HOUSE-RTHL-FINAL-NARRATIVE-REVISION.pdf>
 - https://dentonrc.com/news/yesteryear/yesteryear-september-2022/article_b3aa3be6-ef0b-5bff-842a-6dbfc3bf2893.html
 - Bert Moore
 - <https://dentonlibrary.wordpress.com/2019/06/28/who-built-that-bert-moore-dencrete/>
- **Identification with a person who contributed to the culture & development of the city, state or US.**
 - Horace Brock
 - <https://northtexan.unt.edu/issues/2021-spring/transforming-legacy>
 - <https://www.instagram.com/p/CfEeYv9MOZM/>
 - <https://unt.academicworks.com/opportunities/12574>
 - <https://northtexan.unt.edu/obituaries/horace-brock>
 - Euline Brock
 - <https://desegregatingdenton.omeka.net/exhibits/show/the-denton-women-s-interracial/breaking-down-segregation>
 - <https://omeka.library.unt.edu/s/desegregating-denton/page/euline-brock>
 - <https://omeka.library.unt.edu/s/desegregating-denton/page/DWIF-women>
 - https://dentonrc.com/news/landmarks_and_legacies/meet-the-only-two-women-to-serve-as-denton-mayor-since-1869/article_06976191-0bc9-579f-a2e1-d1941a4e7ab8.html
 - <https://burgess.house.gov/news/documentsingle.aspx?DocumentID=398782>
 - https://en.wikipedia.org/wiki/Euline_Brock
 - <https://www.tshaonline.org/handbook/entries/brock-euline-williams>
 - <https://northtexan.unt.edu/obituaries/euline-w-brock>

6.1 - Optional Information / Interior Photos – 1900 Westridge Street, Denton TX 76205



Interior Photo: Original Pocket Doors and Solid Ash Wood Paneling



Interior Photo: Living Room, Angled ceiling with a full window feature wall with view onto back patio and back yard.



Interior Photo: Family Room Fireplace with original Ash Wood Paneled façade and brick accent surround. Original functioning gas start with original metal grate and metal 'curtain-style' screen.



Interior Photo : Original Built-in cabinets in the Family Room. This has a space for a record player, stereo and album storage with speaker wires connected to a ledge in the Dining Room.



Interior Photo: Dining Room Built-in China Cabinet. Original glass sliding doors, velvet lined silver-ware drawers and specially designed plate storage cabinets.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON DESIGNATING THE PROPERTY LOCATED AT 1900 WESTRIDGE STREET, BEING PART OF BLOCK 1 LOT 13A OF THE HIGHLAND RIDGE ADDITION, A HISTORIC LANDMARK UNDER SECTION 2.9.4 OF THE DENTON DEVELOPMENT CODE; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (HL24-0003)

WHEREAS, the City of Denton has determined that the property located at 1900 Westridge Street, being part of Block 1 Lot 13A of the Highland Ridge Addition of the City of Denton and more particularly described and depicted in Exhibit A (the “Property”), located on the north side of Westridge Street, just east of Highland Park Road, is worthy of designation as a local historic landmark, and

WHEREAS, both the Historic Landmark Commission and the Planning and Zoning Commission have found that the Property meets the following criteria for historic landmark designation as listed in Section 2.9.4B of the Denton Development Code:

1. Identification as the work of an architect or master builder whose individual work has influenced the development of the city; the residence was designed by Tom Polk Miller and Isabel Mount of Mount-Miller Architects, a prominent local architecture firm of the twentieth century, and built by Bert Moore, a well-known contractor in Denton during the mid-twentieth century.
2. Identification with a person who significantly contributed to the culture and development of the city, state, or the United States; residence of Horace R. and Euline W. Brock, who resided in the residence for over 40 years, and contributed significantly to the Denton community’s social, economic, and cultural history.

WHEREAS, on August 8, 2024 the City delivered to the owner a historic designation impact statement that described the impact that historic designation may have on the Property consistent with Texas Local Government Code Section 211.0165(c) and (d); and

WHEREAS, on August 12, 2024, the Historic Landmark Commission held a public meeting as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on **X**, the Planning and Zoning Commission held a public hearing as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on **X**, the City Council held a public hearing as required by law, and upon conclusion approved the designation request finding that the request is consistent with Section 2.9.4B of the Development Code; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference as true.

SECTION 2. That 1900 Westridge Street, located on the north side of Westridge Street, just east of Highland Park Road, being the western part of Block 1 Lot 13A of the Highland Ridge Addition and more particularly described in Exhibit A attached hereto (the “Property”), is hereby designated as a historic landmark under Section 2.9.4B of the Denton Development Code.

SECTION 3. The Property shall be indicated upon the zoning map of the City of Denton as a Historic Landmark by the letter "H," and the Property shall be subject to all terms, provisions, and requirements of Section 2.9.4 of the Denton Development Code and such designation shall be in addition to any other use designation established in the City's zoning ordinance applicable to such property.

SECTION 4. Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding Two Thousand and no/100 Dollars (\$2,000.00). Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 5. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2024.

GERARD HUDSPETH, MAYOR

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE A.M.B. TOMPKINS SURVEY, ABSTRACT NUMBER 1246, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; SAME BEING THAT TRACT OF LAND DESCRIBED BY DEED TO ASHLEIGH NIKOLE PEMBROKE, AND VANCE ASHER WEINTAUB, RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.N.) 2017-67092 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO RUBEN RIVAS, RECORDED UNDER C.C.F.N. 2019-37206 OF THE D.R.D.C.T.; SAME BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) OF WESTRIDGE STREET;

THENCE NORTH 01 DEGREES 23 MINUTES 56 SECONDS WEST, WITH THE EAST LINE OF SAID RIVAS TRACT, A DISTANCE OF 112.61 FEET TO A 1/2 INCH IRON ROD WITH BLUE "OTS" CAP SET FOR THE NORTHEAST CORNER THEREOF; SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO RUBEN RIVAS, RECORDED UNDER C.C.F.N. 2019-37208 OF THE D.R.D.C.T.;

THENCE NORTH 01 DEGREES 13 MINUTES 12 SECONDS WEST, WITH THE EAST LINE OF SAID RIVAS TRACT, A DISTANCE OF 70.15 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER THEREOF; SAME BEING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY DEED TO CHIH-MIN VAJRA, AND HWEI-HWA VAJRA, RECORDED UNDER C.C.F.N. 97-0042147 OF THE D.R.D.C.T.;

THENCE NORTH 89 DEGREES 54 MINUTES 48 SECONDS EAST, WITH THE SOUTH LINE OF SAID VAJRA TRACT, AND PASSING THE SOUTHEAST CORNER THEREOF; SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO VAJRA MASTERS FOUNDATION, RECORDED UNDER C.C.F.N. 00-0007434 OF THE D.R.D.C.T.; IN ALL A TOTAL DISTANCE OF 165.17 FEET TO A POINT FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO GRACE ANNE MCKAY TR, AND BUMS MCKAY LIVING TRUST, RECORDED UNDER C.C.F.N. 2015-53692 OF THE D.R.D.C.T.;

THENCE SOUTH 02 DEGREES 20 MINUTES 36 SECONDS WEST, WITH THE WEST LINE OF SAID MCKAY TRACT, A DISTANCE OF 198.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER THEREOF; SAME BEING ON THE NORTH R.O.W. LINE OF SAID WESTRIDGE STREET;

THENCE NORTH 72 DEGREES 11 MINUTES 45 SECONDS WEST, WITH THE NORTH R.O.W. LINE OF SAID WESTRIDGE STREET, A DISTANCE OF 24.36 FEET TO A 1/2 INCH IRON ROD WITH BLUE "OTS" CAP SET FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET;

THENCE ALONG THE NORTH R.O.W. LINE OF SAID WESTRIDGE STREET, AN ARC DISTANCE OF 38.97 FEET, A DELTA ANGLE OF 17 DEGREES 51 MINUTES 41 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 47 MINUTES 04

SECONDS WEST, 38.81 FEET TO AN "X" CUT IN CONCRETE FOR CORNER;

THENCE NORTH 88 DEGREES 55 MINUTES 42 SECONDS WEST, WITH THE NORTH R.O.W. LINE OF SAID WESTRIDGE STREET, A DISTANCE OF 91.32 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.680 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS WHICH MAY AFFECT.



City of Denton

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

Legislation Text

File #: HLC24-034, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding the conceptual plan shown in the Design Downtown Denton Plan for Quakertown Park and the implications to the O'Neil Ford Civic Complex historic landmark designation.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: August 12, 2024

SUBJECT

Receive a report and hold a discussion regarding the conceptual plan shown in the Design Downtown Denton Plan for Quakertown Park and the implications to the O'Neil Ford Civic Complex historic landmark designation.

BACKGROUND

On March 22, 2022, City Council adopted an ordinance that approved an update to the City's Comprehensive Plan (Denton 2040 Comprehensive Plan). Throughout the Planning and Zoning Commission and City Council work session presentations related to the comprehensive plan update, area plans were discussed as a solution to address local challenges and were identified as one of the Commission's and Council's implementation priorities. Elected and appointed leaders, as well as staff, agreed that further in-depth analysis was needed to better refine the vision for the areas and plan for future needs. Area plans allow for a more detailed analysis of a given area within the framework of the Denton 2040 Comprehensive Plan. These types of plans provide the ability to address more refined and specific planning and development challenges, as well as enhance potential opportunities, at a scale more specific to a given area.

Per City Council's direction, staff initiated the Design Downtown Denton Plan (the "Plan") study, which kicked off in July 2023. The Design Downtown Denton Plan's boundary was established by respecting the Southeast Denton Area Plan boundary, which was formulated via public outreach and consensus-building. The Downtown Denton boundary includes approximately 767 acres, generally bounded by Carroll Boulevard to the west, Eagle Drive to the south, Bell Avenue and Mingo Road to the east, and a northern boundary generally along College Street, Texas Street, Oakland Street, and University Drive. Given these parameters, Quakertown Park falls within Downtown Denton and re-envisioning the park became an element within the Design Downtown Denton initiative.

O'Neil Ford Civic Complex and the Design Downtown Denton Plan Recommendations

On June 20, 2017, City Council determined that Quakertown Park, also known as the O'Neil Ford Civic Complex, was worthy of the designation of a local landmark due to its identification as the work of an architect or master builder whose individual work has influenced the development of the City (see Exhibit 3). The landmark is bounded by Withers Street on the north, Bell Avenue on the east, McKinney Street on the south, and Austin Street and Oakland Street on the west. As such, those landscapes, structures, and waterways that encompass the park are protected by the local landmark designation.

Based on feedback from a series of listening sessions and discussions with the Black community and descendants of Quakertown residents held in the spring of 2024 for the Design Downtown Denton Plan, future plans for Quakertown Park are to encourage reflection on the past and help inform a more equitable

future. As such, the Plan proposes to revise and clarify the local landmark designation of Quakertown Park to limit it to the O'Neil Ford-designed buildings and landscape features that remain intact:

- City Hall & courtyard
- Civic Center
- Sunbathing Hillside at the current Civic Center Pool
- Emily Fowler Library
- General shape of the creek

At 32 acres, the vast greenspace that is Quakertown Park is a distinctive and unique component of Downtown Denton. Historically a Freedman's Town, before being converted to a City park and later containing O'Neil Ford-designed civic structures and landscapes, Quakertown Park holds layers of history and story within its pastoral landscape. The Plan's proposed upgrades to the park intend to continue to support a variety of community events, civic spaces, and day-to-day activities. In addition, the Plan intends to reveal, memorialize, and provide education about the park's history; while putting in place the structures and infrastructure needed to provide the next generation of park services. The four key Quakertown Park goals within the plan are: 1) recognize the past, 2) re-establish natural waterways, 3) reconnect to Downtown, and 4) reflect Downtown today.

Staff would like to discuss the proposed park recommendations in the Plan with the Historic Landmark Commission and address any questions or concerns that the commission may have with the recommendations proposed.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2 - Quakertown Park Master Plan

Exhibit 3 - Ordinance No. 2017-187

Respectfully submitted:
Tina Firgens, AICP
Deputy Director Development Services/
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer

2A Quakertown Park Master Plan

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 and later containing O'Neil Ford-designed civic structures and landscapes, Quakertown Park holds layers of history and story within its pastoral landscape. Today, the park is host to a variety of community events, civic spaces, and day-to-day activities, which this plan intends to continue to support. This plan aims to reveal and provide education and memorialization of the park's history while envisioning the next generation of park services.

This plan for Quakertown Park addresses four key goals:

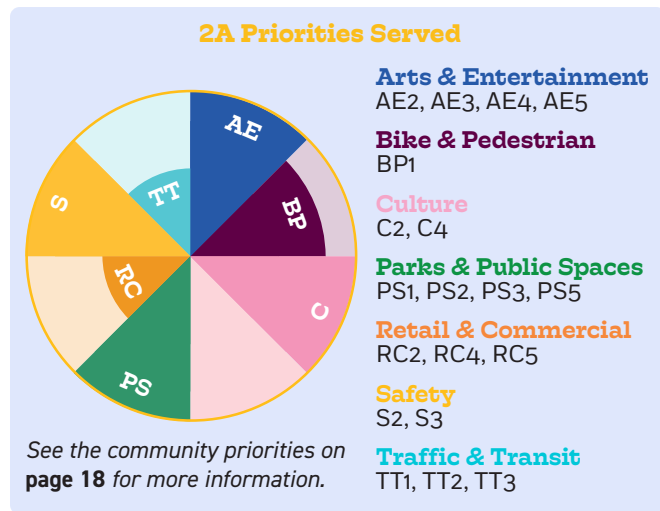
- Recognize the Past
- Reestablish Natural Waterways
- Reconnect to Downtown*
- and Reflect Downtown Today

By realizing these goals through implementable actions outlined in this plan, a vision for park improvements, connections, and storytelling can be achieved.

*See Recommendation 1B for larger context of pedestrian routes and chill streets that connect with Quakertown Park.



Quakertown Park is a pastoral landscape that is a unique feature of Downtown Denton. Image credit Mend Collaborative.



Recognizing the Past: A Position of Understanding

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.

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.



Masonic Lodge. Image Source: Denton County Office of History & Culture



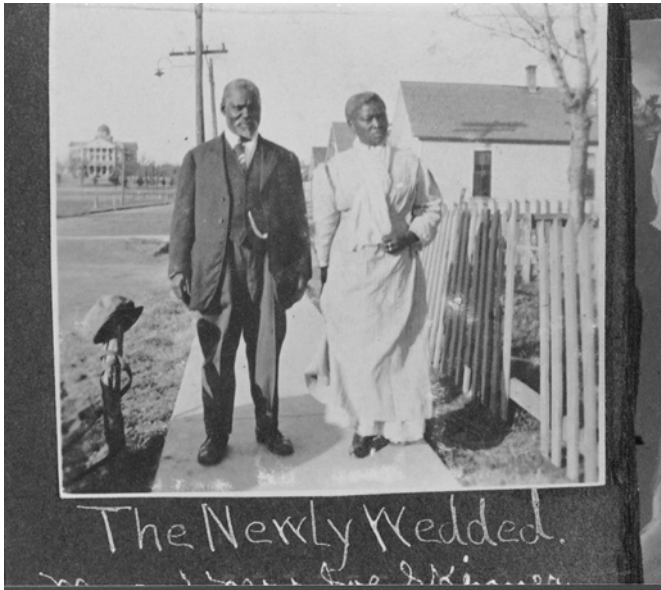
Ford Crawford store. Image Source: Denton County Office of History & Culture



Members of the House of Ruth, a women's organization, photographed circa 1910. Image Source: Denton County Office of History & Culture

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



Residents Joe and Alice Skinner shortly after their marriage in 1913. Image Source: Denton County Office of History & Culture

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.

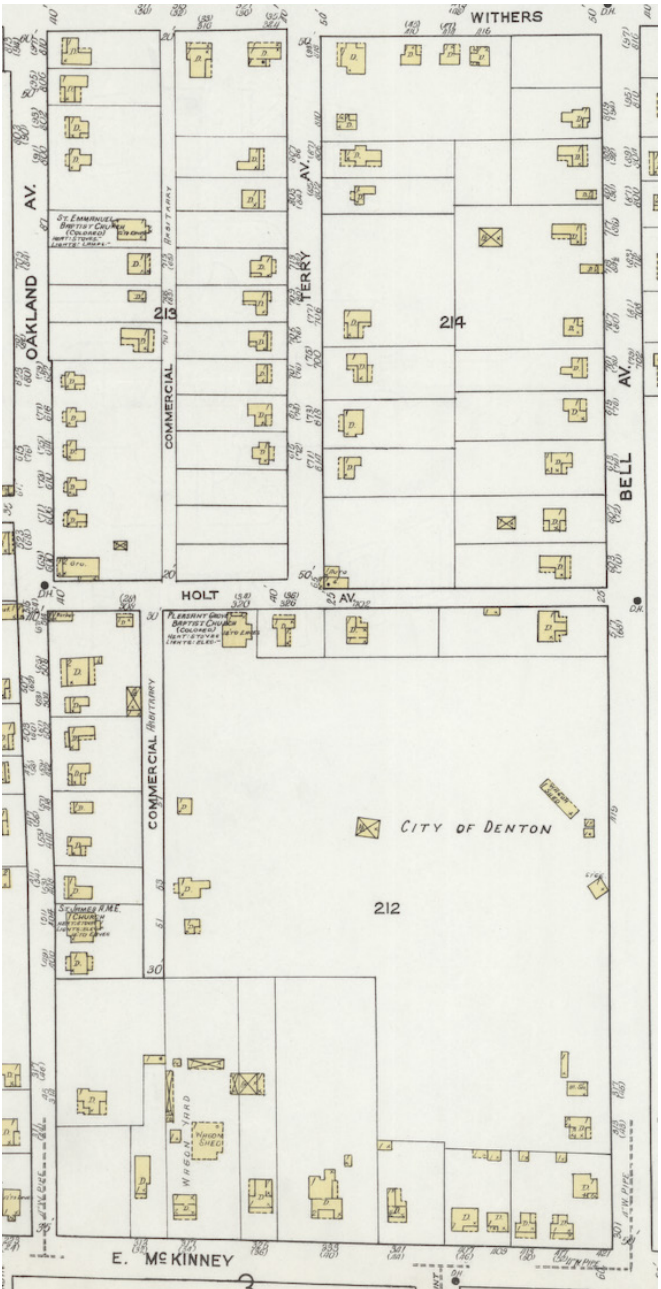


Image source: 1921 Sanborn map, Library of Congress

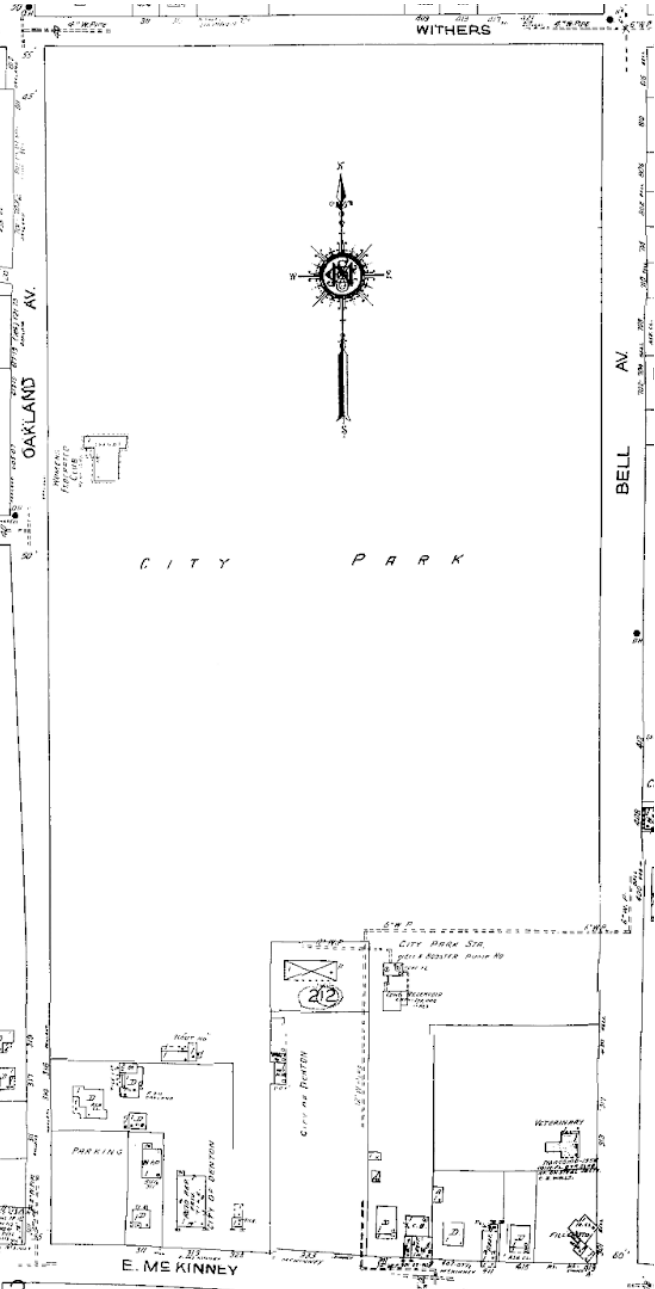


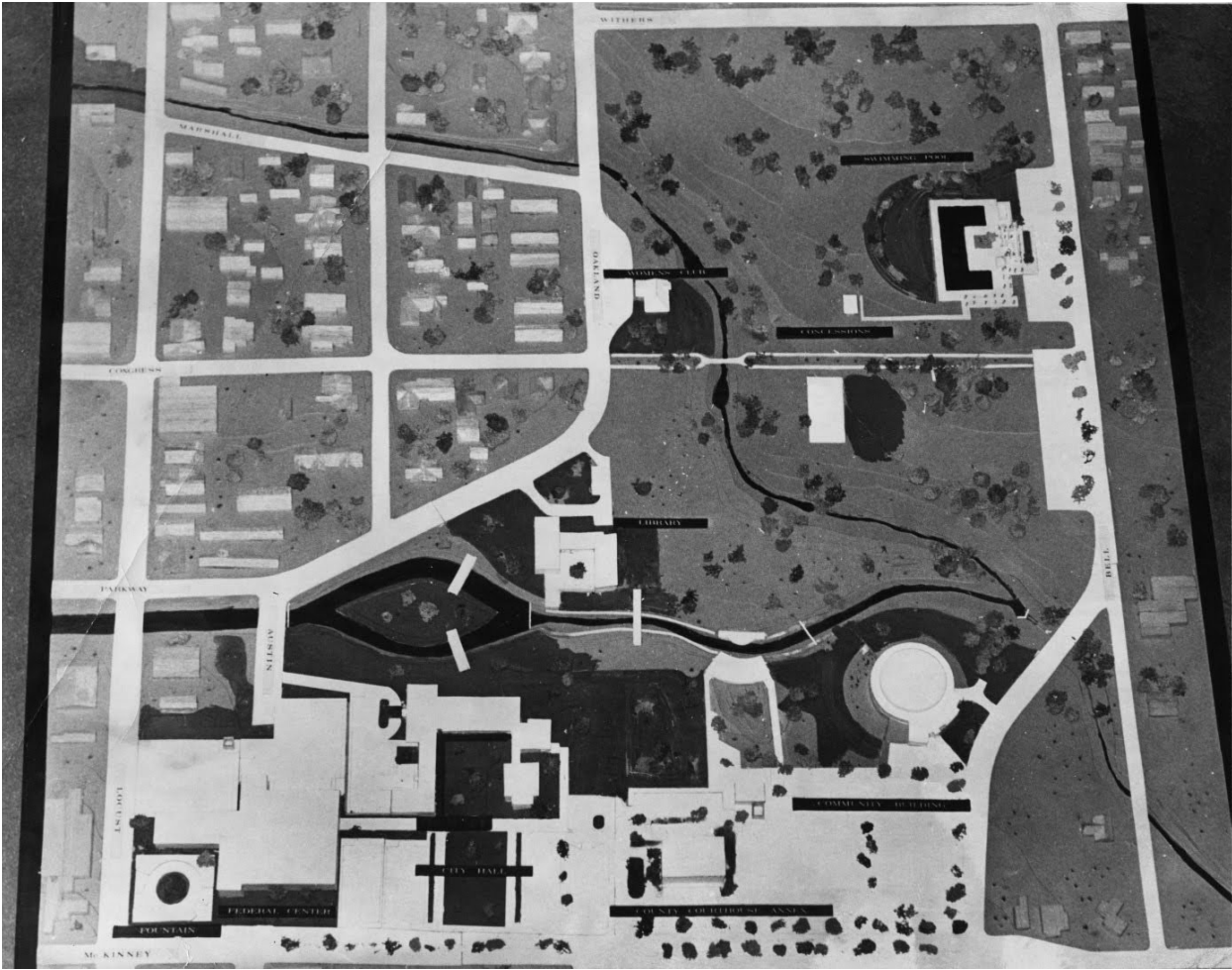
Image source: 1949 Sanborn map, ProQuest

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.



Circa 1965 Master Plan, designed by O’Neil Ford. Image Source: Denton County Office of History & Culture

Overall Concept Plan for Quakertown Park

Parking

- 1 Existing Civic Center Loading
- 2 Event Staging Parking (see action 2A.20)
- 3 Public Parking Lot (see action 2A.20)
- 4 Reconfigured Library Parking (see action 2A.19)

Supporting Structures

- 5 Event / Convention Building with Underground Parking (see action 2A.31)
- 6 Mixed Use Hotel/Retail wrap around Public Parking Structure (see action 2A.17, 2A.20, 2A.21)
- 7 Retail and Restaurant Hub with Plaza (see action 2A.17, 2A.9, 2A.21, 2A.29, 2A.30)
- 8 City Hall Expansion with Underground Parking (see action 2A.9, 2A.20, 2A.25)
- 9 Park Support and Public Restroom Building (see action 2A.9)
- 10 Park Cafe / Beer Garden and Bike Rental Building (see action 2A.22)

Outdoor Civic Event Space

- 11 Park Entry Plaza (see action 2A.17, 2A.22, 2A.30)
- 12 Historic Bridge Plaza (see action 2A.22, 2A.26, 2A.29, 2A.30)
- 13 Civic Center Event Plaza (see action 2A.2, 2A.22, 2A.26, 2A.30)
- 14 Existing Nook at the Library

Historical Monument

- 15 Quaker Historical Monument (see action 2A.1)
- 16 Quaker History Walk (see action 2A.4)
- 17 Quaker Terry Avenue Monument Walk (see action 2A.4)
- 18 Quaker White Lilac Monument Garden (see action 2A.5, 2A.6, 2A.7, 2A.11)
- 19 Quaker Remembrance Monument (see action 2A.2, 2A.3)

Play

- 20 Playground
- 21 Exploratory Nature Play Area

Flexible Lawn Space

- 22 Welcome Lawn (see action 2A.27)
- 23 Main Amphitheater Lawn (see action 2A.23, 2A.27)
- 24 Community Event Lawn (see action 2A.27)

Connections

- 25 E McKinney Raised Park Crossing (see action 2A.17, 2A.18)
- 26 Treetop Raised Boardwalk (see action 2A.28)
- 27 New Wide Bridge (see action 2A.28)
- 28 New Pecan Creek Trail (see action 2A.28)
- 29 Widened Crossing at Historic Bridge (see action 2A.28)
- 30 Widened Pedestrian Park Entrance (see action 2A.22)
- 31 Land Bridge over Pecan Creek (see action 2A.28)
- 32 Pedestrian Park Entrance with Park Gateway (see action 2A.28)



Nature and Community Space

- 33 Wetland Garden (see action 2A.11, 2A.12, 2A.16)
- 34 Exploratory Creek Crossing (see action 2A.14)
- 35 Creekside Seat Walls (see action 2A.14, 2A.29)
- 36 New Western Park Entrance and Denton Writers Walk (see action 2A.19, 2A.26)
- 37 Naturalized Creek Edge (see action 2A.10, 2A.11, 2A.14, 2A.15)
- 38 Amphitheater Grove (see action 2A.11)
- 39 Interactive Water Sculpture and Sunbathing Hillside (see action 2A.8, 2A.24)
- 40 Stepped Creek Edge - Temporary Creek Pooling Area (see action 2A.10, 2A.14, 2A.15)
- 41 Main Amphitheater

- Proposed Tree
- Existing Tree
- Proposed Building
- Existing Building

Alternate Concept Plan for Quakertown Park



In the event that the full vision for Quakertown Park as envisioned on the previous page isn't able to be realized on the southern end of the park with the addition of a City Hall expansion and new Event / Convention building, an alternate, less development-intensive option is provided above.

In this alternate option, the lawn in front of the existing City Hall is formalized into an event lawn where stages can be set up for concert events. A small public plaza is added between

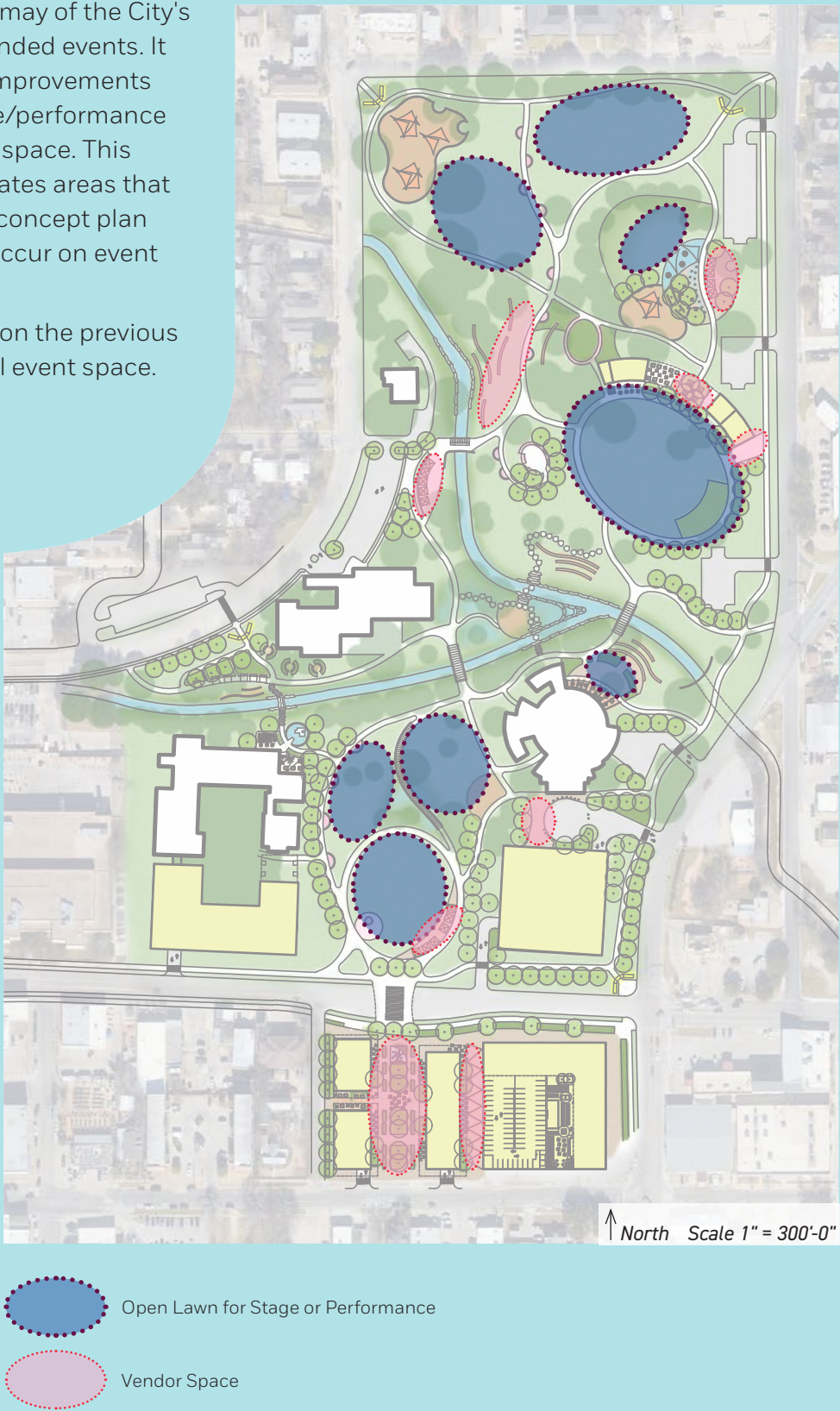
the lawn and City Hall's Courtyard, providing a space for vendors to set up and people to rest under the shade of the courtyard's mature canopy. A small community orchard provides a buffer from the adjacent property and a fun way for people to engage with the landscape.

The Civic Center's parking lot can be significantly reconfigured to provide for more green planting areas and a buffered pedestrian route through the lot.

Event Set Up Plan for Quakertown Park

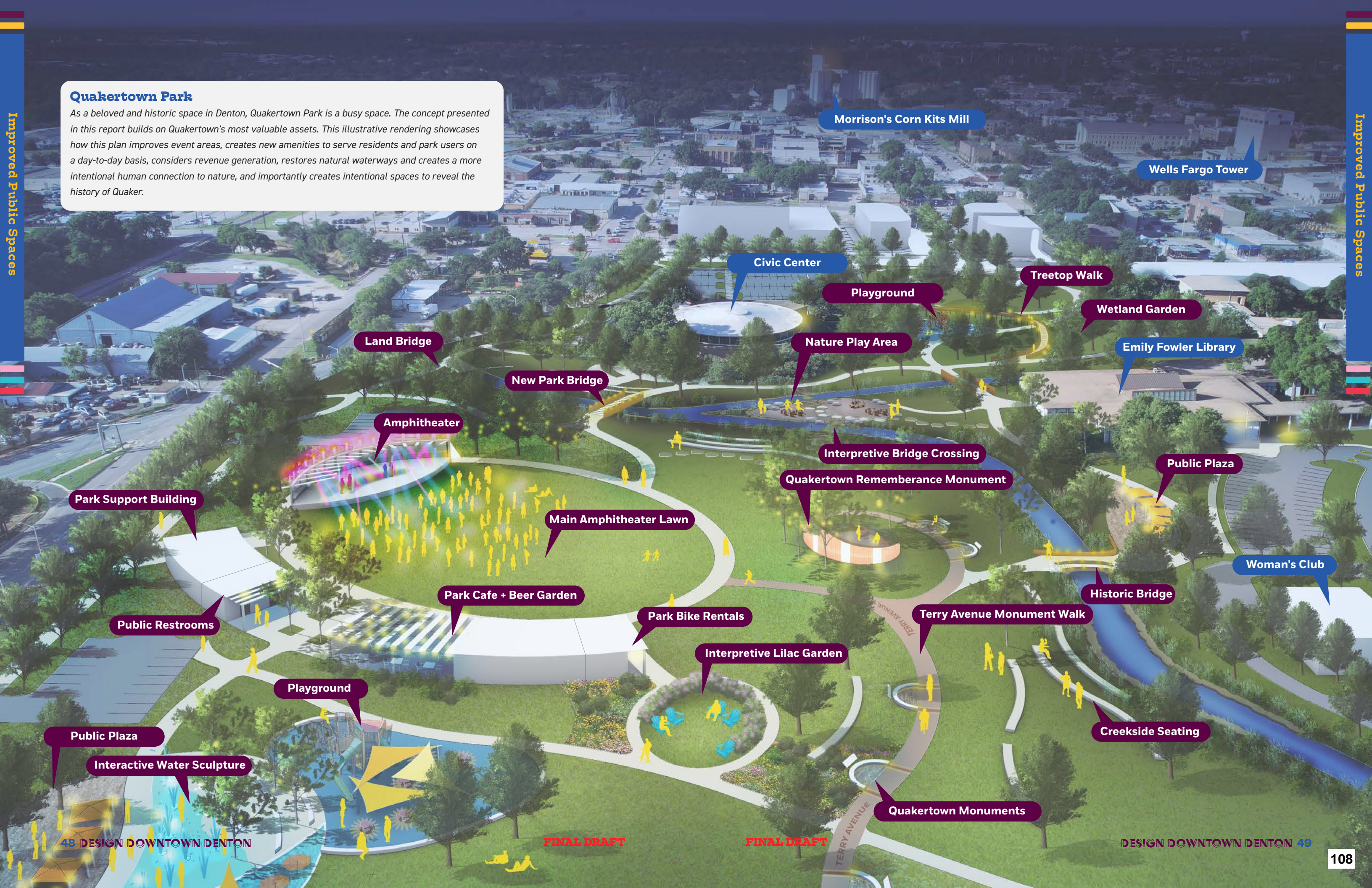
Quakertown Park is host to many of the City's most exciting and well-attended events. It is important that any new improvements in the park provide for stage/performance space, as well as for vendor space. This event set up diagram illustrates areas that have been identified in the concept plan where these activities can occur on event days.

The alternate concept plan on the previous page provides for additional event space.



Quakertown Park

As a beloved and historic space in Denton, Quakertown Park is a busy space. The concept presented in this report builds on Quakertown's most valuable assets. This illustrative rendering showcases how this plan improves event areas, creates new amenities to serve residents and park users on a day-to-day basis, considers revenue generation, restores natural waterways and creates a more intentional human connection to nature, and importantly creates intentional spaces to reveal the history of Quaker.



Park Support Building

Public Restrooms

Public Plaza

Interactive Water Sculpture

Playground

Amphitheater

Land Bridge

Park Cafe + Beer Garden

Main Amphitheater Lawn

Park Bike Rentals

Interpretive Lilac Garden

Quakertown Remembrance Monument

Interpretive Bridge Crossing

Nature Play Area

Playground

Civic Center

Morrison's Corn Kits Mill

Wells Fargo Tower

Treetop Walk

Wetland Garden

Emily Fowler Library

Public Plaza

Woman's Club

Historic Bridge

Terry Avenue Monument Walk

Creekside Seating

Quakertown Monuments

Proposed Actions

The history of Quaker is both a testament to the resilience of Quaker residents and a reminder of the systemic racism Black communities continue to face today. This history should be well-represented in the future plans for Quakertown Park to encourage reflection on the past and help inform a more equitable future. Representation of this history should be designed in close collaboration with the Black community of Denton, especially the descendants of Quaker residents.

The following recommendations reflect comments from a series of listening sessions and discussions with the Black community and descendants of Quaker residents held in the spring of 2024. Recommendations demarcated with a numerical label can be directly cross-referenced with the Overall Concept Plan for Quakertown Park on page 35 and example images.

Intermediary Actions Prior to the Start of Construction of Park Improvements:

The City should establish plans, procedures, and funding for future archaeological investigations in sensitive areas likely to experience ground disturbance in future redevelopment work. Test holes and/or remote sensing, such as ground penetrating radar, could be utilized to inform future planning.

Additionally, the City should encourage and facilitate further oral history interviews with Quaker descendents. These oral histories should be recorded, transcribed, indexed, and placed in a public repository at UNT, TWU, or the Baylor Institute for Oral History.

Descendents of Quaker have also expressed desire for the City to identify a permanent interior space for an exhibit on Quaker. The City should begin identifying where an existing building can support this, or if a new space should be created.

Park Design Actions:

- The park should contain multiple monuments to represent the history of Quaker throughout the entirety of the park.
 - » 2A.1 Monuments throughout the park can vary in size and impact, but ones closer to the park edges should be highly visible from outside of the park to draw visitors in. For example, size and/or lighting could be used to create visual impact and draw people in.
 - » 2A.2 The Frederick Douglass School was an important catalyst for the establishment of Quaker and should be commemorated with a monument.
 - » 2A.3 Names of the Quaker residents who were displaced should be commemorated in a monument. Additional research may be necessary to ensure all displaced residents are included.
 - » 2A.4 Physical locations of at least some buildings, including churches, stores, and residences, should be commemorated along the "Terry Avenue" walk. This could be through markers/signage and/or through physical representations of buildings.
 - » Consider how monuments will interact with the current use of the park. For example, monuments installed flush with the ground may not be practical, especially during events with hundreds of visitors walking and park vehicles driving across the grounds.
- The park should contain informational signage throughout that tells an accurate, authentic story of Quakertown.

- Landscaping should be utilized to reflect the history of Quaker.
 - » 2A.5 White lilacs should be incorporated as a design motif to commemorate Quaker resident Henry Taylor’s garden.
 - » 2A.6 Landscaping should incorporate native or adapted plants that bloom in all seasons to represent the perpetually thriving and resilient Quaker community.
 - » 2A.7 A healing or tranquility garden should be incorporated to provide visitors with a place to reflect and rejuvenate.
- The City should establish dedicated funding for ongoing maintenance of monuments and markers/signage.
- The City should consider creating a permanent exhibit within a new or existing building to display artifacts and documents, play oral histories, and show the future Quaker documentary. The proposed new civic structures in the park could contain a permanent exhibit while providing space for rotating exhibits.



The Smokey Hollow commemoration “spirit houses” in Cascades Park in Tallahassee, FL and the ghost houses at Franklin Court in Philadelphia are examples of how buildings can be physically represented. Image sources: Architect Magazine, National Park Service



Memorial Art Gallery of the University of Rochester - “Argentum: Double-Positive” Image by J. Adam Fenster



Interpretive signage with etched glass/plexi panels can be used to reference the historic built landscape. Image source: National Park Service

Historic Preservation Actions related to Development Opportunities:

- **2A.8** Revise and clarify the local landmark designation of Quakertown Park to limit it to the O'Neil Ford-designed buildings and landscape features that remain intact:
 - » City Hall & courtyard
 - » Civic Center
 - » Sunbathing Hillside at the current Civic Center Pool
 - » Emily Fowler Library
 - » General shape of the creek
- **2A.9** Generate design guidelines for new construction in the park that protect the historic character. New construction should:
 - » Be compatible in materials and massing to the historic buildings
 - » Avoid touching the historic buildings or, if necessary, use a visually lightweight hyphen to connect to the historic building
 - » Retain the City Hall courtyard
 - » Retain viewsheds of the primary elevations of the buildings
- Require archeological monitoring for any new construction that will lead to ground disturbance in areas suspected to have Quaker-era or Native American below ground resources.
- **2A.10** Remove excess concrete and re-naturalize the creek to align with the original O'Neil Ford design for the park, which followed the natural contours of the creek bed and took advantage of existing topography for vistas and pathways.

Programming Actions:

- Create an annual event that commemorates Quaker, similar to the Tulsa Black Wall Street Legacy Festival.
- Create guided and self-guided tours that tell the history of Quaker. Creating and leading tours could be an opportunity for partnership between the City of Denton and the Denton County Office of History and Culture.
- Initiate an Artist-In-Residence program that works with the City, specifically within Quakertown Park and throughout Downtown on installations regarding the commemoration of Quaker. The Artist-In-Residence will advise on major City initiatives, lead their own artistic and curatorial projects, and have dedicated workspace within a space in or near Quakertown Park. This program will work to fulfill artistic story-telling about Quaker until and beyond the realization of permanent artistic monuments are realized.



The 2024 Black Wall Street Legacy Festival in Tulsa, OK is a "series of free events and programs in May commemorating the 1921 Tulsa Race Massacre. The event is led by survivors and descendants, with the intent of sharing truth, inspiring hope, and extending tradition". Image and Quote Source: The Black Wall Street Times

Reestablishing Natural Systems: The Case for Action

Over time, the natural systems in Quakertown Park have been neatly hemmed into a tidy, well-manicured, and efficient park landscape. Unfortunately, the landscape of the park today is a departure from sustainable land management practices, and reduces the already fragmented natural habitats of many beneficial plants and animals.

Expanses of tidy lawns, often perceived as quintessential features of human-inhabited landscapes, carry significant ecological drawbacks. Their vast expanses disrupt natural systems by displacing native vegetation, reducing biodiversity, and altering soil composition. Traditional lawn care practices, such as frequent mowing and fertilization, contribute to environmental degradation by polluting waterways and harming beneficial insects and wildlife. Lawns also have no effect in slowing water movement in large storms, and can exacerbate accelerated stormwater flow.



Non-natural creek edges lead to dangerous maintenance routines on steep slopes and increased erosion. Image by Mend Collaborative

In a similar capacity, natural creek edges offer ecological and aesthetic benefits that concrete creek edges do not. The organic shape and diverse vegetation of natural creek edges provide vital habitat for many plant and animal species, fostering biodiversity and supporting local ecosystems. In contrast, concrete creek edges increase water temperatures, accelerate water flow, hinder the movement of wildlife, and do not support natural vegetation. Naturalized creek edges absorb excess water during heavy rainfall, reducing the risk of flooding and erosion, and help keep water cool.

Natural landscapes also contribute to the scenic beauty of parks and green spaces, enhance recreational opportunities, and promote community well-being. By restoring natural spaces in Quakertown Park, we can safeguard ecological integrity, mitigate flood risks, encourage a deeper human connection to nature, and enhance the overall resilience of our landscapes. The Overall Concept Plan seeks to "unhem" some of the edges of these systems, reestablishing a more natural function to the park's ecologies.



Large expanses of lawn have their place in event areas, but there are many opportunities to introduce more natural landscaping for visual interest and ecological health in the park. Image by Mend Collaborative

Proposed Actions

Vegetation improvements in the park will increase flora and fauna diversity and contribute to an improved park experience for visitors:

- 2A.11 Increase areas of natural vegetation in the park with native plant beds of shrubs, perennials, and trees.
- 2A.12 Implement Green Infrastructure strategies, such as rain gardens or bioswales, in areas of the park where water frequently collects or swales toward the creek.
- 2A.13 Create areas of native pollinator habitats in areas of the park that are less actively used to support pollinators that have been observed in the park, such as butterflies, bees, and moths, with native plant beds and pollinator lawns. These areas could occur on the grounds within the park, or on green roof installations on buildings within the park.

Naturalizing the creek edges in strategic locations will contribute to improved water quality, assist in mitigating extensive flooding events, and provide scenic areas for people to gather and explore:

- Remove the concrete channel within the central portions of the park and restore the creek edges in both branches of Pecan Creek with a variety of strategies:
 - » 2A.14 Gabion baskets or stepped edges can provide ways for people to sit along the creek edge and relax along a more natural shore.
 - » 2A.15 Reduced slope and naturalized planted edges will provide habitat for flora and fauna, and can provide critical breeding habitat for water species.
- 2A.16 Slow down stormwater and treat it where it falls by building rain gardens or naturalized channels where water naturally rests or flows through the park toward Pecan Creek.



Clover lawns can function as traditional mown lawns but also provide ecosystem services. Image from Outsidepride.



Natural plant beds can frame spaces and enhance the beauty of the park. Image from Frank+Grossman Contractors.



Areas of seating outcropping from a naturalized creek edge allow people to connect to nature. Image of Park "Taubenloch" by Uniola.



Naturalized creeks provide areas of habitat and increased ecological function and visual interest. Image of La Rosa Reserve Stream Daylighting by Boffa Miskell.

Reconnect to Downtown: The Case for Action

Today's connection to the core of Downtown Denton from Quakertown Park is difficult to navigate, with unclear access routes into the park, safe routes along accessible sidewalks, and a visual barrier to the park due to large expanses of unprogrammed lawn space and parking lots. Close to 50% of the park edges are drive entrances or parking lots. Quakertown Park is a respite in the City, a place to cool down, to engage in recreation, and to gather with community. For such an incredible resource so close to Downtown, Quakertown Park is missing a "grand entrance"; a sense of arrival in a welcoming green space that some of the best parks provide. Due to the size of the park, there is opportunity to create various entrances depending on the direction park visitors are traveling from or what their intended targeted use within the park is.

For Quakertown Park to become a seamless part of Downtown Denton, it needs to be reconnected at its edges and along main downtown arterials with safe and accessible pedestrian routes, clear bike routes, and by repurposing parking areas for added park space.



Aachen Station Square in Belgium. Image and design by HH+F Architekten Hentrup Heyes + Fuhrmann

Proposed Actions

- 2A.17 Create an intentional park entrance for travelers using the East McKinney and Oak Street corridors. Create a raised, expansive crossing for pedestrians and bicyclists over East McKinney Street just east of Oakland Street, stretching the park over McKinney to create an intentional, welcoming entrance to the park on the southern edge.
- 2A.18 Implement improvements along streets connecting to the park from the Downtown core, allowing for safe and accessible routes for pedestrians and bicyclists to navigate between the two spaces.
- 2A.19 Create an intentional park entrance for travelers coming from the Locust Street corridor by converting the parking lot behind the library into park space. This would create a welcoming and intentional entrance into the park from the west. The current library parking would then need to be relocated across Oakland Street to the vacant city-owned lot at the corner of N Austin Street and Oakland Street.
- 2A.20 Reduce the amount of surface street parking that occupies the edges of the park by removing areas of surface parking and creating structured parking across East McKinney Street.

Reflect Downtown Today: The Case for Action

Quakertown Park has been a vital place for community gathering, civic activities, festivals, and daily park use for decades. Updating Quakertown Park's features and amenities for modern uses is crucial to ensure that this valued public space remains relevant, accessible, and enjoyable for the Denton community. As societal needs evolve and urban landscapes change, parks must adapt to meet the diverse demands of their users. Integrating contemporary features such as sustainable landscaping, accessible amenities, and customized facilities that better serve park users of today will not only enhance the overall appeal of the park but will also foster a sense of inclusivity and well-being among park visitors. With the overall vision of the future of Downtown Denton proposed to enhance downtown into a vibrant, dynamic place that enriches the quality of life for residents and visitors alike, Quakertown Park should be considered a key component of achieving that vision.



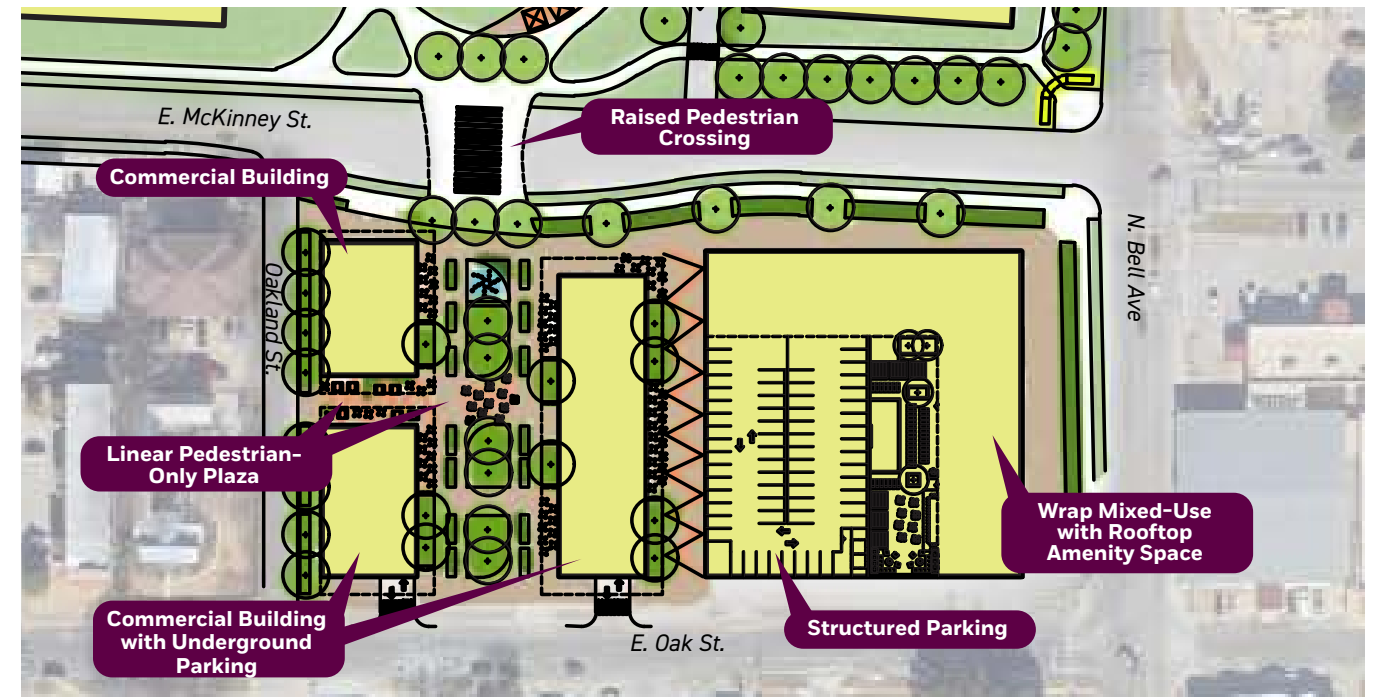
Ithaca Commons is a pedestrian-friendly linear plaza flanked by restaurants and retail, flexing between vibrant day-time activities and exciting evening and night-time programming. Image Credit Sasaki.

Proposed Actions

Creating development opportunities within the park and near the park will expand the vibrant commercial activity in Downtown through the park:

- **2A.21** Extend Quakertown Park across East McKinney Street, connecting the park to a new development of commercial and public spaces south of the park. This new development area should:
 - » Establish a connection between park and downtown
 - » Be a transition between downtown and park (and vice versa) with commercial (restaurant/retail), permanent market space for a farmer's market, and open public spaces.
 - » Feature a centralized public plaza within the new development area that creates a visual connection to Quakertown Park for gathering, seating, landscaping, food trucks, and water play.
 - » Provide temporary programming, such as food truck spaces, pop up splash pads, pop up vendor markets, or chalk events.
 - » Anchor the corner of Bell and McKinney with a mixed-use building with restaurants or retail facing the park and wraps a parking structure for public parking.
 - » Install temporary bollards to close East McKinney for special events, such as the Arts and Jazz Festival.
- **2A.22** Build buildings and facilities within the park to support cafes, bike rentals, and pop-up or food truck spaces to activate different areas of the park and create commercial activity in unique spaces.
- Create a policy to prioritize or incentivize programs and opportunities for Black Dentonites to have primary access to commercial and/or incubator spaces within City-owned spaces at or near the park (intent to right historic damages where displacement removed generational wealth opportunities for this community).

FINAL DRAFT



The Porch in Cincinnati's Washington Park is a great example of a community rest stop in the park, where folks can drop by for a soda, beer, wine, or snack, and sit in the shade surrounded by nature. Facilities like this can operate via contracted vendor, City-operated vending, or seasonal/rotational vending. Image Credit Cincinnati Center City Development Corporation.



Farmers Market Pavilion and Plaza in Eugene, OR. Image Credit City of Eugene, OR.

FINAL DRAFT

Many facilities in Quakertown Park have reached a point in their lifespan where they either require significant facility updates, renovations, or new facilities in order to meet modern uses and function properly. The Overall Concept Plan recommends:

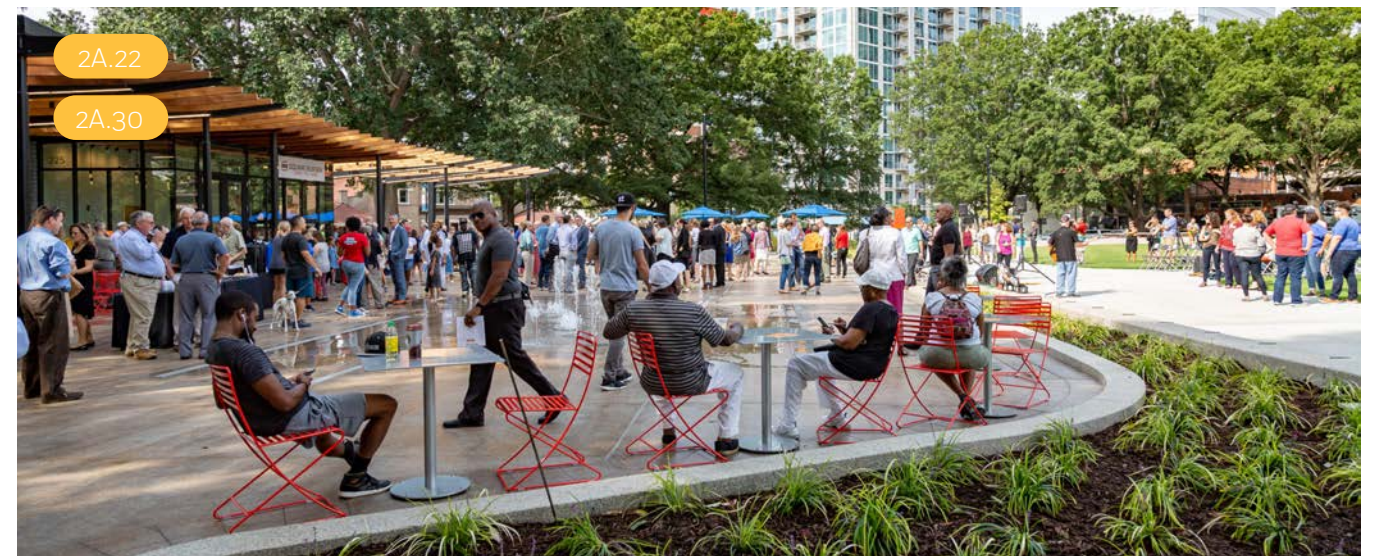
- **2A.23** Relocate the Senior Center elsewhere in Denton, creating a new state-of-the-art facility for seniors and turning this area of Quakertown Park back to green park space.
- **2A.24** Re-vision the Civic Pool to an interactive and artistic spray feature, play area, and community sunning hill.
- **2A.25** Expand City Hall to the south to provide much needed space for city staff in a modern facility while preserving the existing O'Neil Ford building.
- **2A.26** Update the landscaping around the Civic Center and the Emily Fowler Central Library to provide more outdoor space for activities and events at these facilities.



The interactive and artistic fountain in Klyde Warren Park in Dallas excites kids with shooting jets, fantastic water shows, and provides a cooling and pleasing environment. Image Credit OTL.

Design the park with the intention of accommodating for large events in a more organized and intentional manner, including:

- **2A.27** Creating more intentional spaces for performance areas and stages, including a new main amphitheater and several open lawn areas for temporary stages.
- **2A.28** Updating circulation routes to alleviate congestion and make the park safer for larger gatherings, including adding a third bridge over Pecan Creek near the Civic Center and "exploratory" creek crossings between City Hall and the Library and where the creek branches converge.
- **2A.29** Design seat walls throughout the park near areas where vendors will regularly set up to provide concealed yet convenient places for vendors to hook up to power and water for events.
- **2A.30** Adding open plaza spaces that can be easily occupied by vendors during events. These spaces should be paved in brick or concrete, have adequate space for vendor booths/tents and visitors, and provide utility hookups such as power. When not used for vending, these spaces can be occupied by cafe tables and chairs for use by park users.
- **2A.31** Build a new event or convention building adjacent to the Civic Center. This building should have underground parking to accommodate for its users, as well as Civic Center guests and general park users.



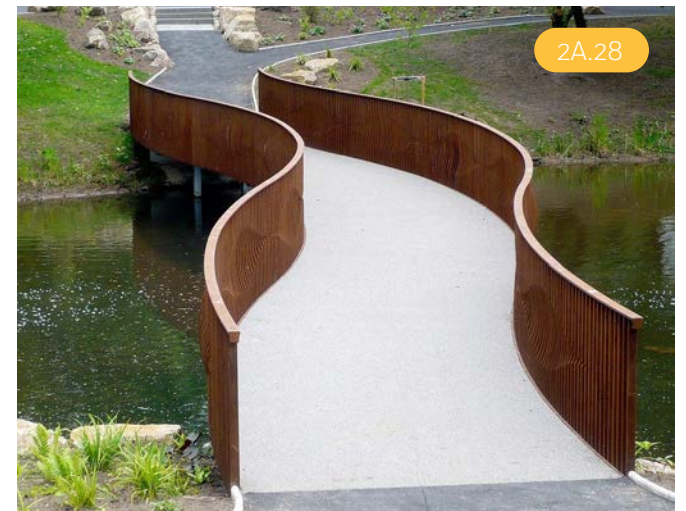
The Fayetteville Festival Park Performance Pavilion is a beautiful sculptural piece of architecture when not in use, and provides a stunning experience for audiences while in use. Image credit Clark Nexsen.



Concrete seat walls within the park landscape can be clever ways to provide park seating, but double as utility hook ups for vendors during events. Image credit Architonic.



Moore Square in Raleigh, NC was designed to allow for flexibility of spaces for different programming. There are permanent structures for vendors in the park, with plenty of park seating during casual park days, but also areas where these spaces can be converted to pop-up vending for events and festivals. Images from Moore Square Market and Landscape Architecture Foundation.



A new bridge like this one in Barnes Park, Sunderland, UK, will alleviate heavy traffic in the park, increase safety during events, and add touch of modern flare to the park.

ORDINANCE NO. 2017-187

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, DESIGNATING THE PROPERTY KNOWN AS THE O'NEIL FORD CIVIC COMPLEX, BOUNDED BY WITHERS STREET ON THE NORTH, BELL AVENUE ON THE EAST, MCKINNEY STREET ON THE SOUTH AND AUSTIN AND OAKLAND STREETS ON THE WEST, A HISTORIC LANDMARK UNDER SECTION 35.7.6 OF THE DENTON DEVELOPMENT CODE; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (HL17-0001)

WHEREAS, the City of Denton has determined that the O'Neil Ford Civic Complex, bounded by Withers Street on the north, Bell Avenue on the east, McKinney Street on the south and Austin and Oakland Streets on the west, as so generally depicted in Exhibit A, is worth of the designation of local historic landmark, and

WHEREAS, both the Historic Landmark Commission and the Planning and Zoning Commission have found that the O'Neil Ford Civic Complex meets the following criteria for historic landmark designation as listed in Section 35.7.6.4.B of the Denton Development Code:

1. Identification as the work of an architect or master builder whose individual work has influenced the development of the city; and

WHEREAS, on April 10, 2017, the Historic Landmark Commission held a public meeting as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on May 24, 2017, the Planning and Zoning Commission held a public hearing as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on June 20, 2017 the City Council held a public hearing as required by law, and upon conclusion recommended approval finding the request is consistent with Section 35.7.6 of the Development Code; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The O'Neil Ford Civic Complex, bounded by Withers Street on the north, Bell Avenue on the east, McKinney Street on the south and Austin and Oakland Streets on the west, including the parcel legally known as A0185A BBB & CRR, TR 308, 31.65 ACRES, OLD DCAD TR 1-6,118-124,246,255-271,274(PT), as depicted in Exhibit A, is hereby designated as a historic landmark under Section 35.7.6 of the Denton Development Code.

SECTION 2. The Property shall be indicated upon the zoning map of the City of Denton as a historic Landmark by the letter "H", and the Property shall be subject to all terms, provisions and requirements of Section 35.7.6 of the Denton Development Code and such designation shall be in addition to any other use designation established in the City's zoning ordinance applicable

to such property.

SECTION 3. Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding Two Thousand and no/100 Dollars (\$2,000.00). Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 4. This ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

PASSED AND APPROVED this the 20 day of June, 2017.


CHRIS WATTS, MAYOR

ATTEST:
JENNIFER WALTERS, CITY SECRETARY

BY: 

APPROVED AS TO LEGAL FORM:
AARON LEAL, INTERIM CITY ATTORNEY

BY: 

Exhibit A:

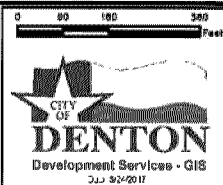
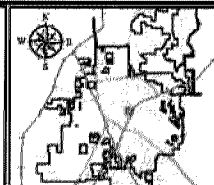
**O'Neil Ford Civic Complex
Site Location**



SITE

Parcels

Roads



The City of Denton has prepared maps for departmental use. These are not official maps of the City of Denton and should not be used for legal, engineering or surveying purposes but rather for reference purposes. These maps are the property of the City of Denton and have been made available to the public based on the Public Information Act. The City of Denton makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



City of Denton

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

Legislation Text

File #: HLC24-032, **Version:** 1

AGENDA CAPTION

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.



City of Denton

City Hall
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Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: August 12, 2024

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:
Tina Firgens, AICP
Deputy Director Development Services/
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer



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AGENDA CAPTION

Hold a discussion regarding the Historic Landmark Commission Project Matrix.

2024
Historic Landmark Commission
Requests for Information

Request		Request Date	Status
Template/agenda to be utilized by HLC members at community meetings to discuss and educate historic property owners on designation, HLC/HPO processes, etc.	HLC	2/12/2024	To be presented in the early Fall
Continuation of the historic tax exemption discussion	HLC	6/12/2024	To be discussed at the September 9th HLC Meeting
General topic training relevant to duties and interests of the Historic Landmark Commission	HLC	2/12/2024	Monthly occurrence
Presentation of preliminary guidelines regarding property features, such as fencing and windows, for use by the public and HLC	HLC	11/14/2022	On-hold
Focus group of historic property owners to discuss present historic preservation procedures and incentives	HPO	12/27/2023	Will schedule for early Fall
Items for Historic Landmark Commission Consideration			
Start discussing ideas for HLC outreach in Winter 2024 and into 2025 (ex. Preservation Month, historic Porch Fest, etc.)	HPO	3/18/2024	Commissioners have provided ideas over the last few months, so would be good to create a reoccurring agenda item for 2-3 months to discuss outreach events

Discuss 'Stop Work Order' fees for properties working without Certificates of Appropriateness	HPO	7/9/2024	Deters inappropriate work from taking place to historically recognized properties and fees collected can be utilized for preservation efforts. Strengthens the COA process.
Update the COA Process to include inspection dependent upon the scale of work taking place (i.e. new construction, demolition, addition)	HPO	7/9/2024	Further strengthen and clarify the COA process
Annual Update			
Prepare an annual study list of potential landmarks and districts.	HLC/HPO	2024 Work Plan Goal	On-going
Broaden the tax-exemption eligibility criteria for improvements to historic buildings.	HLC/HPO	2024 Work Plan Goal	To be reconsidered at the September 9th HLC Meeting
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	2024 Work Plan Goal	To discuss tax exemptions options at the September 9th HLC Meeting
Complete designation reports for landmarks and districts.	HLC/HPO	2024 Work Plan Goal	On-going
Update the Denton Historic Preservation Ordinance to promote clarity in Certificate of Appropriateness procedures and Historic Landmarks Commission responsibilities, among other Ordinance enhancements.	HLC/HPO	2024 Work Plan Goal	On-hold
Create a marketing plan to encourage additional Local Landmark designations.	HLC/HPO	2024 Work Plan Goal	On-going

Provide training to local realtors and bankers.	HLC/HPO	2024 Work Plan Goal	On-hold
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Future HLC Meetings:

- Monday, September 9th
- Monday, October 14th
- Monday, November 18th
- Monday, December 9th