



2012
City of Denton Historic Resource Survey
Bolivar Neighborhood

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Abstract

The City of Denton, Denton County, Texas requested Community Revitalization Strategies (CRS) perform an architectural and historical resources investigation for the purposes of conducting a survey of a previously documented portion of the city. The survey is part of a project to identify and develop a comprehensive inventory of historic resources in the City of Denton by conducting the survey in accordance with *National Register Bulletin No. 24: Guideline for Local Surveys: A Basis for Preservation Planning* and *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation*.

The project includes the identification and evaluation of properties for individual significance or as contributing structures to a historic district under the National Register of Historic Places (NRHP) eligibility criteria as well as for local City of Denton historic designation. This report presents a description of the project, the methodologies for the records and archival research, the intensive field survey, historic contexts, and database development of the survey area that have been identified by the City of Denton. The report also presents the results of the survey and discusses potential NRHP and/or local boundaries for the survey area.

ACKNOWLEDGEMENTS

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CRS would like to acknowledge and thank Melody Kelly whose knowledge of the research materials proved invaluable. She developed the research design for the project and also helped guide the Graduate Students in their research efforts.

CRS would also like to acknowledge and thank the Graduate Students who conducted historic research and photographed the resources. They include Brittany Bowman, Gregory Hasman, Brittany Hensley, Derica Peters, Alex Rotenberry and Julie Wyatt. They conducted research at the Denton County Courthouse Museum, the City of Denton, the Emily Fowler Library, Denton County and University of North Texas. It was their job to do primary background research on subjects relating to the development of the survey area as well as research on individual properties. They also contributed to the sections of the report relating to Quakertown, the commercial development of North Elm and Locust Streets, the Oakland Commercial District development and the impact of Texas Woman's University on the survey area.

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Introduction

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The City of Denton requested Community Revitalization Strategies perform a historic resource survey of the area roughly bounded by Parkway Street on the south, Oakland Street on the east, Carroll Boulevard on the west and University Drive on the north. The primary survey currently being utilized was completed in 1996 by Newlan, Knight & Associates, Inc. for the City. As a result of the City's residential and commercial growth, the previously conducted survey does not include post war to 1965 properties and may be incorrect and inadequate for the City of Denton to fulfill their requirements for making the data readily available to other City departments, preservation organizations, and neighborhood associations or to the general public. The intent is that the City will eventually survey the pre-1965 buildings and neighborhoods throughout Denton.

The purpose of the survey is to provide a cultural resources management and preservation planning tool. In order to provide a useful planning tool, resources were identified, recorded, photographed, and evaluated as individual properties and potential districts in the project area that, on the basis of age, integrity and significance:

- meet the eligibility criteria for listing in the NRHP,
- warrant further study to determine eligibility for listing in the NRHP, or
- warrant no further study to exclude them from consideration for nomination to the NRHP.

The results of the survey will provide a basis for nominating eligible properties to the National Register and/or the City's local historic designation program.

This report includes the **Objectives and Methods** in Chapter 2, followed by a **Historic Context** in Chapter 3, **Survey Results and Recommendations** in Chapter 4. Each resource has been plotted on a map and was thoroughly documented with a Historic Resource Form, as well as a minimum of three digital photographs.

Survey

This is a historic resource survey that locates, identifies, and documents buildings, sites, structures, objects, and districts in the survey area as defined by the City. The period of significance for the survey includes up to 1965. The survey includes field work to identify resources, a review of archival resources for information about individual buildings to establish significance, and develop the historic context. A database of the field information has been created and can be modified over the years as new data is collected and modifications to the individual historic resources occur. The data includes all properties within the survey area. Once all data was collected, resources were evaluated for NRHP eligibility and local historic designation eligibility as an individual property or contributing to a historic district.

The survey was conducted July, 2012 by Kate Singleton, architectural historian, and Tony Eeds, historic architect, meeting the Secretary of Interior's qualifications. Each resource within the study area was investigated.

At this level of investigation, the following details regarding the resources were observed and recorded:

- resource number, as assigned by CRS;
- address or location;
- historic and current name, if any;
- construction date;
- architect or builder, if known;
- style;
- historic and current use;
- current historic designations, if any;
- property type and subtype;
- if the resource is contained within a potential historic district;
- architectural features and details of the resource, and
- condition of the resource.

Since it is recognized that the observation of the condition of a resource has the potential to be subjective, the terms used to describe the condition within the text (excellent, good, fair, and poor) are defined as follows. **"Excellent"** condition indicates that the resource is perfectly maintained, and maintenance is clearly performed. **"Good"** condition indicates that the resource is very well maintained and very little visible deterioration considering its age and maintenance of the resource is consistently performed. **"Fair"** condition denotes the resource and its defining features remain intact and display the original intent of the builder or architect, but the resource is in need of maintenance. **"Poor"** condition indicates that the resource displays little structural

integrity, is badly in need of maintenance, and the defining features as intended by the builder or architect are not present. Those resources classified as being in “**Ruins**” indicate that the resource has completely or partially collapsed.

Certain details regarding the resources evaluated during the survey were verified after fieldwork was complete. These details were found in the online records of the Denton County Appraisal District. For each resource evaluated, the collection of the information included:

- legal description;
- construction dates.

For properties without a construction date or the incorrect date listed in the appraisal district records, a date was approximated using other research sources including available tax cards and Sanborn Fire Insurance Maps. These resources as well as review of the construction methods, materials, and style of the building helped to determine a date of construction. For some structures, the appraisal district records and the tax cards showed dates of construction reflecting modifications to the structure. In these cases the date of construction was also based on the construction methods, materials, and style of the resource.

NRHP eligibility recommendations and integrity evaluations of each resource were also made during the survey. These recommendations and assessments were based on the professional judgment of the CRS team visiting the resource and according to the criteria described below.

Field location mapping was conducted to indicate the contributing and non-contributing resources on a map. The field data was analyzed using data collected during the record search and archival research phases in order to place the resources within their historic context and theme. The context or theme, a particular time, place, and course of events determined the significance of the district to local, state, or national history.

Records Search and Research

Concurrent to fieldwork, research was gathered for the study area. Previous documentation included the *Historic Resources Survey of Denton, Texas Phase Two (1996)*. As part of the research process the Texas Historical Commission Sites Atlas was also reviewed. There were no National Register nominations of individual properties or historic districts in the survey area. However, those in close proximity to the survey area were reviewed for pertinent background information. Research was conducted using aerial maps, available historic maps, including Sanborn Fire Insurance Maps, the Denton Record Chronicle, local history books, available historical city directories (directories were available for only certain years), city records and archival records. In particular, tax cards provided by the Denton County Courthouse Museum and the Denton County Historical Commission and the City of Denton proved extremely helpful in discerning construction dates and

understanding physical changes to the properties. In the case of the properties where additional research was conducted, the tax cards, Sanborn Fire Insurance Maps, newspaper articles and other sources were used together to understand the history of these buildings and the people who built them and made their homes.

Evaluation of Significance and Integrity

The data includes all identified resources located within the study area as defined by the City. All data is provided in a resource table in Appendix A and resource locations are identified on maps in Appendix B.

Application of the Four NRHP Criteria of Significance

All resources identified by the application of archival and field research were evaluated by applying the four NRHP criteria of eligibility. The four criteria are defined in the Secretary of the Interior guidelines published under the authority of the National Historic Preservation Act. To be considered eligible for inclusion in the NRHP, a resource must meet at least one of the four criteria. The Secretary of the Interior guidelines state that:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(a) that are associated with events that have made a significant contribution to the broad patterns of history; or

(b) that are associated with the lives of persons significant in the city or the state's past; or

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history [36 CFR § 60.4].

Evaluation of the Seven Aspects of Integrity

The seven aspects of integrity defined by the National Park Service for use in assessing National Register eligibility were applied to the evaluation of the integrity of historic-age resources. These seven aspects are integrity of location, design, setting, materials, workmanship, feeling, and association.

The level of integrity required for NRHP eligibility is different for each of the four NRHP Criteria of Significance. If a resource is being assessed for significance because of its association with an event, then integrity of setting, feeling, and association are more important. If being assessed for significance as an example of design, then integrity of location, design, materials, and workmanship are more important. These criteria have been discussed at length in documents including *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997) which gives a full explanation of how the criteria are applied.

Property Types

The property types in the survey area consist of single and multi-family residential, commercial, institutional and religious. For the most part, the houses are more modest than those seen on Oak Street. However, there are several excellent examples of Victorian and Folk Victorian, Craftsman Bungalow, Tudor, Monterrey, Prairie, Ranch and Minimal Traditional that speak to the varying socio-economic levels of the people who bought property in the survey area as well as the time-span in which development occurred. The impact of the proximity of Texas Women's University is seen in the proliferation of garage apartments, small houses behind the main structure and the division of large houses into multi-family. The commercial structures are modest without much ornamentation. The religious buildings reflect Mid-Century Modern and current styles.

Domestic Structures

In describing domestic architectural styles, *A Field Guide to American Houses* by Lee and Virginia McAlester was used. The domestic single-family dwelling and domestic auxiliary buildings (detached garages, garage apartments, or workshops) in the survey area include those exhibiting the Revival styles, Ranch, Craftsman Bungalow, Monterrey, Prairie, National Folk, Minimal Traditional, Prairie, Victorian and Folk Victorian. Typically, domestic structures are considered eligible for inclusion in the NRHP based on their architectural design (Criterion C). Domestic structures are less commonly associated with a significant event (Criterion A) or person (Criterion B), and even less so for their potential to provide information in the future (Criterion D). However, because of the pattern of development and its importance to the city's overall development that is referenced by these modest domestic structures, Criterion A (broad patterns of history) is a consideration especially if the survey area is considered as a district. Because of the importance of their architectural design, they must retain most of their architectural features.

Multiple family residences in the form of duplexes, apartments, garage apartments and small structures behind the main structure are found in the survey area. They are most commonly Craftsman, Prairie and National Folk with various types of Revival or Victorian ornamentation. As with single family residential structures, multiple family buildings in the project area are also typically eligible for their architectural design. They must retain most of their architectural features to be considered for eligibility. There are several large multi-family apartment buildings that have been constructed in the last forty years; these are not eligible.

Folk Era (1880-1930)

Early Folk houses refer to ordinary buildings, which provide basic means of shelter. Construction methods, techniques, and materials were adapted to the region and culture. Few modifications were made to the style from the 17th century until the widespread development of the railroad. Inexpensive building materials from

lumber mills were shipped by rail to local lumber yards. This led to a shift in building techniques from logs and heavy timber to light, inexpensive sawn lumber.

National Folk

The National Folk style was another style that was largely the result of the proliferation of railroads. While folk forms persisted throughout this era, materials and construction techniques were influenced by the newly available materials. Gable front and gable-front-and-wing forms remained typical, but balloon framing and more decorative detailing influenced by higher style Queen Anne houses became commonly used. The resources located 1212 and 1314 Bolivar and 515 North Austin are this style.

Victorian Era (1860-1900)

The reign of Britain's Queen Victoria from 1837 to 1901 make up the span of the Victorian era. In America, however, the styles during the last decades of her reign are what are referred to as "Victorian". Rapid industrialization and the development of the railroad led to the popularity in the Victorian styles, which are loosely based on medieval prototypes. Victorian styles include Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian.

Queen Anne (1880-1910)

The Queen Anne style is characterized by a steeply pitched roof of irregular shape, patterned shingles, front facing gable and asymmetrical façade. A variety of wall textures is achieved through the use of patterned wood shapes. This can often be seen in the gable detailing. Extensive one story porches are common, often wrapping the front façade. Some of the Folk Victorian houses have Queen Anne ornamentation but are very simple houses. The house at 1604 North Elm and 829 and 930-932 North Locust are Late Victorian houses.

Folk Victorian

Like National Folk forms on which they are based, Folk Victorian was made possible by the railroads. The railroads provided local lumber yards with pre-cut detailing from mills in larger cities. Many local builders simply added the newly available detailing to the folk houses they were constructing. Homeowners often updated their simply folk style homes with new Victorian porches and detailing. This detailing included spindle work detailing on the porch and in the gables, brackets and decorative shingles. The house at 1303 North Elm, behind the main house, is a Folk Victorian style house as is 927 North Locust and 623 Bolivar.

Eclectic Era (1900-1940)

The Eclectic era encompasses a variety of architectural styles made popular at various times within the early twentieth century.

Tudor Revival (1890–1940)

The 1920s and 1930s saw the height of the popularity of the Tudor style, often built as small picturesque cottages with a steep side-gabled roof, prominent cross gables, decorative half-timber framing, tall and narrow windows, and massive decorative and often whimsical chimneys. Front entries were often located under their own tiny steep gable, and the door invariably had an arched top. Examples of this style are 614 and 1401 North Austin and 1506 North Elm.

Spanish Eclectic (1915-1940)/Monterrey (1925-1955)

The Spanish Eclectic style spread across the country after the 1915 Panama-California Exposition held in San Diego. Characteristics of the Spanish Eclectic style include low-pitched roofs, one or more prominent arches, wall surface of stucco or brick and an asymmetrical facade. Rolled tile is a common roofing material for this style. The former fire station at 1515 North Elm and 1605 North Locust are examples of this style.

The Monterrey style is a free interpretation of the Anglo-influenced Spanish Colonial houses of northern California. The early examples exhibit more Spanish detailing; later examples, after 1940 exhibit Colonial Revival details. The style is characterized by two stories with low pitched gable roofs and second story balconies or balconets. The houses at 805 and 817 Bolivar are examples of this style.

Prairie (1900-1920)

The Prairie style originated in Chicago among a creative group of architects that included Frank Lloyd Wright. The majority of the style was built between 1905 and 1915 and quickly faded from fashion after World War I. Prairie is one of the few indigenous American styles and is characterized by a low-pitched roof, usually hipped, with overhanging eaves; eaves, cornices and façades detailing emphasized horizontal lines; and massive, square porch supports. The resources constructed in the Prairie style are 1621 North Elm and 1615 and 1701 North Locust.

Craftsman (1905–1930)

The most common residential structures of the first half of the twentieth century are of the Craftsman Bungalow style, distinguished by their solid simplistic design. This is true for the survey area. Most Craftsman structures are wood frame covered in narrow clapboard siding or brick veneer with wide porches, have low roof angles, exposed rafter tails, eave brackets, and massive tapered wood porch columns on brick piers. In some cases, the piers are cast concrete block that have a rusticated stone appearance. Bungalow is a simple, detached dwelling. Resources constructed in the Craftsman style include 1707 North Locust, 921 and 1007 Oakland, 1200 Anna and 313 Egan.

Modern Movement (1935–present)

Domestic building construction was severely curtailed during World War II as most building materials and labor were diverted to the war effort. At the end of the war, an emphasis was placed on the development of new modern houses. This resulted from the emergence of the United States as the dominant world power. Post-war stylistic developments included Minimal Traditional and Ranch style houses. Examples of Minimal Traditional houses include 314 Egan, 316 Panhandle and 221 West Congress. Much of the 900 to 1600 blocks of Anna are ranch style houses. This area was developed by Raymond Fletcher starting in 1948. Examples of ranch style houses include 916, 920 and 1213 Anna.

Modifications of Residential Structures

Later modernization of the residential structures often includes the application of brick or stone veneers; replacement or covering of wood siding with aluminum or vinyl; porch enclosures; and the removal or replacement of wooden porch floors with concrete decks. The replacement of original wood sash windows with aluminum or vinyl windows is common. Additions have been made to some of the residences, usually the ones now used as multi-family structures. In many cases, only one or two changes in the building materials, or minor changes in the form of the building have been made and the architectural integrity has not been greatly impacted.

Commercial and Institutional Resources

Richard Longstreth's *The Buildings of Main Street: A Guide to American Commercial Architecture* is primarily used to describe commercial building forms. Government, commercial, and industrial resources are considered eligible for inclusion in the NRHP based on association with a significant event or broad patterns of history (Criterion A) and their architectural design (Criterion C). These resources comprise the majority of buildings in the survey area.

Commercial Buildings

Typically, the commercial structures in the survey area are modest low rise buildings. Some of these structures are often representatives of other building forms common to their period of design, but other resources are purely utilitarian in nature, having no recognizable architectural style. There are gas stations, stand-alone 1940s/1950s commercial buildings including grocery stores and a former garden shop as representative commercial buildings.

One-Part Commercial Block (ca. 1850–ca. 1950)

The one-part commercial block is characterized by having only a single story, with a simple box-like form, often decorated by elements popular during the period in which it was built. The one-part commercial block was

developed during the mid-nineteenth century and was often located along streetcar lines. Most of these buildings were used as retail stores where narrow lots restricted the amount of available street frontage. One-part commercial blocks were constructed as individual units or as rows. In some cases, the façade is characterized only by an expanse of plate glass and an entry topped by a parapet or cornice. Examples from the early twentieth century are usually more substantial than their predecessors, with masonry construction, greater expanses of plate glass, and a more unified appearance. Decorative elements were usually concentrated at the roofline and often display Art Moderne, Art Deco, or Modern styles. After World War II, one-part commercial block buildings often lacked the stylistic influences that previously dominated the form. Examples of resources constructed in the one-part commercial block style include 721-801 N. Locust (1960) and 700 N. Locust (1940). The building at 1100 N. Locust (1920), although altered with an added hipped roof, is an example of a one-part commercial block.

Commercial and Institutional Styles

Among commercial and institutional buildings in survey area, stylistic influence is secondary to the form and utility of the resource. Generally utilitarian in design, a few distinct architectural styles influenced these resources. Most of the buildings in the survey area are handsome but modest in design.

Eclectic Building Styles

The Eclectic period encompasses a variety of architectural styles made popular at various times within the early twentieth century. The Eclectic movement draws inspiration from a variety of architectural tradition including Ancient Classical, Medieval, Renaissance Classical, or Modern.

Modern Movement (1920s-1960s)

This term includes many buildings that express modernism but do not have any other definition due to their simplicity and minimalism. This includes Moderne, Art Deco, International Style and Brutalism, New Formalism and Post Modern styles.

Moderne (1920-1940)

Similar to Art Deco, the Moderne style features elements associated with trains and ships of the period and forms related to the International Style that began in Europe during the 1920s. Identifying features for the Moderne style are asymmetrical facades, smooth wall surfaces (usually of stucco), flat roofs, horizontal grooves or lines in walls and horizontal balustrades. These elements give the building a horizontal emphasis. The building at 700 N. Locust, constructed in 1940, is an example of the Modern style.

Mid-Century Modern

As the International Style became more accepted, architects began to move forward or react to its pure functionality. The architects that were the most influential in the contemporary modernist movement were Eero Saarinen, Alvar Aalto and Oscar Niemeyer. Another stylistic reaction was "New or Neo- Formalism". "New Formalism" blended elements of classicism with modernist designs. These characteristics of classicism include symmetry, use of columns and colonnades or arcades, and use of high-end materials (such as marble or granite), yet works in this vein also characteristically use the flat roofs common with the International Style. The buildings at 1010 and 1403 N. Elm are handsome Mid-Century Modern office buildings.

Churches and Institutional

The few churches and schools in the survey area are modest and utilitarian in style and design. The former Immaculate Conception Catholic Church at 1215 North Elm, Anna Church of Christ at 1720 Anna Street, former Church of the Nazarene at 529 Bolivar, St. Barnabas Episcopal Church at 1200 North Elm and St. Paul Lutheran Church at 703 North Elm.

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Modifications of Commercial and Industrial Structures

Later modifications to commercial and institutional buildings include removal of original windows and replacement with ones of different sizes and materials; additions, reconfiguration and replacement of front entrances; covering original openings including windows and doors; and application of non-original materials on facades.

Historic Context

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The National Park Service defines historic context as “a broad pattern of historical development in a community or region that may be represented by its historic resources”. To that end, it is important to understand the diversity of the survey area and therefore the development history and patterns. The unifying theme is the growth and development of the city into a regional population, education and commercial center. The association between local, state and national history and events and the historic resources is important to understand. Understanding these historic associations will aid in evaluating eligibility for the National Register of Historic Places and state and local historic designations. Recognizing the changes in development patterns that occurred in the survey area will help the city to make future planning decisions for protection of these resources and redevelopment of these districts.

It is important to note that historic contexts are not comprehensive, in-depth histories of a community. They serve the purpose of providing a framework and background for evaluating identified historic resources within the survey area. Developing historic contexts involves reviewing local history of the community as well as histories of the region and state to understand the patterns in the growth and development of the area. These development patterns are often reflected in the remaining historic resources within the survey area and the community at large.

The development of historic contexts identifies the patterns of history that impacted the growth of the city. In turn, this helps to identify buildings and resources that represent the evolution of the patterns of growth and development of the city as well as the changes in styles and building forms. The historic context that follows looks at the development patterns, themes, architectural styles and building types within the survey area. Specific data results are recorded in the “Survey Results” and attendant sections. Since the survey area includes diverse property types, the context will address those property types and attendant development patterns. The following context pertains to the area surveyed.

The current effort is a resurvey of the Newlan, Knight and Associates 1996 survey. As a result of the City’s residential and commercial growth, the previously conducted survey does not include post war to 1965 properties. Substantial growth and change occurred in Denton during those years. This survey will provide the City, the Landmark Commission, preservation organizations, neighborhood associations and the general public more comprehensive information and data so that better decisions can be made regarding planning, development, redevelopment and preservation efforts. This phase will set the stage for subsequent surveys to be conducted.

This phase of the survey is generally bounded by University Drive on the north, Oakland Street on the east, Carroll Boulevard on the west and Parkway Street on the south.

Denton, Texas

The city of Denton is located north of the Dallas-Fort Worth metroplex on IH 35. Settlers began to move into the area in 1842¹. The city was established on 1857 to be the county seat because residents wanted it located near the center of the county. Land for the city was donated by William Loving, Hiram Cisco and William Woodruff and they named it after John B. Denton, like the county. A commission was established to lay out the city consisting of Otis G. Welch, county surveyor Charles C. Lacy and Joseph Carroll. The town was not incorporated until 1866 and the city charter provided for the election of the mayor and five (5) aldermen; J. B. Sawyer was elected the first mayor.

Denton grew slowly with 361 people in 1870 to 1,194 in 1880. As county seat, Denton was the local agricultural trade center and industrial and manufacturing concerns related to agriculture were centered there including flour and cotton seed oil mills, as well as pottery kilns, blacksmith shops and other commercial ventures. The city saw extensive population and growth with the arrival of the railroads in 1881. The Texas and Pacific Railroad (T & P) and Missouri, Kansas and Texas (MKT) gave the city rail outlets. In the mid-1890s, the Gulf, Colorado and Santa Fe crossed into town². With the arrival of the railroads, the economy quickly changed from subsistent farming to cash crops. The population increased to 2,558 by 1890.

In 1890, the North Texas Normal College (University of North Texas) was established in Denton after the city donated 10 acres for the college. In 1901, the Texas Legislature authorized the establishment of the Girl's Industrial College, and again the city gave 78 acres. The school opened its doors in 1903; it was also known as the College of Industrial Arts and Sciences (1905), the Texas State College for Women (1934) and, finally Texas Woman's University (1957). The two universities helped to define the character and growth of the city. They also influenced the housing patterns in the areas immediately adjacent to them including the survey area.

In 1909, the Chamber of Commerce was actively promoting the advantages of Denton's proximity to Dallas and Fort Worth. They claimed the population in the county was 47,332 and that the city's population—with suburbs—was 8,500³. The industries included dairying and poultry as well as other agricultural products: flour, corn and cotton and the mills to process these products⁴. There were two flour mills with a daily capacity of

¹John R. Stockton, Stanley A. Arbingast, Richard Henshaw, Jr; Alfred G. Dale. *An Economic Survey of Denton County, Texas*, University of Texas, Austin, Texas: Bureau of Business Research, 1953, p. 3.

² E. Dale Odom, "Denton, Texas (Denton County)," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/hed05>), accessed January 18, 2013. Published by the Texas State Historical Association.

³ Chamber of Commerce, *Denton: City of Schools and Homes*, Denton, Texas: Denton Chamber of Commerce, 1909, pps. 21-23.

⁴ Ibid, pps. 4, 12.

1,200 barrels and a cotton seed oil mill with a 75-ton daily capacity and an ice plant with a 50-ton daily capacity. Additionally, there were 3 cotton gins, an ornamental fence factory, a wire fence factory, a brick plant with 30,000 face and fire brick capacity, five (5) commercial nurseries and a pottery factory⁵. The city was served by the Texas and Pacific, MKT, Santa Fe and Frisco Railroads as well as an electric street car line⁶. Denton owned the waterworks system, the electric light and power plant and the sanitary system⁷.

Like many communities, Denton had a series of newspapers. The first was the Denton Review which started in 1864, that was followed by the Denton Monitor in 1868. The Denton Chronicle began publication in 1882 and the Denton County Record in 1898. By 1903, these papers were consolidated into the Denton Record Chronicle.

By 1910, the population, without the suburbs, was listed as 4,732⁸. In 1914, the city had approximately four and a half (4 ½) incorporated acres. The city acquired its own electric light and water plants at this time and extended 13 miles of water mains⁹. Denton continued to grow and in 1920, the population was 7,626¹⁰. A Chamber of Commerce brochure from 1919 states the following:

“Denton is that desirable type of towns where there are neither very rich or very poor, but where the average of the citizenship, from any standpoint is very high. Its citizenry-the majority of them home-owners-are one of the really attractive features of the town to the desirable citizen because likes attract.”¹¹

The publication goes on to note that there are two state colleges in Denton and the investment in the colleges and local schools is “probably \$2 million”¹². At this time, Denton had two railroads, the MKT and the T&P, some paved streets and over 1,200 automobiles in town and 3,000 in the county. There were eight dry goods stores, five garages, three hardware stores, 20 grocery stores and three furniture stores as well as one women’s furnishing store. Area industries included Acme Brick, two flour mills and a cotton seed oil mill¹³. The county was a leader in state wheat production. Interestingly, the Chamber of Commerce apparently subscribed to the City Beautiful philosophy and gave prizes for the best kept yards, streets and sections of the city¹⁴.

⁵ Ibid, p.23.

⁶ Ibid, p. 14.

⁷ Ibid, p. 23.

⁸ Chamber of Commerce, *Denton, Denton County Texas: The Ideal Home City*. Denton, Texas: Denton Chamber of Commerce, 1946, p.1.

⁹ City of Denton Community Development Department, *Historical Growth Trends 1860's-1970's*, City of Denton, Texas: the City of Denton Community Development Department, August 1973, p.3.

¹⁰ Ibid, p.1.

¹¹ Chamber of Commerce, *Denton: City of Homes, Schools and Colleges*, Denton, Texas: Denton Chamber of Commerce, 1919, p. 3.

¹² Ibid, p. 3.

¹³ Ibid, pps. 5-7.

¹⁴ Ibid, p. 7.

In the early 1920s, the city embarked on a renumbering and paving program. H. F. Koch, the consulting engineer from Dallas, worked on the renumbering project as well as other street projects. North Locust, Hann, Oakland, West Oak and North Elm Streets were paved¹⁵. The renumbering project took place between 1919 and 1921, when the numbering was finalized. The blocks were to be 300 feet long with 100 numbers allotted for each block; 50 numbers for each side¹⁶. This way, when the new construction occurred, the lots would be pre-numbered. In 1923, building permits were over \$1 million and, in 1925, they were almost \$1.5 million¹⁷.

By 1930 the population was 9,587 and the city passed their first zoning ordinance in 1937¹⁸. In 1940 the population had grown to 11,192¹⁹. The building permits had steadily risen over through the 1930s into the early 1940s. In 1934 the annual building permits were \$24,590 and by 1936 they had risen to \$111,370²⁰. This increase in permits was most likely due to the projects that the city was able to get Work Progress Administration (WPA) funding for and construction at the two colleges which was also funded by federal dollars. Projects included athletic fields, the ornamental bridge in City Park and paving projects²¹. A 1939 newspaper article pointed out that there had been eleven (11) WPA projects completed since 1935 and others completed between 1933 and 1935. These projects included the paving of the drainage creek north of Panhandle Street between Malone Street and Pecan Creek, several sewer projects, new water lines along North Locust between College Street and Wolfe Street, an addition to the African American (noted as the “negro”) school, widening of Locust and the addition of sidewalks behind some of the buildings in downtown, the rock wall around the I.O.O.F. cemetery. Other projects that were underway that year included a \$40,000 city-wide sewer improvement project and a \$60,000 city-wide sidewalk and curb and gutter project²². The construction continued with building permits topping \$337,000 in 1941 but they dropped significantly with the United States’ entry into World War II²³. The WPA projects are still extant and seen in the rock walls lining Pecan Creek as well as the WPA stamp in the sidewalks along Bolivar and other streets in the survey area.

The population continued to grow steadily. After World War II, enrollment at the universities skyrocketed with returning veterans seeking an education under the provisions of the GI Bill. Building permits, which had

¹⁵ C.A. Bridges, *History of Denton from its Beginnings to 1960*, Waco, Texas: Permian Press, 1978, p. 354.

¹⁶ Denton Record Chronicle, “Explanation Made of New Numbering System Being Used in Denton; Some Confusion is Caused from Misunderstanding, It Is Said”, March 20, 1920, p. 2.

¹⁷ Ibid.

¹⁸ City of Denton Community Development Department, *Historical Growth Trends 1860’s-1970’s*, City of Denton, Texas: the City of Denton Community Development Department, August 1973, p.3.

¹⁹ John R. Stockton, Stanley A. Arbingast, Richard Henshaw, Jr; Alfred G. Dale. *An Economic Survey of Denton County, Texas*, University of Texas, Austin, Texas: Bureau of Business Research, 1953, p. 7.

²⁰ Denton Chamber of Commerce, *Facts About Denton, Texas: Ideal Home City*, Denton, Texas: Denton Chamber of Commerce, 1944 p.3.

²¹ Denton Record Chronicle, “WPA Projects for Denton Asked”, Denton Record Chronicle, August 27, 1935, p. 1.

²² Denton Record Chronicle, “Denton Carries Out Extensive WPA Program”, Denton Record Chronicle, March 15, 1939, p.5.

²³ Denton Chamber of Commerce, *Facts About Denton, Texas: Ideal Home City*, Denton, Texas: Denton Chamber of Commerce, 1944 p.3.

languished during the war, jumped from \$447,000 in 1941 to \$883,000 in 1945, and the post-World War II development and modernization continued at a rapid pace. The city began a re-appraisal of all property in 1946. This resulted in an enormous jump in property values. In 1943, the population was estimated to be 12,500 and in 1950 it was 21,372. The number of building permits for residential housing reached 885 between 1950 and 1955; in 1950 alone there were 303 single family houses built and from January to October of 1954 there were 205 homes built. The city was steadily annexing land to accommodate this growth²⁴. Denton's growth was impacted by improved highway access. The county had more than \$16 million worth of highway improvements between the 1940s and 1950s. The completion of U.S. Highway 77 through Denton improved access and transportation as well as contributing to the growth and change along the artery (N. Elm and N. Locust) through town²⁵. The city continued to grow adding more population in the 1960s: 26,844 in 1960 and 39,864 in 1967²⁶. Denton voted to change its charter in 1959 adopting the council-manager form of government. The city also gained another large state institution when the Denton State School, a school for the mental disabled was established in 1960²⁷. Through the 1960s and 1970s, the city continued on a pattern of growth, adding industries, expanding the two universities and annexing more land to meet the housing demands of new citizens.

Survey Area History

The development patterns within this area are diverse in both the types of housing and commercial development and the length of time that it occurred. The area had a varied mix of people including professionals such as bankers, doctors and professors. There were also owners of grocery and hardware stores. The neighborhood also had a large transient population of students. This group influenced the development especially adjacent to TWU. The survey area represents the growth patterns of the city of Denton from the late 1800s through the mid-1960s. Because of this, there are a variety of architectural styles within the survey area as well WPA features. The survey area consists of property that was set in two main surveys, the Robert Beaumont Survey and the Buffalo Bayou, Brazos and Colorado Railroad (BBB&CRR) Survey. John Henry received a patent for 640 acres of the survey on October 8, 1857, patent number 963²⁸. These surveys were subsequently divided and sold to various people who then continued to subdivide the property. The north portion of the survey area was not fully developed until the 1950s.

²⁴ Denton Record Chronicle, *"Housing Development Speeds towards All-Time High Here"*, January 30, 1955, Section 6, p.5.

²⁵ Denton Record Chronicle, *"County Honors Road Engineer"*, September 1, 1957, p.1.

²⁶ Texas Industrial Commission, *Community Profile Denton, Texas*. Austin, Texas: Texas Industrial Commission, 1967, p.3.

²⁷ E. Dale Odom

²⁸ General Land Office, Buffalo Bayou, Brazos and Colorado Railroad Survey, Denton County, <http://www.glo.texas.gov/cf/land-grant-search/LandGrantsWorklist.cfm>, accessed January 19, 2013.

The Buffalo Bayou, Brazos and Colorado Railroad, part of the Southern Pacific Railroad, was the first railroad to operate in Texas and second west of the Mississippi, receiving its charter on February 11, 1850. Because investment in and funding for the railroads was often hard to come by, the state legislature passed a general land grant law in 1854 that authorized sixteen sections per mile of railroad. This law was in effect until the Constitution of 1869 prohibited land grants. In 1874, an amendment was passed to again allow for land grants, followed by a new law in 1876 that was similar to the 1854 land grant law. It is estimated that between 27,000,000 acres and 35,780,000 acres was granted to the railroads²⁹. This is how the BBB& C Railroad was granted such a large parcel of land just north of the downtown Denton square. Subsequently, this property was sold and divided into several smaller developments. The Robert Beaumont Survey was patented March 30, 1857, number 725 and included 1,476 acres³⁰. This survey was subsequently divided by Beaumont's heirs and sold. An 1870 Texas and Pacific Railroad map shows the physical relationship and relative size of these two surveys³¹. W.W. Holman purchased a portion of the Beaumont Survey; he sold 100 acres to W.H. Mounts³². T.W. Daugherty, who had also purchase a portion of this survey, sold 84 acres to D.H. Fry³³.

Some of the town's earliest residential development began in this area and in the areas adjacent to the courthouse square. Early development also included the part to the west in what is now the locally designated Oak-Hickory Historic District. The Koch Birdseye Map of 1883 shows scattered residential development as does the 1885 Sanborn Fire Insurance Maps³⁴. The cohesive areas, as shown on the Birdseye Map, are north of the square along Locust and Elm to McKinney and at Bolivar and McKinney³⁵.

The Sanborn Fire Insurance Maps do not give the full range of development occurring in Denton until 1901. North Elm and Locust Streets show fairly consistent development in what is called the Northside Addition³⁶. The early subdivisions in this area include Barb's Addition, Northside Addition, W. D. Lacy Addition, Wheeler Addition as well as several other smaller additions. Barb's Addition was located north of the square between Carroll, Bolivar, Standfield (approximately Parkway) and Egan Streets³⁷. The W.D. Lacy Addition encompassed an area from Locust Street to Bolivar Street and from Lacy Street (approximately Parkway) to Congress. The

²⁹ George C. Werner, "Railroads," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/egr01>), accessed January 19, 2013. Published by the Texas State Historical Association.

³⁰ General Land Office, Beaumont Survey, <http://www.glo.texas.gov/cf/land-grant-search/LandGrantsWorklist.cfm>, accessed January 19, 2013.

³¹ Texas & Pacific Railway. Land Department Denton County, Texas, Map, ca. 1870-1889; digital images, (<http://texashistory.unt.edu/ark:/67531/metaph187276/> : accessed January 20, 2013), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting UNT Libraries Rare Book and Texana Collections, Denton, Texas.

³² Denton County Records, Volume D., p. 219, July 5, 1863.

³³ Denton County Records, Volume E, p. 317, March 14, 1877.

³⁴ Sanborn Fire Insurance Maps, 1885, pps. 1-2.

³⁵ Koch, Augustus. *Bird's Eye View of Denton, Denton County, Texas: 1883 / drawn by Augustus Koch*. The Portal to Texas History. <http://texashistory.unt.edu/ark:/67531/metaph2467/>. Accessed January 20, 2013.

³⁶ Sanborn Fire Insurance Maps, 1901, pps. 6, 9.

³⁷ Denton County Deed Records, Volume Q, p. 137.

Northside (or North Side) Addition was developed by T.W. Abney in 1893 and included Bolivar, Locust and First Streets³⁸. The Wheeler Addition was developed by W.J. Wheeler in 1899 and encompassed Elm, Locust, and College Streets to just south of University³⁹. The Hann Addition, developed by John A. Hann encompassed small portion between Locust (called the Gainesville Road) and Oakland Avenue on both sides of Hann Avenue⁴⁰.

By 1912, the Sanborn Fire Insurance Maps show development occurring in the survey area including garage apartments or small apartments mixed in with the single family properties. This can be seen on North Elm and Locust Streets between Congress and Third Streets⁴¹. Over on Bolivar Street, between College and Third Streets there were still several lots that had not yet been developed at that time⁴². The maps show that these blocks were steadily developed through the 1920s.

Many of the people who developed and/or moved into these early subdivisions were leaders in Denton. The Hanns owned a hardware store⁴³. John Hann owned a wholesale and retail dry goods store and Robert worked at Allison and Hann where E.L. Hann was the bookkeeper⁴⁴. John was also a City Alderman as was T.W. Abney (North Side Addition)⁴⁵. John Hann became a director of the Denton First National Bank along with J.W. Fry⁴⁶. T.W. Abney billed himself as working in real estate and loans⁴⁷. R.M. Evers owned property in this area also. He sold a 60-acre tract out of the BBB & CRR to Charles Davis, who was a local contractor⁴⁸. These people often had a second dwelling in this area to lease to teachers or students from C.I.A. (TWU).

The part north of Pecan Creek on Anna Street did not develop fully until after 1958. City maps do not show Anna Street going north of the creek until 1958⁴⁹. The north end of Bolivar was more fully developed in the 1950s and 1960s. Eli Cox platted part of Anna Street near Crescent Street in 1954⁵⁰. Raymond Fletcher, a local builder, also developed lots in this area. He began on the lower end of Bolivar Street around 1948 and continued build in the area until around 1965.

³⁸ Denton County Deed Records, Volume 24, p. 14.

³⁹ Denton County Records, Volume 70, p.495, July 26, 1899.

⁴⁰ Denton County Records, Volume 53, p. 540, June 16, 1894.

⁴¹ Sanborn fire Insurance Maps, 1912, p. 12

⁴² Ibid, p. 14.

⁴³ 1890 Denton Business Review and Directory, Book, May 1890; digital images, (<http://texashistory.unt.edu/ark:/67531/metaph21919/> : accessed January 20, 2013), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Denton Public Library, Denton, Texas, advertisement.

⁴⁴ Ibid, n.p.

⁴⁵ Ibid, n.p.

⁴⁶ Colville, J.M.. 1894 Business Directory and Handy Guide, Book, ca. 1894; digital images, (<http://texashistory.unt.edu/ark:/67531/metaph21918/> : accessed January 20, 2013), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Denton Public Library, Denton, Texas, advertisement.

⁴⁷ Colville, J.M.. 1894 Business Directory and Handy Guide, Book, ca. 1894; digital images, (<http://texashistory.unt.edu/ark:/67531/metaph21918/> : accessed January 20, 2013), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Denton Public Library, Denton, Texas, p.10.

⁴⁸ Denton County Records Deed Records, Volume 170, p.361, December 13, 1919.

⁴⁹ Moorehead City of Denton Directory, Map, 1956 and Denton Chamber of Commerce Map, 1958.

⁵⁰ Denton County Deed Records, Plat A, 16, September 3, 1954.

Texas Woman's University and the Impact on the Neighborhood

Texas Woman's University had a significant impact on the adjacent area especially along Oakland Street. The university began as the Girls' Industrial Institute and College of Texas chartered by the state in 1901. There were fourteen cities that offered sites but Denton was chosen on February 5, 1902. The first classes were held in 1903 and there were 186 students and 14 faculty members. The university has had several name changes over the years. In 1905, it was renamed the College of Industrial Arts and Texas State College for Women in 1934 and, finally, Texas Woman's University in 1957. In the early years, the college was much like a junior college, offering vocational training for young women. Those who did not have a high school diploma spent the first two years essentially completing a college preparatory program. Those who had attended high school entered as juniors. In 1915, the first bachelor degrees were given out. The enrollment did not exceed 2,000 until after World War I due to a lack of dormitory space. This lack of dormitory space as well as lack of accommodations for faculty led to property owners in the survey area constructing garage apartments, small secondary houses and renting out rooms in their own houses. By the early 1920s the liberal arts curriculum had expanded adequately to qualify the college for membership in the Southern Association of Colleges and Secondary Schools. Although enrollment declined during the Great Depression, new facilities were built. The college president took advantage of the various federal programs at the time, most notably the Works Progress Administration and Public Works Administration, to double the instructional space at the college⁵¹. As the college grew, so did the impact on the neighborhood surrounding the school.

The west border of TWU, Oakland Street, experienced many changes in the early 20th century. Those changes include: the growth of a sprawling African American community, the eventual destruction and relocation of this community, the location of the first city park and commercial and multi-family development. These events have each affected the area, but what has had the most impact on Oakland and the immediate neighborhood was and is the University. This area developed to house students, teachers, proprietors, and families. Many of the residents were transient students renting a room in a boarding house, family home, or apartment. Since the 1930s teachers and students have found ample opportunities for living arrangements along this street. Newspapers from this era include many classified advertisements for space available to rent. As stated above, the college was established in 1903 and by 1905 Oakland Street was transformed into a main thoroughfare. "By the summer of 1905, Oakland Street along the west side of campus, had become a popular drive, townspeople were enjoying the grassy slopes and shady knolls of the camp, like a park on pleasant Sundays"⁵².

⁵¹ Joyce Thompson. "Texas Woman's University," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/kct37>), accessed March 03, 2013. Published by the Texas State Historical Association.

⁵² Thompson, Joyce. *Marking a Trail: A History of the Texas Woman's University*. Denton, Texas: Texas Woman's University Press, 1982. Available at the TWU library and online at <http://www.twu.edu/library/books-on-twuhistory.asp>.

In the earlier 20th century there was said to be a shortage of housing for students, despite the enrollment tripling in the second decade. In 1912 it was said that “the college would not approve boarding houses that regularly required students to pass through the business section [of town]”. Many boarding houses were built along Carrier/Austin Street. Finally, in the 1930s, there were major expansions in the building of dormitories, particularly the northeast end of Oakland in what became “dormitory row.” Here stood Sallie Capps Hall and Lowry Hall, among others. Also, Cynthia Park Hall was erected in the 1940s on Oakland across from the University’s music building, as well as Anson Jones Hall and Burleson Hall on Austin⁵³. Along Oakland were some smaller dormitories, such as: Los Alamos Hall, which stood at 1125 Oakland Street and Shadow Lawn Hall at 1107 Oakland, each there for at least 12 years from 1939 through 1951, as found in the city directories⁵⁴. By 1947, the University had 2,600 students.

Families continued to live in this area. Many were professionals such as Pressley Lipscomb, ear-nose-and throat doctor. Dr. Lipscomb resided at 921 Oakland Street with his family for at least the period from 1923 to 1951, as found in the city directories⁵⁵. Dr. Lipscomb had boarders, Mary Hufford and Perci Tesmin, who were both teachers at C.I.A.⁵⁶. Other families included the Taliaferro family. The Taliaferro’s were proprietors with their stake in many ventures, such as a hardware store and grocery store. W.V. Taliaferro resided at 1007 Oakland Street, and owned an apartment complex “Taliaferro Courts”, at 1009 Oakland⁵⁷. According to the 1920 Census, Richard Turrentine, a professor at the college owned the home at 1021 Oakland; W. L. Pierce, a manager at one of the local service stations, lived at 1015 Oakland, and Mary Jagoe owned her home at 1407 Oakland⁵⁸. The 1930 Census and City Directories show L.A. McDonald and his family residing at 1001 Oakland. McDonald was the long-time editor of the Denton Record-Chronicle⁵⁹. Mrs. A.M. Buckner owned her house at 906 Oakland for several years from the 1920s until the 1950s. According to the 1940 Census, she was a traffic officer⁶⁰.

Further development of the area over time can be seen in examples of the individual houses that have been documented and follow this section.

Quakertown

Although it is no longer extant, the Quakertown neighborhood was located in the area that is now the city park. Quakertown thrived in the early 20th century as a cohesive community for the African-American populace of the City of Denton. While it was primarily a residential location, there were a few established places of business,

⁵³ Ibid.

⁵⁴ Denton City Directory for years 1939, 1947, 1951.

⁵⁵ Ibid.

⁵⁶ United States Census 1930 5B. Ward 2 Enumeration District 61-2.

⁵⁷ Denton City Directory for years 1939, 1947, 1951.

⁵⁸ United States 1920 Census, 7A Precinct 1 District 53, 9B Precinct 1 District 53, 8B Precinct 1 Ward 2 District 53

⁵⁹ United States 1930 Census, 5B. Ward 2 Enumeration District 61-2; Denton City Directories, 1923, 1939, 1947.

⁶⁰ United States 1940 Census, 1940. 6B. Precinct 1 Ward 2; Denton City Directories, 1923, 1939, 1947.

such as Crawford's grocery store, churches like St. Emmanuel and the Frederick Douglass School. Quakertown included the east side of Oakland Street. On the west side of the street, the whites lived but across the street was the St. Emmanuel Baptist Church (700 Block of Oakland) as well as several residences⁶¹

The growth of the women's university, C.I.A., not even a mile's distance from the edge of Quakertown, led to the displacement of the community. The university board and locals lobbied for the removal of Quakertown. In 1921, after much debate and a local ballot initiative, the town voted to relocate the residents of Quakertown and a bond in the amount of \$75,000 was be issued to begin work on the park⁶².

The residents were given an option of monetary compensation, or their home physically relocated to the designated area for African-American's at Solomon Hill⁶³. Although these residents were relocated, many still retained their employment at C.I.A. Many of the men were chefs for the university, as stated in oral histories⁶⁴

This portion of land, surrounded by Oakland, Bell and Withers Streets was become the first city park. In 1924 playground equipment was installed. Holt Street which ran East and West through Quakertown and Terry Street that ran North and South were discontinued⁶⁵. The Women's Club building in the City Park was completed in 1928 at 602 Oakland Ave⁶⁶.

It should also be noted that in the 1920s, African Americans also lived on West Congress between Bolivar and Carroll⁶⁷. One of those people was Arthur Cochran who owned his house on West Congress⁶⁸.

The Growth of Commercial Properties along North Elm and North Locust

As an outgrowth of the commercial development around the courthouse square, business began to expand north on Elm and Locust Streets. Locust is the former US Highway 77 and much of the early commercial development centered on automotive related uses.

Businesses along Elm and Locust along modern day US 77 have evolved decade by decade. During the 1920s, 30s and 40s, for instance, there were a plethora of filling stations (Sam Laney's Texaco Service Station off 502 N.

⁶¹ Sanborn Fire Insurance Map, 1921 p. 15.

⁶² Centurama: Denton Centennial Commission. April 1957; University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>.

⁶³ deBurgos, Letitia, ed. Quakertown. Denton, Texas: Denton County Historical Commission, 1991.

⁶⁴ Williams, Charles. Interview, UNT Oral History Program, No. 0013. The Board of Regents at the University of North Texas in the city of Denton, TX. 1977. Available at UNT Library

⁶⁵ Bridges, Clarence Allen. *History of Denton, Texas: From Its Beginning to 1960*. Waco, TX : Texian Press, c1978. Available at TWU library and Emily Fowler Library.

⁶⁶ *History of the First Sixteen Years of the City Federation of Womens Clubs of Denton, TX*. Published by the City Federation of Womens Clubs in April 1929.

⁶⁷ Retail Merchants' Association. Retail Merchants' Association's Denton City Directory, Book, 1923; digital images, (<http://texashistory.unt.edu/ark:/67531/metapht29685/> : accessed January 20, 2013), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Denton Public Library, Denton, Texas, p.99

⁶⁸ Denton County Deeds, Volume 184, p. 85, August 22, 1922.

Locust and the Cities Services Filling Station on 302 N. Elm), radio shops (Taliaferro Radio Shop on 209 N. Locust), theatres (the Ritz Theatre off 118 N. Locust), cafes and hamburger joints (Nook's Café on 109 N. Locust and Wimpy's Hamburger Stand on 302 N. Locust)⁶⁹.

A one story brick commercial building was constructed around 1923 at 1100 N. Locust to serve as a neighborhood grocery store. At the time, it was known as Sharber's Grocery and it was owned by Joel Sharber who lived at 818 N. Locust with his wife, Eunice and two children⁷⁰. The business was bought by H.A. Dawson in 1936 but he only had the business until 1939 when Isaac Pierce opened Pierce's Grocery and Market. Pierce continued to own the business through the 1950s⁷¹.

With the end of the Great Depression and success of the Second World War, and people like Norman Vincent Pearle, who through his book, *Power of Positive Thinking*, helped create a new American ethos that linked consumer spending to American pride, people began to spend money again. Pearle's success can be attributed to his use of God. In his book, he convinced Americans, despite the Depression, to not feel guilty about spending. Moreover, it was in the Almighty's interest that people began to loosen their money belt. As a result, people began to spend more and a variety of new businesses evolved.

The 1950's saw some interesting trends. First, some things remained the same. While tourist courts began to be replaced by motels across the country, in Denton, places like the Lakey Tourist Court (504 N. Locust) remained in operation. As for the service stations, this decade marked its apex. While owners changed hands, i.e. Trapp's Conoco Service Station replaced the Spalding Brothers Service Station on 302 N. Locust, the mom and pop stations, although owned by their corporate sponsor, continued to provide oil changes, transmission check-ups and other services to drivers.

Although some things continued, for the most part, the 1950's saw the rise and proliferation of new businesses like dress shops, appliance stores, as well as businesses that catered to the youth of the era, including the bowling alley. This can be attributed to a couple of factors: the improvement of US 77 through Denton, expansion of both University of North Texas and Texas Woman's University and the growing national economy.

Examples of places that cropped up along Locust and/or Elm in Denton include: Smart and Thrifty Dresses (104 N. Locust); Riney's Television and Appliances (225 N. Locust), Varsity Lanes and Snack Bar (they operated under two managers, but were located on 118 S. Locust); Franklin's Women Wear (101 N. Elm) and Aspen Ice Cream Shop, which was a drive in (500 N. Elm). There were Sinclair and Norman Service Stations on North Elm⁷². On

⁶⁹ Mullin-Kille Retail Merchants Association, Denton City Directory, Chillicothe, Ohio: 1947, p. 109, pp. 126-127.

⁷⁰ Denton City Directory, 1923, pps. 73, 106.

⁷¹ Denton City Directory, 1936, pps. 29, 129; 1939, p. 20; 1947, pps. 140, 314; 1951, pps. 127, 431.

⁷² Ibid, p. 109.

Locust, Lakey Tourist Courts was next to the Lakey Service Station which allowed patrons of the tourist court to easily buy gas. Sam Laney Tire Store, Dairy Queen, Clark's Vogue Cleaners, Denton Print Shop and other businesses were located on the 500 to 800 blocks on North Locust Street by 1951⁷³.

The 1960's and 70's saw the end of the service filling station as well as motor companies and the rise of more corporate operated gas stations and used car dealerships. Examples include Bill Utter Ford (419 S. Elm) and Downtown Gulf Service Station (222 S. Elm). The uses along North Elm and Locust Streets continue to change; many of the homes are now offices, including doctors, attorneys and architects, as well as bed and breakfasts and beauty salons.

Oakland Street Commercial District

In 1927, Martin and Anna Kornblatt purchased property at the north end of Oakland Street (1423-1429) at North Austin (Carrier) from W.L. Kay⁷⁴. Mr. Kornblatt waited nearly three years to construct the commercial buildings and in June of 1930 he contracted with local builder Charles Davis to build "4 brick and tile buildings". The description also noted that the buildings would have reinforced concrete foundations, hardwood floors, metal ceilings, plate glass and tile fronts and six foot by eight foot skylights⁷⁵. In a newspaper article, Kornblatt stated, "The building is being built by a Denton man for a Denton man and every bit of material to be furnished by Denton firms and all work to be done by Denton men was my stipulation to the contractor". He also noted that the building would be completed by September 1st and would house a dry goods store, beauty parlor, jewelry store and women's wear store⁷⁶. It should be noted that at the time Kornblatt made this statement, the country- and the city of Denton-were in the midst of the Great Depression. But it is also obvious that he saw a business opportunity because of the proximity of the university.

Previously, as reflected on the 1921 Sanborn Map, the street was mainly residential with just a few multi-family dwellings and stores located at 1205-1209 Oakland⁷⁷. But by the 1930s, this had changed significantly. The 1939 City Directory shows that of the fourteen beauty shops in Denton, five were on Oakland, including the Powder Puff Beauty Shoppe at 1419 Oakland and Birdie's Beauty Shop at 1423 Oakland. Voertman's College Store was located at 1419 Oakland⁷⁸. A fixture on Oakland (1323) was Miss Hendley's Shop that sold dresses, coats, anklets, belts, blouses, bookends, lamps, evening bags, glassware and housecoats. The store was at this location for around 30 years⁷⁹. The 1947 City Directory shows a similar commercial pattern. The Taliaferros resided at

⁷³ Ibid, pp.126-127

⁷⁴ Denton County Deed Records, Warranty Deeds Volume 213, page 118, April 18, 1927.

⁷⁵ Denton County Deed Records, Mechanics Liens, #76337, June 16, 1930.

⁷⁶ Denton Record Chronicle, "Business Block Being Built on Oakland Avenue", July 1, 1930, p.8.

⁷⁷ Sanborn Fire Insurance Maps, 1921, pps. 15-16.

⁷⁸ Retail Merchants' Association. Retail Merchants' Association's Denton City Directory, Book, 1939, p.28.

⁷⁹ Denton City Directory, 1939, 1947, 1951, 1953-1954, 1956, 1959-1960.

1007 Oakland and had Taliaferro Court at 1009 Oakland. The Sanborn Map indicates more apartments, rooming houses and commercial buildings including the stores at 1203-1209, 1211-1213, 1215 and 1219 Oakland. Hub Drug Store was at 1203; TSCW Shoe Shop was at 1215, and Lala's House of Beauty at 1215 Oakland⁸⁰. The type of residential can be seen at 1115-1119 Oakland. There are two dwellings, both two story, with one marked as "rooms". Behind the houses are a series of garage apartments addressed as 1115 ½ Oakland. Another rooming house was located at 1319 Oakland⁸¹. The commercial buildings listed as 1419 to 1429 Oakland had Voertman's College Store, W. L. Yarbrough's Jeweler, Burchard's Studio, McCombs Student Store, Mary Claude's Beauty Shop and Campus Drug Store⁸². Many of these same businesses were listed in the 1951 City Directory and in directories up until the 1960s⁸³.

Intensive Research for Individual Houses

To better understand the development patterns of the survey area intensive research was conducted on a number of properties. These properties represent various types and periods of development and help to convey the importance of the survey area to the growth and development of Denton. They also indicate the range of people who resided there. As stated above, because of the proximity to downtown and the TWU, the area was populated with business owners, bankers, doctors, students and professors. It is of note that many of the homes were owned by the same families well into the 1950s and some into the 1990s.

610 N. Austin (Carrier Street)

Park Addn Blk 3 Lot 2 12/114///bbb&crr 185

R.W. Bass, a local banker, and his wife, Velma, purchased this property in 1924 from John Alexander and W.R. (Ray) Lakey⁸⁴. The house is a bungalow with Classical Revival elements. It was constructed for a cost of \$4,000⁸⁵. Bass worked at First State Bank in Denton, later becoming President of the bank, and was active in local organizations. He and his wife, Velma, were married in 1921 and had two children⁸⁶. Bass was secretary-treasurer of the Denton United Charities Association. The organization raised funds during the Great Depression and distributed them throughout the community⁸⁷. He was also the finance officer for the local American Legion

⁸⁰ Denton City Directory, 1947, p.148.

⁸¹ Sanborn Fire Insurance Maps, 1926 corrected to 1949, pps. 15-16.

⁸² Denton City Directory, 1947, p. 148.

⁸³ Denton City Directory, 1951, p. 143 and 1956, 1959-1960.

⁸⁴ Denton County Deed Records, Warranty Deeds Volume 195, page 155, December 10, 1924.

⁸⁵ Denton County Historical Museum, Tax Card for 610 N. Austin, 1943.

⁸⁶ Denton County Records, Affidavit of Heirship #30385, May 4, 1993.

⁸⁷ Denton Record Chronicle, "Round about Town", December 10, 1930, p.1; "Board Determines Plans of Raising and Distributing Funds", November 29, 1930, p. 1.

branch in Denton⁸⁸. Mrs. Bass often held luncheons and bridge socials at the house⁸⁹. R.W. Bass died in 1968 and his wife in 1993 and the family sold the house that year⁹⁰.

620-622 N. Austin (Carrier Street)

A0185a Bbb & Crr, Tr 327, .367 Acres, Old Dcad Tr 247

J.B. and Sue Tomlinson had this Monterrey style house constructed in 1945. He used local contractor T.V. Stegall to build the two story frame and brick house with a living room, dining room, kitchen and powder room on the first floor and three bedrooms and two bathrooms on the second floor for \$7,000⁹¹. Previously, Tomlinson had contracted with S. Clyde Carpenter to build a garage apartment on the lot⁹². Tomlinson had purchased the property from First State Bank of Denton in 1936 for \$1,500⁹³. The bank vice-president at the time was O.C. Orr and R.W. Bass was cashier. He had borrowed \$800 for the down payment from Mrs. J.G. Tomlinson, his mother. The Tomlinsons sold the house to John Mark and Winnie Waldrip in 1948⁹⁴. Mark Waldrip was a partner, along with several other people, in the J. Fred Rayzor Insurance company. Winnie Waldrip died in 1971 and Mark Waldrip in 1975⁹⁵.

700 N. Austin (Carrier Street)

A0185a Bbb & Crr, Tr 328, .301 Acres, Old Dcad Tr 245

This rock faced bungalow was built in 1938. Carl and Ora Rohde acquired the property from his parents, Fred and Mary Rohde that same year⁹⁶. Fred and Mary Rohdes purchased the lot from Rebecca Splawn in 1913⁹⁷. Carl and Ora Rodhe contracted with B.F. O'Rear to build a house for \$3,000 with a kitchen, breakfast nook, and bathroom, two bedrooms and oak floors. The garage is also as part of the construction plans⁹⁸. Apparently, Carl Rodhe worked out of the Denton County. The Rohde family owned the house until 1985⁹⁹.

⁸⁸ Denton Record Chronicle, *Bayless Is Named Legion Commander*, November 12, 1927, p.1.

⁸⁹ Denton Record Chronicle, *"Society and Clubs for the Coming Week"*, October 25, 1930, p.5; *"News Briefs"*, January 30, 1940, p.3.

⁹⁰ Denton County Records, Affidavit of Heirship #30385, May 4, 1993.

⁹¹ Denton County Records, Mechanic's Lien #4462, October 31, 1945.

⁹² Denton County Records, Mechanic's Lien #13, September 8, 1937.

⁹³ Denton County Deed Records, Warranty Deeds Volume 262, page 212, November 10, 1936.

⁹⁴ Denton County Deed Records, Warranty Deeds Volume 344, page 92

⁹⁵ Denton County Records, Affidavit, October 23, 1975.

⁹⁶ Denton County Deed Records, Warranty Deeds Volume 273, p.262, June 20, 1938.

⁹⁷ Denton County Deed Records, Warranty Deeds Volume 252, page 581, April 10, 1913.

⁹⁸ Denton County Records, Mechanics Lien # 4639, December 12, 1938.

⁹⁹ Denton County Deed Records, Warranty Deeds Volume 1770, page 661, November 25, 1985.

1503 Bolivar

A0031a R. Beaumont, Tr 158, .353 Acres, Old Dcad Tr 92

The house at 1503 Bolivar is a Late Victorian style house. The house was constructed around 1903 possibly by J.H. Williams who purchased the property in that year from J. E. Henderson¹⁰⁰. This was initially a two and a half acre tract. Kerley also purchased more of this tract from W.R. Steagall in 1903¹⁰¹. A mention in a 1910 newspaper, it states that J.H. Williams sold his home on Bolivar to Zackary Taylor Kerley¹⁰². Kerley was born in Hartford, Tennessee in 1858 and came to Texas around 1886. He then moved to Denton around 1902 and died in 1936¹⁰³. The property was then sold to W.H. Cole who then sold it to Lula Heard in 1921¹⁰⁴. Lula Heard was apparently was either a widow or divorced and had children. She eventually divided the house and made into a duplex as reflected in the 1947 and 1951 city directories¹⁰⁵. The house remained in the Heard family until it was purchased in 1986¹⁰⁶.

1120 N. Locust-old 127 N. Locust

A0185a Bbb & Crr, Tr 99, .287 Acres, Old Dcad Tr 69

This house replaces an earlier one at this location. This land was part of the larger tract owned by C.C. Daugherty. The property passed through various owners and a frame house constructed there around 1909¹⁰⁷. H.G. and Ina Brown bought the property in 1922¹⁰⁸. This handsome Tudor house was constructed in 1924 by the Browns. He was a manager of the CIA (TWU) laundry¹⁰⁹. Brown then became a partner in the J. Fred Rayzor Insurance Company¹¹⁰. The Brown family sold the property to Dickson and Elizabeth Boyd in 1949¹¹¹. Boyd was a doctor at the Denton Hospital and Medical Clinic¹¹². In 1951, the house was owned by Thelma Tackitt, widow of L.B. Tackitt and nurse at Flow Memorial Hospital¹¹³.

¹⁰⁰ Denton County Deed Records, Warranty Deeds Volume 88, p. 53, August 26, 1903.

¹⁰¹ Denton County Deed Records, Warranty Deeds Volume 89, page 167, September 16, 1903.

¹⁰² Denton Record Chronicle, "Local News Brevities", February 23, 1910, p.4.

¹⁰³ Denton Record Chronicle, *Final Rites Held for Z.T. Kerley*, February 2, 1936, p.6; "Z.T. Kerley Dies Suddenly at Home", February 21, 1936, p.5.

¹⁰⁴ Denton County Deed Records, Warranty Deeds Volume 179, page 210, September 23, 1920; Volume 180, page 181, June 6, 1921.

¹⁰⁵ Mullin-Kille Retail Merchants Association, Denton City Directory, Chillicothe, Ohio: 1947, p. 126; 1951, p. 96.

¹⁰⁶ Denton County Deed Records, Warranty Deeds Volume 1878, p.545, May 6, 1986.

¹⁰⁷ Denton County Deed Records, Warranty Deeds Volume 111, page 602, June 12, 1909.

¹⁰⁸ Denton County Deed Records, Warranty Deeds Volume 181, Page 289, April 21, 1922.

¹⁰⁹ Denton City Directory, 1929, p.17.

¹¹⁰ Denton County Deed Records, Volume G, p. 279, April 14, 1931.

¹¹¹ Denton County Deed Records, Warranty Deeds Volume 353, p.282, May 24, 1926.

¹¹² Denton City Directory, 1953-54, p. 123.

¹¹³ Denton City Directory, 1951, pps. 127, 462.

1300 North Locust—137 N. Locust before 1921 (DCAD date 1912)

A0185a Bbb & Crr, Tr 110, .205 Acres, Old Dcad Tr 174, part of lot 5 of original subdivision, being south 58 ft.

This property was part of a larger portion of land that was subsequently divided into separate parcels. It was owned by C.C. Daugherty who bought it from John Henry, assignee, and it was part of the BBB & C railroad grant. The land was purchased by Thomas and Kate Lacy in 1908¹¹⁴. They came to Texas from Tennessee in 1871, settling first near Hutchins in Dallas County. He married Kate Metcalf and they had five (5) children including Charles, John, A. Bledsoe, Jennie and Mattie. Thomas Lacy was a Dallas County Commissioner for a number of years¹¹⁵.

The Lacys moved to Denton in 1902. In a 1903 letter from A. Bledsoe Lacy (at University of Texas as a law student) to his sister Mattie, he states that he “curious to see the new farm” referring to the other property that the Lacys had purchased. The letter goes on to note that he is glad that Mattie will be attending the Industrial School when it opens in the fall. He continues, saying that Colonel Wooldridge, one of the regents of the Industrial School is a “fine man” and “hasn’t any axe to grind...and will make the new school a good officer”¹¹⁶.

The properties at 1300 N. Locust Street and 1306 N. Locust Street were on what looks to be the same lot on the 1917 Sanborn Map and on separate lots on the 1907 and 1912 Sanborn Maps¹¹⁷. However, they were separate parcels. The house at 1300 was possibly constructed around 1908 and 1306 between 1922 and 1925¹¹⁸. Jennie Lou Lacy purchased property from W.B. and M.L. Simpson for \$2,250 on November 21, 1904¹¹⁹. At that time, there was another house on this property. Thomas and Kate Lacy deeded the property they had purchased, about one-half acre, to Mattie in 1916¹²⁰. This was two years before Mr. Lacy died¹²¹. According to a 1923 City Directory, Mrs. Lacy, Jennie, Mattie and brother John, a local grocer, all lived at 1300 N. Locust¹²².

Mrs. Lacy had several well-known relatives including William Chilton chief justice of the Alabama Supreme court who was her uncle and Judge Robert E. Baylor, the founder of Baylor University who was her cousin. The family was apparently good friends with the Tallaferros, Orrs and Yarboroughs. Mrs. Kate Lacy continued to live there

¹¹⁴ Denton County Deed Records, Warranty Deeds Volume 110, p. 8, September 11, 1908.

¹¹⁵ Denton Record Chronicle, “*Denton Woman Boasts of Four Generations in Family*”, August 4, 1924, p. 4.

¹¹⁶ Letter from A. Bledsoe Lacy to Mattie Lacy, dated January 4, 1903 available at the Emily Fowler Library.

¹¹⁷ Sanborn Fire Insurance Maps, 1912, p. 13; 1917, p.15.

¹¹⁸ Sanborn Fire Insurance Maps, 1926 Uncorrected, p.13.

¹¹⁹ Denton County Deed Records, Volume 90, p. 100, November 21, 1904.

¹²⁰ Denton County Records, V. 147, p. 117, April 27, 1916.

¹²¹ Denton Record Chronicle, “*Captain Thomas Lacy Dies Here Sunday*”, July 22, 1918 p.2.

¹²² Retail Merchants' Association. Retail Merchants' Association's Denton City Directory, Book, 1923; digital images, (<http://texashistory.unt.edu/ark:/67531/metaph29685/> : accessed January 20, 2013), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Denton Public Library, Denton, Texas, p.52.

until her death in 1931 at the age of 90¹²³. Both Mattie and her sister, Jennie, taught at TWU. Jennie had a boarding house and Mattie was a well-respected art teacher at TWU for many years¹²⁴.

From what can be gleaned from letters of previous owners and people familiar with the house at 1300, it was moved from the corner lot to the inside lot and turned. This probably occurred between 1921 and 1926 when the city decided to run Third Street through from Oakland to Locust and to pave Locust Street. What looks to be the house is shown on the Sanborn Maps from 1907, 1912, 1917, 1921 and 1926¹²⁵. The house at 1306 N. Locust was built between 1922 and 1925, probably after the smaller house was moved. Again, according to the Sanborn Fire Insurance Maps, the 1306 house does not appear on the 1921 map but does on the 1926 uncorrected map. The city tax cards make the matter somewhat confusing. The tax card lists the “stated date” of construction for 1300 at 1921. It also shows a building permit in 1921 for a one story frame dwelling costing \$3,400. This may have been when the house was moved. Additionally, there is a permit in 1923 for a one story frame building costing \$3,800; one for a 2 story brick veneer for \$9,000 in 1925, and in 1927, a one story frame building costing \$750¹²⁶. The Sanborn Fire Insurance Map for 1926 does show another house (110 East Third Street) and two smaller structures¹²⁷. The 1926-1949 Corrected Sanborn Fire Insurance Map shows another dwelling directly behind 1300¹²⁸. As for 1306, the tax card gives the “stated date” of construction at 1925. This may be the “2 story brick veneer” listed on the 1300 N. Locust tax card. However, neither the 1926 uncorrected Sanborn Map nor the corrected to 1949 Sanborn Map show a two story brick house on these lots or in the immediate vicinity. It also shows a permit in 1930 for a one story frame building in the amount of \$3,500¹²⁹. In a letter from 1986, Helen Luderman seems to indicate that the Lacys moved a house from Lowery Woods and University over to these lots¹³⁰. It may be the house behind 1306 N. Locust addressed as 110 East Third Street. Other people lived in the 1300 N. Locust house including H.G. Allen, a professor at TWU, and his wife Annie and Mrs. Fanny B. Vanderkooi, widow of David and an associate professor for Texas State College for Women (TSCW)¹³¹. In 1956 Roland Head, a local rancher, and his wife, Mattie, lived here¹³².

¹²³ Denton Record Chronicle, “Mrs. Kate Lacy Dies at Home at Age 90 Years”, December 26, 1931, p.5.

¹²⁴ Denton Record Chronicle, “57 Instructors Compose Summer Faculty at CIA”, April 29, 1930 p.2. “Scores of Book Memorials Added to Library Shelves as a memorial to Miss Mattie Lee Lacy an instructor at TWU fine arts department for 35 Years”, June 8, 1960, p.4.

¹²⁵ Sanborn Fire Insurance Maps 1907 and 1912,p.13; 1917, 1921 and 1926, p.15.

¹²⁶ Denton Courthouse Museum, City of Denton Tax Cards for 1300 N. Locust.

¹²⁷ Sanborn Fire Insurance Maps, 1926 uncorrected, p.15.

¹²⁸ Sanborn Fire Insurance Maps, 1926-1949 corrected, p.15.

¹²⁹ Denton Courthouse Museum, City of Denton Tax Cards for 1306 N. Locust.

¹³⁰ Letter to Gerald Stone and Russell Bates, February 18, 1986.

¹³¹ Denton City Directory 1929, pps. 12 and 118; 1951, p.127.

¹³² Denton City Directory, 1956, p. 204.

1415 North Locust-150 N. Locust before 1921

Northside Addn Blk 1 Lot 3(pt),4,5(pt)

Joseph Darnall bought this property from D.R. and N. J. Turner on November 16, 1913¹³³. Mr. Darnall then contracted with local builders Overall & Naugle to construct a Craftsman bungalow on the property¹³⁴. The cost of the home was \$4,500. The 1936 City Directory indicates that Joseph Darnall was married to Sadie and worked in mining¹³⁵. In 1939, Darnall was the owner of Rainbow Royalties, listed as “quicksilver royalties”¹³⁶. The Darnalls divorced and the house was sold in 1957 to John Vardy. Mr. Vardy then left the property to Betty Allen Teel in 1987¹³⁷.

The contractors, Overall and Naugle, had offices on South Elm and constructed numerous houses and buildings in Denton. They constructed a 10 room house on West Chestnut for C.G. Yarbrough who was on the faculty for Denton High School. Other houses included a 15 room house on Austin for M.A. Hickey in 1916; a house for Douglas Penry on Pearl Street and a house for Joe I. Evans on North Locust Street. In 1916 they built a house for Mrs. Mattie Staples on South Locust and a house for Joe Gambill on the same street. In 1935 they constructed a house for J.J. McCook on North Locust. In 1936, they built a \$10,000 residence for W.R. Piper at the corner of Congress and Fulton in the High School addition¹³⁸.

Ira Thomas Naugle was born on July 16, 1878 in Itasca and moved to Denton in 1913. He married Georgia Kay Vestal on May 6, 1900. They lived at 525 Denton Street and had four daughters. He and his family were members of the First Baptist Church. At the time of his death in 1949, he had been a builder for 36 years, since he moved to Denton. He was partner with Richard Arburn Overall in Overall and Naugle. He apparently knew many of the other builders in the area including Raymond Fletcher. At his funeral the pallbearers were Roy Boyd, Emory Wilkins, Clyde Carpenter, Arburn Overall, Raymond Fletcher and V.R. Clarman¹³⁹. Richard Arburn Overall lived at 403 Pearl. However, not much more information about Overall was available.

¹³³ Denton County Deed Records, Warranty Deed Volume 130, page 217.

¹³⁴ Denton County Deed Records, Mechanics Lien, Volume 2, page 550, January 19, 1914.

¹³⁵ Denton City Directory, 1936, p.129.

¹³⁶ Denton City Directory, 1939, pps. 20, 230, 299.

¹³⁷ Denton County Deed Records, Volume 434, p.561, December 26, 1957.

¹³⁸ Denton Record Chronicle, “*Local News Briefs*”, May 16, 1916, p.5; “*Local News Briefs*”, March 4, 1916, p. 2; “*19 Years Ago Today*”, September 6, 1934, p. 2; “*19 Years Ago Today*”, April 15, 1936, p. 6; “*Building Now in Denton*”, May 20, 1916, p. 9.

¹³⁹ Denton Record Chronicle, “*I.T. Naugle Funeral Rites are Held Here*”, October 11, 1949, p. 5.

1419-1423 N. Locust old 152 N. Locust

Northside Addn Blk 1 Lot 5(n45'),6 10,111 Bbb & Crr Ab 185

Merida Levi (M.L.) Portwood and his wife, Cynthia, purchased the property in 1916 and additional adjacent property in 1919¹⁴⁰. The Prairie style house, according to tax cards was constructed in 1905 but remodeled in 1918.

Mr. Portwood was born in Mississippi on April 15, 1871 and was a local rancher and farmer who moved to Denton from Wise County around 1910. He purchased 200 acres, known as W.S. Fry place, from J.P. Goodwin¹⁴¹. He used this property as a dairy farm and had Jersey cows on it. In 1915, he sold the farm and herd to Professors L.D. Borden and C.L. Davis of the Normal College¹⁴². Aside from real estate, Portwood was a food, dairy and drug inspector for the state¹⁴³. Portwood and C.C. Yancey had a real estate firm together and bought and sold property around the city¹⁴⁴.

Portwood, like any good developer and community booster, understood the value of transportation. In the midst of Denton's push to get the Interurban from Fort Worth to Denton, he gave the first "voluntary" subscription of \$200. He also apparently gave a rousing speech about the merits of the Interurban¹⁴⁵. Portwood continued his real estate development efforts, including selling lots and occasionally building houses on these lots. He apparently built several houses on Bolivar; a 1915 article notes that John Bailey, who lost his house to a fire, bought one of the Bolivar houses¹⁴⁶. A newspaper article in 1916, states that Portwood had finished one house Bolivar Street and was about completed another as well as starting a third house¹⁴⁷.

The Portwoods left Denton for a time and moved to Estelline and then moved back to their house at 1421 North Locust in 1930¹⁴⁸. According to tax cards, they added the smaller houses in rear of the lot in 1937. The 1939 City Directory indicates that the Portwoods had boarders in the main house including Dennis and Mary Murphy. Murphy was a bookkeeper for Waples-Plater. The other boarder was Mrs. T.E. Collin who lived in one of the small houses in the rear¹⁴⁹. In 1943, there was a fire at the main house and it was heavily damaged. It should be

¹⁴⁰ Denton County Warranty Deeds, Volume 154, page 3461, February 26, 1916 and Volume 171, page 146, November 28, 1919.

¹⁴¹ Denton Record Chronicle, "\$19,500 For 200 Acres", November 26, 1912 p. 4.

¹⁴² Denton Record Chronicle, "Sells Dairy Interest", November 1, 1915 p.2.

¹⁴³ Denton Record Chronicle, "Round about Town", December 16, 1918, p.6.

¹⁴⁴ Denton Record Chronicle, "Real Estate Transfers", March 24, 1916 p. 1; "Courthouse Filings", May 15, 1920 p. 7; "Real Estate Transfers", December 30, 1916 p. 30.

¹⁴⁵ Denton Record Chronicle, "Oratory and Enthusiasm feature Interurban Ratification Meeting", November 22, 1913, p.1.

¹⁴⁶ Denton Record Chronicle, "Round about Town", December 16, 1915, p. 7.

¹⁴⁷ Denton Record Chronicle, "Local News Brief", February 21, 1916 p. 3.

¹⁴⁸ Denton Record Chronicle, "Round about Town", May 30, 1930, p.1.

¹⁴⁹ Denton City Directory, 1939, pps. 20, 226, 288.

noted that the article calls the home an apartment¹⁵⁰. Ellen Harvey, a teacher at TSWC (TWU), rented one of the small houses on the property as did Mrs. Julia Mitchell¹⁵¹. The Portwoods continued to own the home until 1948 when they sold it to Sara Edwards, a “feme sole”. Interestingly, the deed states that the Portwoods sold Ms. Edwards all the furniture in 1421 and the smaller houses except for the dining room and kitchen furniture in the main house¹⁵². M.L. and Cynthia moved across the street to 1420 North Locust. In 1952, Cynthia died at the age of 78 and her husband, Merida, died in 1956 at the age of 85¹⁵³.

1428 N. Locust

A0185a Bbb & Crr, Tr 27, .496 Acres, Old Dcad Tr 195

P.C. and Elizabeth Storrie assumed the deed from W.C. Lattimore for this piece of property¹⁵⁴. Lattimore had purchased the property from J.H. Carrier¹⁵⁵. After purchasing the property, the Storrises renegotiated the terms of the purchase in 1913¹⁵⁶. In 1916, they contracted with H. H. Hardin of Tarrant County to construct a house for them. This house is not 1428 North Locust but possibly 1419 N. Austin which is described in a Deed of Trust in 1922¹⁵⁷. They did build this handsome Craftsman bungalow house at 1428 North Locust around 1920. The house is not on the uncorrected June 1921 Sanborn Fire Insurance map however it is on the uncorrected 1926 map¹⁵⁸. An advertisement featuring the Storrie house states that it was built in 1916 but again, there is no firm evidence for this. However, it does state that Mrs. Storrie’s father, H.L. Dahee, completed the brick work on the exterior¹⁵⁹. No mechanics liens were found for 1428 N. Locust but two were found for other property that the Storrises owned in close proximity to the subject property¹⁶⁰.

The Storrises came to Texas in 1893. Peter Crawford Storrie was born in Paisley Scotland in 1856. He married Elizabeth Todd on July 17, 1890. They first lived in Dallas and then moved to Denton around 1903. Storrie learned the machinist trade in Scotland in the ship yards that built Queen Mary, Queen Elizabeth and other large ships. He opened his machine shop, P.C. Storrie Machine Shop, in Denton. The Storrises had eight children, six of

¹⁵⁰ Denton Record Chronicle, “Heavy Loss in Apartment House Fire”, March 11, 1943 p.1.

¹⁵¹ Denton City Directory, 1947, pps. 140, 264, 300.

¹⁵² Denton County Deed Records, Warranty Deeds, Volume 345, page 3, April 27, 1948.

¹⁵³ Denton Record Chronicle, “Rites Scheduled Here For Mrs. Portwood”, November 25, 1952, p. 2; “Final Rites Held for M.L. Portwood”, October 17, 1956, p. 2.

¹⁵⁴ Denton County Deed Records, Warranty Deeds, Volume 113, page 110. June 7, 1909.

¹⁵⁵ Denton County Deed Records, Warranty Deeds, Volume 106, page 44, March 6, 1907.

¹⁵⁶ Denton County Deed Records, Renewal, Volume 131, page 144, July 28, 1913.

¹⁵⁷ Denton County Deed Records, Deed of Trust, Volume 72, page 65, January 19, 1922.

¹⁵⁸ Sanborn Fire Insurance Map, 1921, p.15 and 1926, p.15.

¹⁵⁹ Denton Record Chronicle, “Denton’s Heritage”, advertisement, no date, no page.

¹⁶⁰ Denton County Deed Records, Mechanics Liens, Volume 4, p. 33, October 4, 1916; Volume 4, p.36, October 7, 1916.

whom lived through adulthood. The 1923 City Directory lists John Storrie, Mechanic; Robert Storrie, Mechanic; Margaret Storrie as also living at the house¹⁶¹.

Mrs. Storrie was an active member of the Women's Auxilary of the First Presbyterian Church, the Shakespeare Club and the Daughters of Caledonia (Dallas and Fort Worth Chapters). At their fiftieth wedding anniversary in 1940, the Storries had 226 guests in attendance and the Blair Kiltie Band of Dallas played. Mr. and Mrs. Storrie led all the Highland dances at the party. There were several members of the Storrie family in Denton including, Hamilton Storrie, P.C.'s brother, constructed the first light and water system in Denton¹⁶². Robert Storrie, one of the sons, bought the Travelstead Auto Supply Company with Fred Kelsay¹⁶³. James Storrie, another son and a plumber, lived in the house after his father's death¹⁶⁴. These family members all owned property in the immediate area of this house. Local architect Jim Kirkpatrick described the area as "Storrie land"¹⁶⁵.

1701 N. Locust

Part of lots 23 & 24 Wheeler addition

This handsome Prairie style house style house was built in 1919 by George E. Pratt. Mr. Pratt was a contractor/builder and owner of several lumber yards; he built this house for his family¹⁶⁶. Pratt purchased the land, in the Wheeler Addition, from T. E. Berry in September of 1918¹⁶⁷. Berry had purchased the property from J. A. Minnis in 1903¹⁶⁸. Mrs. Pratt sold the house to Olive Whitten in 1945¹⁶⁹.

Pratt worked for the J.B. Wilson Lumber Company in 1923¹⁷⁰. He was then manager for the Lyon-Gray Lumber Company in 1936¹⁷¹. He passed away in 1942¹⁷².

¹⁶¹ Mullin-Kille Retail Merchants Association, Denton City Directory, Chillicothe, Ohio: 1923, p.106.

¹⁶² Denton Record Chronicle, "Mr. and Mrs. Storrie P.C. Married in Scotland Observe Golden Wedding", July 18, 1940; "Funeral Services for P.C. Storrie", November 19, 1946.

¹⁶³ Denton Record Chronicle, "Storrie and Kelsay Buy Travelstead Auto Firm", April 21, 1946, p.21.

¹⁶⁴ Mullin-Kille Retail Merchants Association, Denton City Directory, Chillicothe, Ohio, 1951, p.127.

¹⁶⁵ Interview with Jim Kirkpatrick, July 24, 2012 conducted by Melody Kelly and Tony Eeds.

¹⁶⁶ Letter from Lillian Jane Pratt Martin to Mr. Mullins, no date.

¹⁶⁷ Denton County Deed Records, Warranty Deeds, Volume 170, page 120, September 30, 1918.

¹⁶⁸ Denton County Deed Records, Warranty Deeds, Volume 81, page 428, January 31, 1903.

¹⁶⁹ Denton County Deed Records, Warranty Deeds, Volume 319, p. 576, December 12, 1945.

¹⁷⁰ Mullin-Kille Retail Merchants Association, Denton City Directory, Chillicothe, Ohio: 1923, p.66.

¹⁷¹ Mullin-Kille Retail Merchants Association, Denton City Directory, Chillicothe, Ohio: 1936, p. 129.

¹⁷² Denton Record Chronicle, "Many Here for G.E. Pratt Rites", January 5. 1942, p. 2.

Survey Results and Recommendations

4

An intensive level re-survey of the area roughly bounded by Parkway Street on the south, Oakland Street on the east, Carroll Boulevard on the west and University Drive on the north was conducted. The primary survey currently being utilized was completed in 1996 by Newlan Knight & Associates, Inc. for the City. This survey did recommend portions of this area be locally designated. The Austin-Locust area was considered one of the most endangered neighborhoods of all those surveyed. However, this survey effort did not consider properties constructed between 1945 and 1965. This era reflects a time of significant and important growth in the history of Denton and buildings of this era are now eligible for the National Register of Historic Places and local designation.

The survey included 519 properties and is cohesive with few vacant lots or areas. However, there have been intrusions including new multi-family apartments, surface parking for TWU and Denton Independent School District's recent buildings. In the survey area there are 312 of contributing buildings and 207 of non-contributing buildings. There are no previously listed National Register properties in the survey area. There is one subject marker for the DISD Wellness Center (former Immaculate Conception Catholic Church). The following properties in the survey area are locally designated: 520 North Austin, 703 and 805 Bolivar, 815, 821, 1314 and 1513 N. Locust.

The following recommendation outlines two options for the City and the Landmark to consider.

Option 1: Consider designation of the entire survey area (See Map 2). The history of this area as noted in the context represents the early growth and development of Denton and the impact of Texas Woman's University on the development that occurred in this neighborhood. The neighborhood has been home to community leaders, who also helped develop this area. In the survey area there are 312 contributing buildings or 61% and 207 or 39% non-contributing buildings.

Option 2: Consider designation of the area defined on Map 3 that excludes parts of Oakland Street, Parkway and North Elm to 2nd Street. There are 461 resources, 307 or 66% are contributing and 164 or 34% are non-contributing.

The National Register of Historic Places (NRHP) recognizes the significance of buildings, sites and structures on a local, state and national level. It is a tool for recognition. However, listing in the NRHP does not protect a building from inappropriate alterations or demolition. The City of Denton historic preservation program should locally designate the buildings.

Resources Surveyed that Do Not Meet Eligibility Requirements or Do Not Require Additional Surveys

Although a resource may be 50 years old or older, it may lack integrity or significance, making the resource not eligible for listing on the NRHP. The buildings not eligible for the National Register due to lack of integrity, significance, or age are listed in Appendix A. New construction has occurred in some of the residential areas.

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1920, 1930, 1940

Appendix A

Contributing and Non-Contributing resources with address, date, style, contributing

Appendix B

Map One: Full Survey area

Map Two: Full Survey area with dots - Option 1 for historic district

Map Three: Option 2 with dots for historic district

Appendix C

Denton Area Land Surveys

1935 Map of Study Area of Denton – Part A

1935 Map of Study Area of Denton – Part B

Northside Addition

Wheeler Addition Plat

Koch Birds Eye Map

Appendix D

Sanborn Map - 1901-6

Sanborn Map - 1901-9

Sanborn Map - 1907-13

Sanborn Map – 1912-12

Sanborn Map – 1917-14

Sanborn Map – 1917-15

Sanborn Map – 1921-14

Sanborn Map – 1921-15

Sanborn Map – 1921-16

Sanborn Map – 1926-14

Sanborn Map – 1926-15

Sanborn Map – 1926 – corrected 1949-14

Sanborn Map – 1926 – corrected 1949-15

Appendix E

1701 N Locust

North Side of the Square – ca. 1886

Aerial Photo (North Locust at Third Street) - undated

Appendix F

1503 Bolivar – Example Tax Card from City of Denton Archives

Appendix A

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Anna Street	1211	1965	Ranch	Yes
Anna Street	1400	1960	Ranch	Yes
Anna Street	1321	1960	Ranch	Yes
Anna Street	1320	1957	Ranch	Yes
Anna Street	1317	1955	Ranch	Yes
Anna Street	1212	1947	Minimal Traditional	Yes
Anna Street	1405	1965	Ranch	Yes
Anna Street	1208	1960	Ranch	Yes
Anna Street	914	1955	Minimal Traditional	Yes
Anna Street	911	1920	Bungalow / Craftsman	Yes
Anna Street	908	Ca. 1925	Bungalow / Craftsman	Yes
Anna Street	826	1950	Ranch	Yes
Anna Street	1207	1960	Ranch	Yes
Anna Street	1201	1955	Ranch	Yes
Anna Street	1523	1955	Ranch	Yes
Anna Street	1217	1965	Ranch	Yes
Anna Street	1510	1955	Ranch	Yes
Anna Street	1601	1965	Ranch	Yes
Anna Street	1614	1962	Ranch	Yes
Anna Street	1720	Ca. 1962	Contemporary	Yes
Anna Street	1506	1965	Ranch	Yes
Anna Street	1502	1965	Ranch	Yes
Anna Street	1426	1965	Ranch	Yes
Anna Street	1424	1965	Ranch	Yes
Anna Street	1417 (A-D)	1958	Ranch	Yes
Anna Street	1411-1413	1955	Ranch	Yes
Anna Street	1408	1945	Ranch	Yes
Anna Street	1111	1960	Ranch	Yes
Anna Street	1516	1960	Ranch	Yes
Anna Street	819	1935	Ranch	Yes
Anna Street	1020	Ca. 1956	Minimal Traditional	Yes
			Ranch	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Anna Street	1012	1952	Minimal Traditional	Yes
Anna Street	1213	1955	Ranch	Yes
Anna Street	1016	1955	Minimal Traditional	Yes
Anna Street	825	Ca. 1940	Minimal Traditional	Yes
Anna Street	822	Ca. 1960	Ranch	Yes
Anna Street	818	1950	Minimal Traditional	Yes
Anna Street	813	1950	Ranch	Yes
Anna Street	812	1945	Ranch	Yes
Anna Street	803	1935	Minimal Traditional	Yes
Anna Street	1200	1935	Bungalow / Craftsman	Yes
Anna Street	1110	1955	Ranch	Yes
Anna Street	1103	1955	Minimal Traditional	Yes
Anna Street	921	CA. 1948	Minimal Traditional	Yes
Anna Street	920	1960	Ranch	Yes
Anna Street	916	1955	Ranch	Yes
Anna Street	1107	1955	Ranch	Yes
Bolivar Street	1503	ca. 1903	Late Victorian	Yes
Bolivar Street	1502	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	1426	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	703	1900	National Folk	Yes
Bolivar Street	1425	Ca. 1915	Bungalow / Craftsman	Yes
Bolivar Street	1509	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	1510	Ca. 1950	Minimal Traditional	Yes
Bolivar Street	714	1927	Bungalow / Craftsman	Yes
Bolivar Street	726	1960	Ranch	Yes
Bolivar Street	725	1879, house entry was turned to face Bolivar.	Folk Victorian	Yes
Bolivar Street	720-724 (DCAD)	1960	Ranch	Yes
Bolivar Street	723	1920	Bungalow / Craftsman	Yes
Bolivar Street	720-724 (DCAD)	1960	Ranch	Yes
Bolivar Street	710	1927	Bungalow / Craftsman	Yes
Bolivar Street	1408	Ca. 1930	Bungalow / Craftsman	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Bolivar Street	1624	1953	Ranch	Yes
Bolivar Street	1623	1958	Minimal Traditional	Yes
Bolivar Street	1620	1900, remodeled 1920.	Bungalow / Craftsman	Yes
Bolivar Street	1419	Ca. 1915	Prairie	Yes
Bolivar Street	1414-1416	Ca. 1950	Minimal Traditional	Yes
Bolivar Street	1309	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	1714	1940	Minimal Traditional	Yes
Bolivar Street	1405	1953	Minimal Traditional	Yes
Bolivar Street	1402	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	1401	Ca. 1930	Tudor	Yes
Bolivar Street	814	1950	Ranch	Yes
Bolivar Street	1411	Ca. 1930	Bungalow / Craftsman	Yes
Bolivar Street	1021	1923	Bungalow / Craftsman	Yes
Bolivar Street	1808	1930	Bungalow / Craftsman	Yes
Bolivar Street	1807	Ca. 1940	Minimal Traditional	Yes
Bolivar Street	1811	Ca. 1935	Bungalow / Craftsman	Yes
Bolivar Street	1806 (DCAD 1808)	1930	Minimal Traditional	Yes
Bolivar Street	1701	Ca. 1940	Minimal Traditional	Yes
Bolivar Street	1724	Ca. 1920	Bungalow / Craftsman	Yes
Bolivar Street	1710	Ca. 1912	Late Victorian	Yes
Bolivar Street	1017	Ca. 1915	Bungalow / Craftsman	Yes
Bolivar Street	1015	Ca. 1940	Bungalow / Craftsman	Yes
Bolivar Street	1717	1958	Ranch	Yes
Bolivar Street	1800	Ca. 1930	Bungalow / Craftsman	Yes
Bolivar Street	909	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	920	Ca. 1907, 1929	Bungalow / Craftsman	Yes
Bolivar Street	915	Ca. 1940	Minimal Traditional	Yes
Bolivar Street	914	1910	National Folk	Yes
Bolivar Street	910	1919	Bungalow / Craftsman	Yes
Bolivar Street	1007	1955	Minimal Traditional	Yes
Bolivar Street	905	Ca. 1930	Bungalow / Craftsman	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Bolivar Street	704	1940	Minimal Traditional	Yes
Bolivar Street	817	1954	Monterrey	Yes
Bolivar Street	623	Ca. 1910	Folk Victorian	Yes
Bolivar Street	810	1925	Bungalow / Craftsman	Yes
Bolivar Street	913	1915	National Folk	Yes
Bolivar Street	1607	Ca. 1960	Ranch	Yes
Bolivar Street	1213	Ca. 1915	Bungalow / Craftsman	Yes
Bolivar Street	1201-1203	Ca. 1920	Bungalow / Craftsman	Yes
Bolivar Street	1615	1965	Ranch	Yes
Bolivar Street	1614	Ca. 1900	Late Victorian	Yes
Bolivar Street	1611	1960	Ranch	Yes
Bolivar Street	1006	1950	Minimal Traditional	Yes
Bolivar Street	1601	Ca. 1921	Bungalow / Craftsman	Yes
Bolivar Street	1521	Ca. 1920	Bungalow / Craftsman	Yes
Bolivar Street	805	1940	Monterrey	Yes
Bolivar Street	1118	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	1106	1925	Bungalow / Craftsman	Yes
Bolivar Street	1100-1102	Ca. 1900	Folk Victorian	Yes
Bolivar Street	1108	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	1110	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	1111	1909	Folk Victorian	Yes
Bolivar Street	1107	Ca. 1915	Bungalow / Craftsman	Yes
Bolivar Street	1117	1917	Bungalow / Craftsman	Yes
Bolivar Street	1114	1938	Bungalow / Craftsman	Yes
Bolivar Street	619	Ca. 1930	Bungalow / Craftsman	Yes
Bolivar Street	1422	Ca. 1925	Bungalow / Craftsman	Yes
Bolivar Street	620	1938	Tudor	Yes
Bolivar Street	605	1935	Bungalow / Craftsman	Yes
Bolivar Street	603	1925	Bungalow / Craftsman	Yes
Bolivar Street	529	1960	Contemporary	Yes
Bolivar Street	526	1921	Bungalow / Craftsman	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Bolivar Street	516-518	1950	Minimal Traditional	Yes
Carroll Avenue	706	1940	Bungalow / Craftsman	Yes
Carroll Avenue	702	1940	Bungalow / Craftsman	Yes
College Street	222	1910	Late Victorian	Yes
College Street	110	1926	Prairie	Yes
College Street	119	1921	Bungalow / Craftsman	Yes
College Street	216	1947	Tudor	Yes
College Street	123	1919	Bungalow / Craftsman	Yes
Congress Street	218 (East)	1955	Contemporary	Yes
Congress Street	217-219 (East)	1943	Ranch	Yes
Congress Street	220 (East)	1955	Contemporary	Yes
East First Street	115	Ca. 1940	Minimal Traditional	Yes
East Third Street	110	1900	Folk Victorian	Yes
Egan Street	407	1920	Bungalow / Craftsman	Yes
Egan Street	314	1950	Minimal Traditional	Yes
Egan Street	318	1945	Minimal Traditional	Yes
Egan Street	313	Ca. 1915	Bungalow / Craftsman	Yes
Egan Street	327	1920	Bungalow / Craftsman	Yes
Egan Street	404	1920	National Folk	Yes
Ferguson Street	120	1946	Ranch	Yes
First Street	215	1956	Commercial	Yes
Hann Street	116	1895	Folk Victorian	Yes
Hann Street	121	1932	Tudor	Yes
Hann Street	211	1920	Bungalow / Craftsman	Yes
Hann Street	122	1939	Bungalow / Craftsman	Yes
Marshall Street	110	1934	Bungalow / Craftsman	Yes
Marshall Street	112-118 (116 DCAD)	1934	Bungalow / Craftsman	Yes
North Austin Street	1211	1916	Bungalow / Craftsman	Yes
North Austin Street	1213	1919	Neo-classical / Classical Revival	Yes
North Austin Street	1217	1920	Bungalow / Craftsman	Yes
North Austin Street	1302	1924	Prairie	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
North Austin Street	1306	1918	Bungalow / Craftsman	Yes
North Austin Street	1309	1910	Late Victorian	Yes
North Austin Street	1314	1920	Bungalow / Craftsman	Yes
North Austin Street	1317	1914	Neo-classical / Classical Revival	Yes
North Austin Street	1401	1927	Tudor	Yes
North Austin Street	516	1957	Contemporary	Yes
North Austin Street	601	1922	Bungalow / Craftsman	Yes
North Austin Street	520	1922	Bungalow / Craftsman	Yes
North Austin Street	700	1938	Tudor	Yes
North Austin Street	512	1925	Bungalow / Craftsman	Yes
North Austin Street	618	1942	Minimal Traditional	Yes
North Austin Street	917-919	1924	Neo-classical / Classical Revival	Yes
North Austin Street	620-622	1945	Monterrey	Yes
North Austin Street	1419	1920	Bungalow / Craftsman	Yes
North Austin Street	1110	1918	Bungalow / Craftsman	Yes
North Austin Street	1019	1924	Bungalow / Craftsman	Yes
North Austin Street	605	1924	Bungalow / Craftsman	Yes
North Austin Street	610	1924, addition 1932	Bungalow / Craftsman	Yes
North Austin Street	1205	1918, 1937 addition	Bungalow / Craftsman	Yes
North Austin Street	1416	1920	Bungalow / Craftsman	Yes
North Austin Street	619	1924	Bungalow / Craftsman	Yes
North Austin Street	620	1937	Vernacular	Yes
North Austin Street	1116	1915	Bungalow / Craftsman	Yes
North Austin Street	1117	1926	Bungalow / Craftsman	Yes
North Austin Street	614	1936	Tudor	Yes
North Austin Street	621-623	1928	Bungalow / Craftsman	Yes
North Austin Street	1406	1918	Bungalow / Craftsman	Yes
North Austin Street	912-914	1924	Bungalow / Craftsman	Yes
North Austin Street	1000-1002	1923	Bungalow / Craftsman	Yes
North Austin Street	911	Ca. 1950	Ranch	Yes
North Austin Street	916	1922	Bungalow / Craftsman	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
North Austin Street	918	1919	Bungalow / Craftsman	Yes
North Austin Street	1004	1921	Bungalow / Craftsman	Yes
North Austin Street	1014	1925	Bungalow / Craftsman	Yes
North Austin Street	1017- 1017B	1919	Bungalow / Craftsman	Yes
North Austin Street	1413	1924	Neo-classical / Classical Revival	Yes
North Austin Street	1409	1924	Bungalow / Craftsman	Yes
North Elm Street	1614	1923	Bungalow / Craftsman	Yes
North Elm Street	1624	1941	Minimal Traditional	Yes
North Elm Street	1621	1912	Prairie	Yes
North Elm Street	1629	1939	Bungalow / Craftsman	Yes
North Elm Street	1010 (A)	1965	Contemporary	Yes
North Elm Street	1010 (B, C,D)	1955	Contemporary	Yes
North Elm Street	820	1905	Prairie	Yes
North Elm Street	912	1905	Bungalow / Craftsman	Yes
North Elm Street	812	1913	Bungalow / Craftsman	Yes
North Elm Street	808	1913	Bungalow / Craftsman	Yes
North Elm Street	801	1927	Bungalow / Craftsman	Yes
North Elm Street	1409	1953	Contemporary	Yes
North Elm Street	1506	1931	Tudor	Yes
North Elm Street	1515	1930	Spanish Eclectic / Colonial Revival	Yes
North Elm Street	1804	1922	Bungalow / Craftsman	Yes
North Elm Street	1808	1922	Bungalow / Craftsman	Yes
North Elm Street	1812	1922	Bungalow / Craftsman	Yes
North Elm Street	1200	Ca. 1949, remodel 1959, 1967,1989	Contemporary	Yes
North Elm Street	1506 A	1931	Bungalow / Craftsman	Yes
North Elm Street	1014	1924	Bungalow / Craftsman	Yes
North Elm Street	709	1903	Late Victorian	Yes
North Elm Street	1100	1924, remodel 1948	Bungalow / Craftsman	Yes
North Elm Street	1215	1956	Contemporary	Yes
North Elm Street	1303 (Rear)	1900	Folk Victorian	Yes
North Elm Street	1303	1946	Ranch	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
North Elm Street	1215 (A)	1956	Ranch	Yes
North Locust Street	1416	1934 (garage apartment)	Bungalow / Craftsman	Yes
North Locust Street	1113	1930, remodel 1948	Bungalow / Craftsman	Yes
North Locust Street	1208	1912	Prairie	Yes
North Locust Street	1421	Ca. 1905	Neo-classical / Classical Revival	Yes
North Locust Street	1120	Ca. 1920	Tudor	Yes
North Locust Street	1112 (A)	1927	Bungalow / Craftsman	Yes
North Locust Street	1108	1913	Bungalow / Craftsman	Yes
North Locust Street	1013	1915, remodel 1928	Bungalow / Craftsman	Yes
North Locust Street	1010	1915	Bungalow / Craftsman	Yes
North Locust Street	1419	1937	Minimal Traditional	Yes
North Locust Street	1823	1916	Bungalow / Craftsman	Yes
North Locust Street	1012	1915	Bungalow / Craftsman	Yes
North Locust Street	1605	1928	Spanish Eclectic / Colonial Revival	Yes
North Locust Street	1212	1952	Neo-classical / Classical Revival	Yes
North Locust Street	1819	1926	Tudor	Yes
North Locust Street	1300	Ca. 1907	Bungalow / Craftsman	Yes
North Locust Street	1725	1910	Bungalow / Craftsman	Yes
North Locust Street	1723	1922	Bungalow / Craftsman	Yes
North Locust Street	1707	1919	Bungalow / Craftsman	Yes
North Locust Street	1701	1919	Prairie	Yes
North Locust Street	1423	1937	Minimal Traditional	Yes
North Locust Street	1513	1926	Colonial Revival	Yes
North Locust Street	1431-1433	Ca. 1920	Bungalow / Craftsman	Yes
North Locust Street	1428	1921	Bungalow / Craftsman	Yes
North Locust Street	1429	1937	Bungalow / Craftsman	Yes
North Locust Street	1427	1937	Bungalow / Craftsman	Yes
North Locust Street	1425	1937	Bungalow / Craftsman	Yes
North Locust Street	1422	1893, remodel 1906, 1952	Bungalow / Craftsman	Yes
North Locust Street	1420	Ca. 1940	Minimal Traditional	Yes
North Locust Street	1615	1923	Prairie	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
North Locust Street	609	1910	Neo-classical / Classical Revival	Yes
North Locust Street	815	1920	Tudor	Yes
North Locust Street	809	1917	Bungalow / Craftsman	Yes
North Locust Street	800	Ca. 1930	Commercial	Yes
North Locust Street	708	Ca. 1950	Commercial	Yes
North Locust Street	705	Ca. 1903, 1947	Neo-classical / Classical Revival	Yes
North Locust Street	821	Ca. 1910	Late Victorian	Yes
North Locust Street	804	1950	Minimal Traditional	Yes
North Locust Street	1306	Ca. 1922	Neo-classical / Classical Revival	Yes
North Locust Street	700	1940	Moderne	Yes
North Locust Street	1415	1914	Bungalow / Craftsman	Yes
North Locust Street	1314	1913	Bungalow / Craftsman	Yes
North Locust Street	1400	Ca. 1915	Neo-classical / Classical Revival	Yes
North Locust Street	1408	1920, remodel 1935	Bungalow / Craftsman	Yes
North Locust Street	829	1908	Prairie	Yes
North Locust Street	1009	1935	Bungalow / Craftsman	Yes
North Locust Street	1005	1935	Bungalow / Craftsman	Yes
North Locust Street	1003	1935	Bungalow / Craftsman	Yes
North Locust Street	1001	1935	Bungalow / Craftsman	Yes
North Locust Street	919	1924	Bungalow / Craftsman	Yes
North Locust Street	927	1900, remodel 1936	Folk Victorian	Yes
North Locust Street	914	1927, remodel 1947	Bungalow / Craftsman	Yes
Oakland Street	1007 (103)	1938	Bungalow / Craftsman	Yes
Oakland Street	1503	1935	Minimal Traditional	Yes
Oakland Street	1111	Ca. 1960	Contemporary	Yes
Oakland Street	1021	1932	Tudor	Yes
Oakland Street	1423-1429	1930	Commercial	Yes
Oakland Street	1507	1935	Minimal Traditional	Yes
Oakland Street	1001	1937	Colonial Revival	Yes
Oakland Street	1007 (102)	1925	Bungalow / Craftsman	Yes
Oakland Street	617-629 (site 629)	Ca. 1945	Minimal Traditional	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Oakland Street	605-607	1943	Ranch	Yes
Oakland Street	1007 (101)	1925	Bungalow / Craftsman	Yes
Oakland Street	1007 (100)	Ca. 1938	Bungalow / Craftsman	Yes
Oakland Street	605-607 (site address 613-615)	1943	Ranch	Yes
Oakland Street	617-629 (site 617-619)	1941	Ranch	Yes
Oakland Street	617-629 (site 621-623)	1941	Ranch	Yes
Oakland Street	617-629 (site 627)	Ca. 1945	Minimal Traditional	Yes
Oakland Street	701	Ca. 1945	Ranch	Yes
Oakland Street	921	1922	Bungalow / Craftsman	Yes
Oakland Street	927	1928, remodel 1947	Tudor	Yes
Oakland Street	1007	1925	Bungalow / Craftsman	Yes
Oakland Street	617-629 (site 625)	Ca. 1945	Minimal Traditional	Yes
Panhandle Street	411 (A-B)	1925	Bungalow / Craftsman	Yes
Panhandle Street	317	1925	Bungalow / Craftsman	Yes
Panhandle Street	316	1940	Minimal Traditional	Yes
Panhandle Street	409	1925	Bungalow / Craftsman	Yes
Panhandle Street	321	1955	Ranch	Yes
Sawyer Street	110 (1012 Locust DCAD)	1940	Colonial Revival	Yes
Sawyer Street	115	1920	Bungalow / Craftsman	Yes
Sawyer Street	208-212	1932, added 2nd floor in 1947	Bungalow / Craftsman	Yes
Sawyer Street	203	1922	Bungalow / Craftsman	Yes
West Congress Street	219	1938	Minimal Traditional	Yes
West Congress Street	410	1925	Neo-classical / Classical Revival	Yes
West Congress Street	318	1955	Minimal Traditional	Yes
West Congress Street	315 (323 DCAD)	1925	Bungalow / Craftsman	Yes
West Congress Street	406	1930	Bungalow / Craftsman	Yes
West Congress Street	400	1940	Minimal Traditional	Yes
West Congress Street	401	1940	Minimal Traditional	Yes
West Congress Street	403	1950	No Distinct Style	Yes
West Congress Street	405	1940	Minimal Traditional	Yes
West Congress Street	409	1940	Minimal Traditional	Yes

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
West Congress Street	221	1938	Minimal Traditional	Yes
Westway Street	316	1956	Commercial	Yes
Anna Street	1316	1965	Ranch	No
Anna Street	1310	1940	Minimal Traditional	No
Anna Street	1309	1965	Ranch	No
Anna Street	1220	1955	Minimal Traditional	No
Anna Street	1114	1955	Ranch	No
Anna Street	915	1930	National Folk	No
Anna Street	1602	1965	Ranch	No
Anna Street	1606	1972	Ranch	No
Anna Street	1607	1969	Ranch	No
Anna Street	1610	1972	Ranch	No
Anna Street	1520	1965	Ranch	No
Anna Street	1519--1521	1975	Ranch	No
Anna Street	1401	1965	Ranch	No
Anna Street	1515-1517	1975	Ranch	No
Anna Street	1404	1965	Ranch	No
Anna Street	1425	Ca. 1940	Bungalow / Craftsman	No
Anna Street	1008	1999	Contemporary	No
Anna Street	1019	1935	Bungalow / Craftsman	No
Anna Street	802	Ca. 1940	Minimal Traditional	No
Anna Street	802 (322 Panhandle)	1940	Bungalow / Craftsman	No
Anna Street	917	1925	Bungalow / Craftsman	No
Anna Street	924	1904	Folk Victorian	No
Anna Street	1019	Ca. 1940	Bungalow / Craftsman	No
Bolivar Street	1506	Ca. 1925	Bungalow / Craftsman	No
Bolivar Street	1508	1958	Minimal Traditional	No
Bolivar Street	709	1890	Victorian	No
Bolivar Street	700	1939	Tudor	No
Bolivar Street	717	1970	Ranch	No
Bolivar Street	902-904	1912	Bungalow / Craftsman	No

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Bolivar Street	1410-1412	CA. 1920	Bungalow / Craftsman	No
Bolivar Street	1403	Ca. 1950	Vernacular	No
Bolivar Street	1317	Ca. 1925	Bungalow / Craftsman	No
Bolivar Street	1804 (DCAD 1808)	Ca. 1940	Vernacular	No
Bolivar Street	1801	Ca. 1945	Minimal Traditional	No
Bolivar Street	1014	1923	Bungalow / Craftsman	No
Bolivar Street	1721	Ca. 1915	Prairie	No
Bolivar Street	1219	Ca. 1915	Prairie	No
Bolivar Street	1001	1948	Minimal Traditional	No
Bolivar Street	919	1948	Minimal Traditional	No
Bolivar Street	1314	This is a temporary building.	No Distinct Style	No
Bolivar Street	906 (902 DCAD)	1941	Vernacular	No
Bolivar Street	1212	Ca. 1970	No Distinct Style	No
Bolivar Street	1205	Ca. 1920	Bungalow / Craftsman	No
Bolivar Street	1002	1918	Bungalow / Craftsman	No
Bolivar Street	1520	Ca. 1925	Bungalow / Craftsman	No
Bolivar Street	1515	1935	Bungalow / Craftsman	No
Bolivar Street	1010	1924	Bungalow / Craftsman	No
Bolivar Street	1612	Ca. 1946	Minimal Traditional	No
Bolivar Street	503	1948	Ranch	No
Bolivar Street	504	2000	No Distinct Style	No
Bolivar Street	509	1960	Ranch	No
Bolivar Street	513	1905	Folk Victorian	No
Bolivar Street	615	1925	Bungalow / Craftsman	No
Bolivar Street	616	Ca. 1939	Bungalow / Craftsman	No
Bolivar Street	601	1925	Bungalow / Craftsman	No
Carroll Avenue	1518-1520 (1514-1521 Anna DCAD)	1975	Ranch	No
Carroll Avenue	620	2006	No Distinct Style	No
Carroll Avenue	1514-1516 (1514-1521 Anna DCAD)	1975	Ranch	No
College Street	116	1925	Bungalow / Craftsman	No
College Street	115	1929, rebuilt 1974	Contemporary	No

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Crescent Street	300	1983	Ranch	No
Egan Street	317	1920	Bungalow / Craftsman	No
Egan Street	321	Ca. 1920	Bungalow / Craftsman	No
Egan Street	408	1920	Bungalow / Craftsman	No
Egan Street	403	1920	Bungalow / Craftsman	No
Ferguson Street	117	1924	Bungalow / Craftsman	No
Ferguson Street	116	1938	Minimal Traditional	No
First Street	109-111	2009	No Distinct Style	No
First Street	201	1997	No Distinct Style	No
Hann Street	200	1984	No Distinct Style	No
Hann Street	201-207 (900-908 Austin)	1983	No Distinct Style	No
Hann Street	115-117	1968	No Distinct Style	No
Hann Street	210	1983	Neo-classical / Classical Revival	No
Hann Street	217	1985	No Distinct Style	No
Hann Street	220	1963	Contemporary	No
North Austin Street	1214	1973	No Distinct Style	No
North Austin Street	1225	1930	Bungalow / Craftsman	No
North Austin Street	1402	1928	Bungalow / Craftsman	No
North Austin Street	519	1925	Tudor	No
North Austin Street	507-511	Ca. 1950	Minimal Traditional	No
North Austin Street	515	1984	No Distinct Style	No
North Austin Street	1400	1972	No Distinct Style	No
North Austin Street	1111	1920	Bungalow / Craftsman	No
North Austin Street	1105-1107	1936	Moderne	No
North Austin Street	611	1970	No Distinct Style	No
North Austin Street	615	1921	Bungalow / Craftsman	No
North Austin Street	1415	1987	No Distinct Style	No
North Austin Street	1115	1970	No Distinct Style	No
North Austin Street	1125-1127	1910	Bungalow / Craftsman	No
North Austin Street	1201	1965	No Distinct Style	No
North Austin Street	920	1978	No Distinct Style	No

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
North Austin Street	801	1918, altered in 1956 and 1977	Neo-classical / Classical Revival	No
North Austin Street	1005	1997	No Distinct Style	No
North Austin Street	1011	1998	No Distinct Style	No
North Austin Street	900-908 (201-207 Hann)	1983	No Distinct Style	No
North Elm Street	1001	Ca. 1965	No Distinct Style	No
North Elm Street	1601	1994	No Distinct Style	No
North Elm Street	1604	1900	Late Victorian	No
North Elm Street	1615	1907	Bungalow / Craftsman	No
North Elm Street	924	1922	Bungalow / Craftsman	No
North Elm Street	728	1915, remodeled 1925 & 1947	Bungalow / Craftsman	No
North Elm Street	1701	1967	Commercial	No
North Elm Street	1212	1998	No Distinct Style	No
North Elm Street	1005	1987	Ranch	No
North Elm Street	1706	1979	Commercial	No
North Elm Street	918	1920	Bungalow / Craftsman	No
North Elm Street	915-919	1968	National Folk	No
North Elm Street	909	1984	No Distinct Style	No
North Elm Street	903 (A)	1917	Bungalow / Craftsman	No
North Elm Street	903	1921	Bungalow / Craftsman	No
North Elm Street	718	1962	No Distinct Style	No
North Elm Street	821	1963	Contemporary	No
North Elm Street	708	1974	Commercial	No
North Elm Street	815	1970	Contemporary	No
North Elm Street	809	1963	Commercial	No
North Elm Street	725	1955	Commercial	No
North Elm Street	902	1926	Commercial	No
North Elm Street	1512	2010	Contemporary	No
North Elm Street	1405	Ca. 1935	Bungalow / Craftsman	No
North Elm Street	1410	2001	Colonial Revival	No
North Elm Street	1414	1965	Contemporary	No
North Elm Street	1415	1917	Bungalow / Craftsman	No

Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
North Elm Street	1420	1966	Contemporary	No
North Elm Street	1421	1965	Commercial	No
North Elm Street	1501-1505	1969	Commercial	No
North Elm Street	1511	1986	No Distinct Style	No
North Elm Street	1707	1996	No Distinct Style	No
North Elm Street	1710	1999	Other Notes 2	No
North Elm Street	1013	1912	Bungalow / Craftsman	No
North Elm Street	1103	1965	National Folk	No
North Elm Street	1019	1900	Folk Victorian	No
North Elm Street	1506 B	1931	Bungalow / Craftsman	No
North Elm Street	1400	1964	No Distinct Style	No
North Elm Street	601	1929	Commercial	No
North Elm Street	602	1971	Commercial	No
North Elm Street	702	1936	Commercial	No
North Elm Street	1104	1924	Bungalow / Craftsman	No
North Elm Street	703	Ca. 1970	Contemporary	No
North Elm Street	1117	1912	Prairie	No
North Elm Street	1116	1928	Bungalow / Craftsman	No
North Elm Street	1109	1962	Ranch	No
North Elm Street	1109	1914	Bungalow / Craftsman	No
North Elm Street	1108	1968	No Distinct Style	No
North Locust Street	1205	1937, remodel 1972	Minimal Traditional	No
North Locust Street	1124	1918	Bungalow / Craftsman	No
North Locust Street	1213	1998	No Distinct Style	No
North Locust Street	1112	1916	Bungalow / Craftsman	No
North Locust Street	1107	1971	No Distinct Style	No
North Locust Street	1104	1914, remodel 1928, 1971	Bungalow / Craftsman	No
North Locust Street	1100	Ca. 1920	Commercial	No
North Locust Street	1099-1101	1984	No Distinct Style	No
North Locust Street	1121	1979	No Distinct Style	No
North Locust Street	1717	1967	No Distinct Style	No

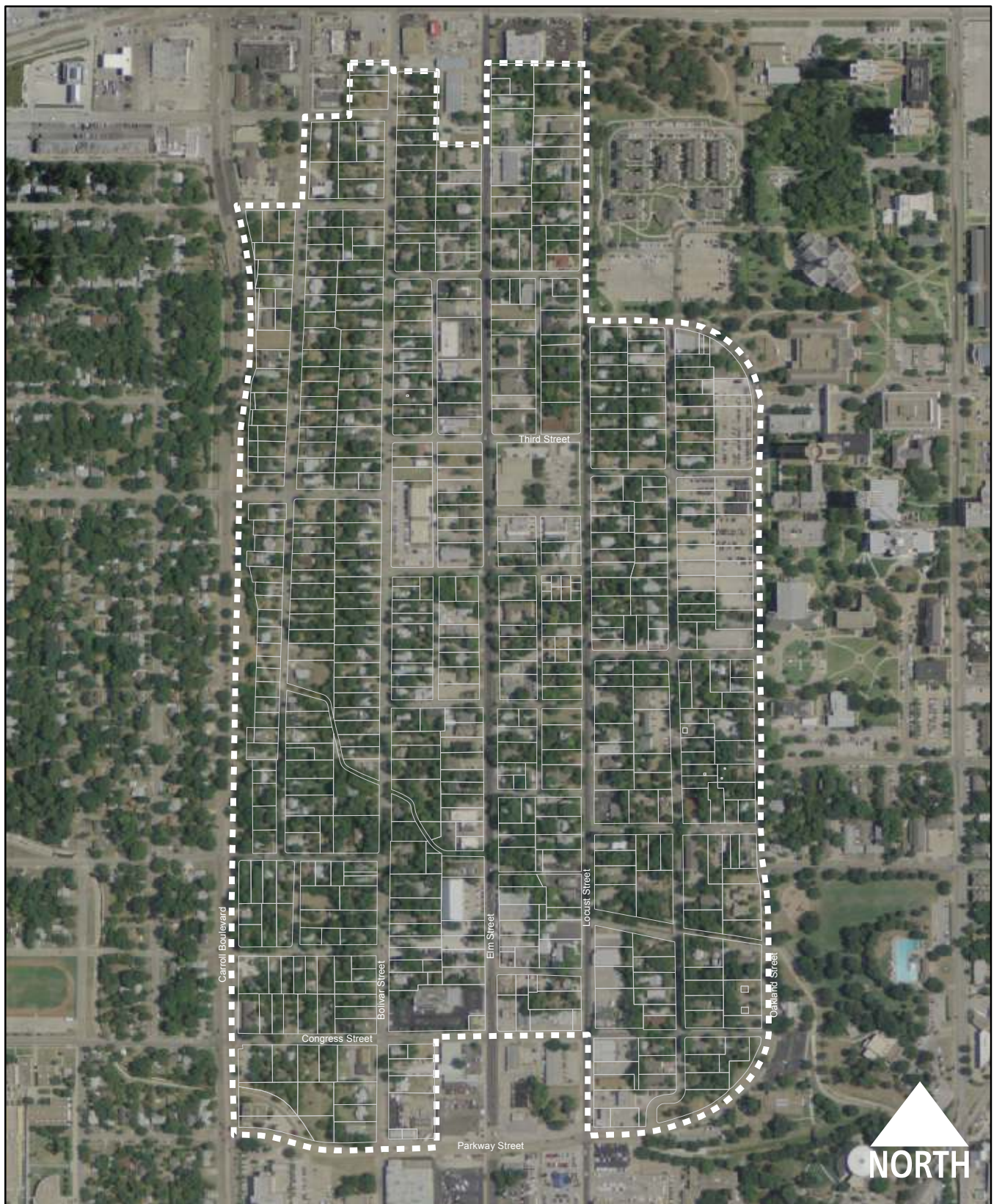
Resource Eligibility List

Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
North Locust Street	1805	1964	No Distinct Style	No
North Locust Street	1609-1611	1931	Tudor	No
North Locust Street	1505	1983	No Distinct Style	No
North Locust Street	816	1996	No Distinct Style	No
North Locust Street	804	1964	Contemporary	No
North Locust Street	801	1915, 1935, 1960	Commercial	No
North Locust Street	715-717	1957	Commercial	No
North Locust Street	611	1978	Other Notes 2	No
North Locust Street	603	1947	Commercial	No
North Locust Street	600	ca. 1940, remodel 1997	Commercial	No
North Locust Street	526	1948, remodel 1956	Commercial	No
North Locust Street	516	1935	Bungalow / Craftsman	No
North Locust Street	512 A	Ca. 1970	Commercial	No
North Locust Street	512	Ca. 1955	Commercial	No
North Locust Street	502	1930, remodeled 1960.	Commercial	No
North Locust Street	1200-1202	1922, 1938 (garage)	Bungalow / Craftsman	No
North Locust Street	1307	Ca. 1990	Contemporary	No
North Locust Street	1402-1404	1908, 1946	Bungalow / Craftsman	No
North Locust Street	721-729	1960	Commercial	No
North Locust Street	1004	1967	Commercial	No
North Locust Street	920	1917	Bungalow / Craftsman	No
North Locust Street	1405	1969	Monterrey	No
North Locust Street	902	1973	No Distinct Style	No
North Locust Street	924	1968	No Distinct Style	No
North Locust Street	913	1900, remodel 1986	Bungalow / Craftsman	No
North Locust Street	930-932	1902	Late Victorian	No
North Locust Street	934	1919	Bungalow / Craftsman	No
Oakland Street	1013	1926	Bungalow / Craftsman	No
Oakland Street	1017	1932	Bungalow / Craftsman	No
Oakland Street	1215-1217	Ca. 1970	No Distinct Style	No
Oakland Street	1407	1918	Prairie	No

Resource Eligibility List

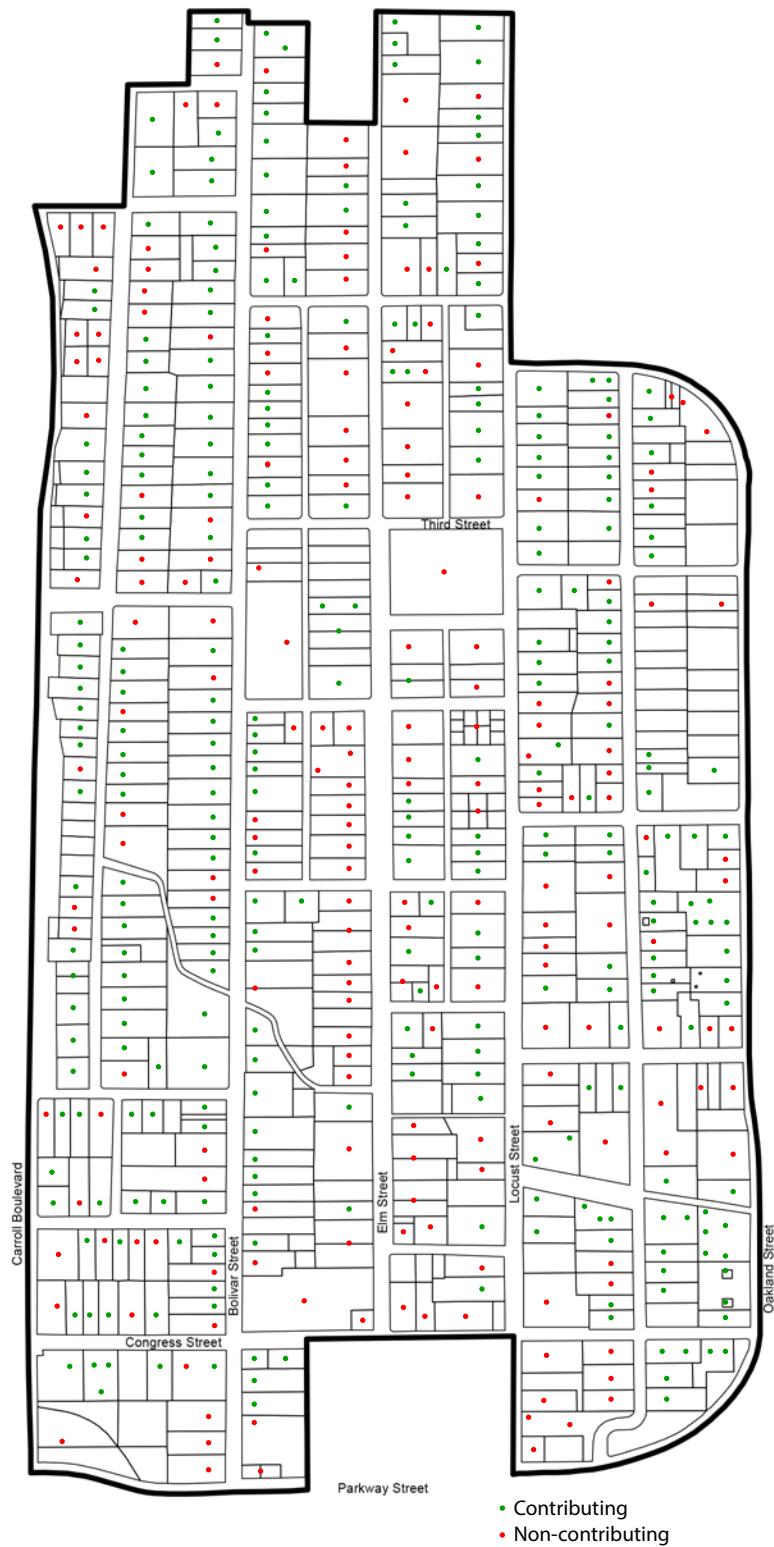
Resource Street	Resource Address	Notes1	Config - Style	Resource Eligibility
Oakland Street	1411	2000	No Distinct Style	No
Oakland Street	1419-1421	1933	Commercial	No
Oakland Street	803-807	1970	No Distinct Style	No
Oakland Street	913	1963	Ranch	No
Panhandle Street	413 (A-B)	1925	Bungalow / Craftsman	No
Panhandle Street	407	Ca. 1925	Bungalow / Craftsman	No
Parkway Street	414	1968	Contemporary	No
Parkway Street	220-222	1958	Commercial	No
Pauline Street	110	1961	Commercial	No
Sawyer Street	111	1983	No Distinct Style	No
Sawyer Street	200	1917	Bungalow / Craftsman	No
Sawyer Street	206	1969	No Distinct Style	No
Second Street	217	1938	Bungalow / Craftsman	No
Second Street	211	1925	Bungalow / Craftsman	No
Sunset Street	321	1955	Minimal Traditional	No
West Congress Street	418	1965	No Distinct Style	No
West Congress Street	118	1973	Contemporary	No
West Congress Street	200	1958	Commercial	No
West Congress Street	311 (529 Bolivar DCAD)	1940	Minimal Traditional	No
West Congress Street	320-322	1983	Ranch	No
Westway Street	401	1972	Ranch	No
Westway Street	405	1972	Ranch	No
Westway Street	409	1972	Ranch	No

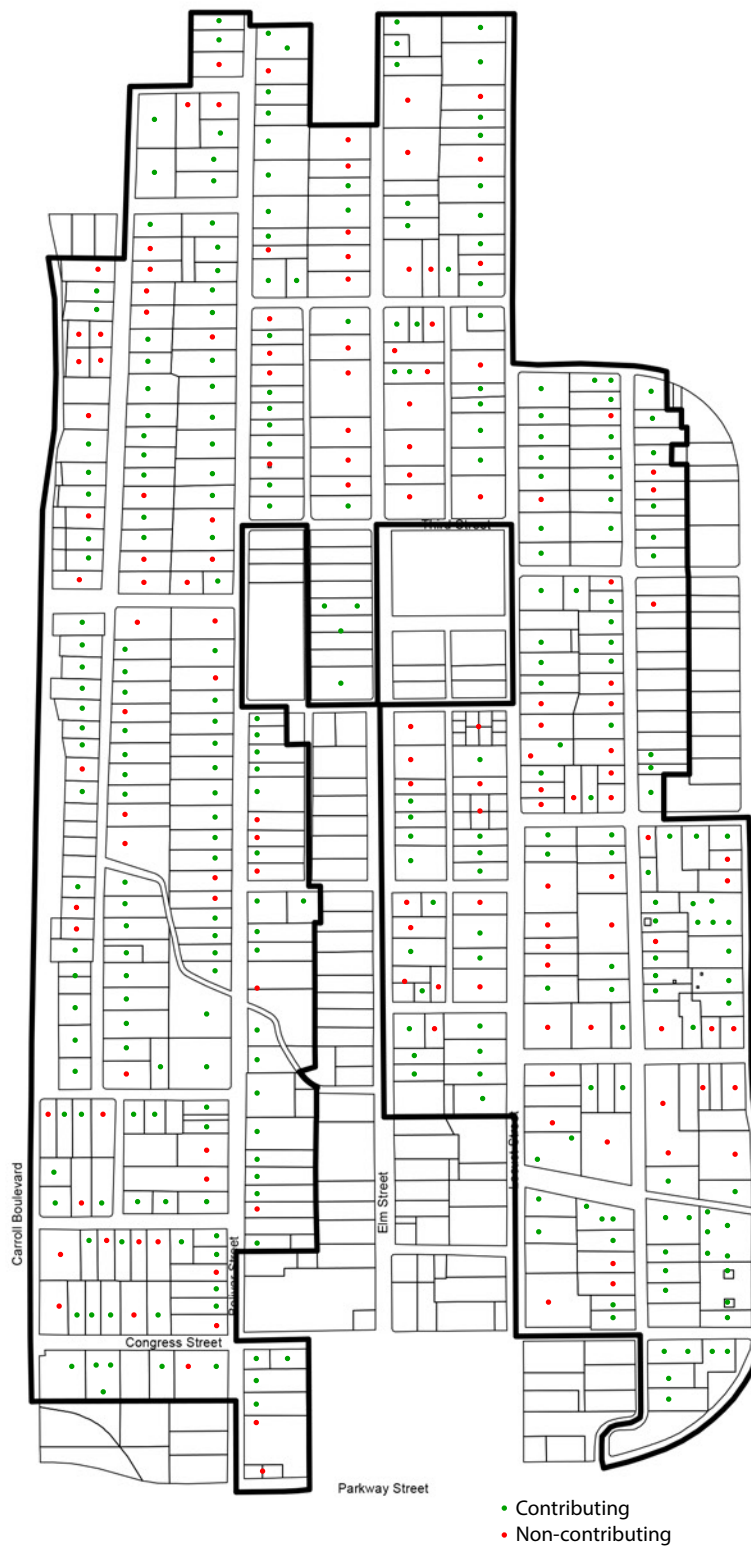
Appendix B



2012
City of Denton Historic Resource Survey
Bolivar Neighborhood

Map One
Survey Area





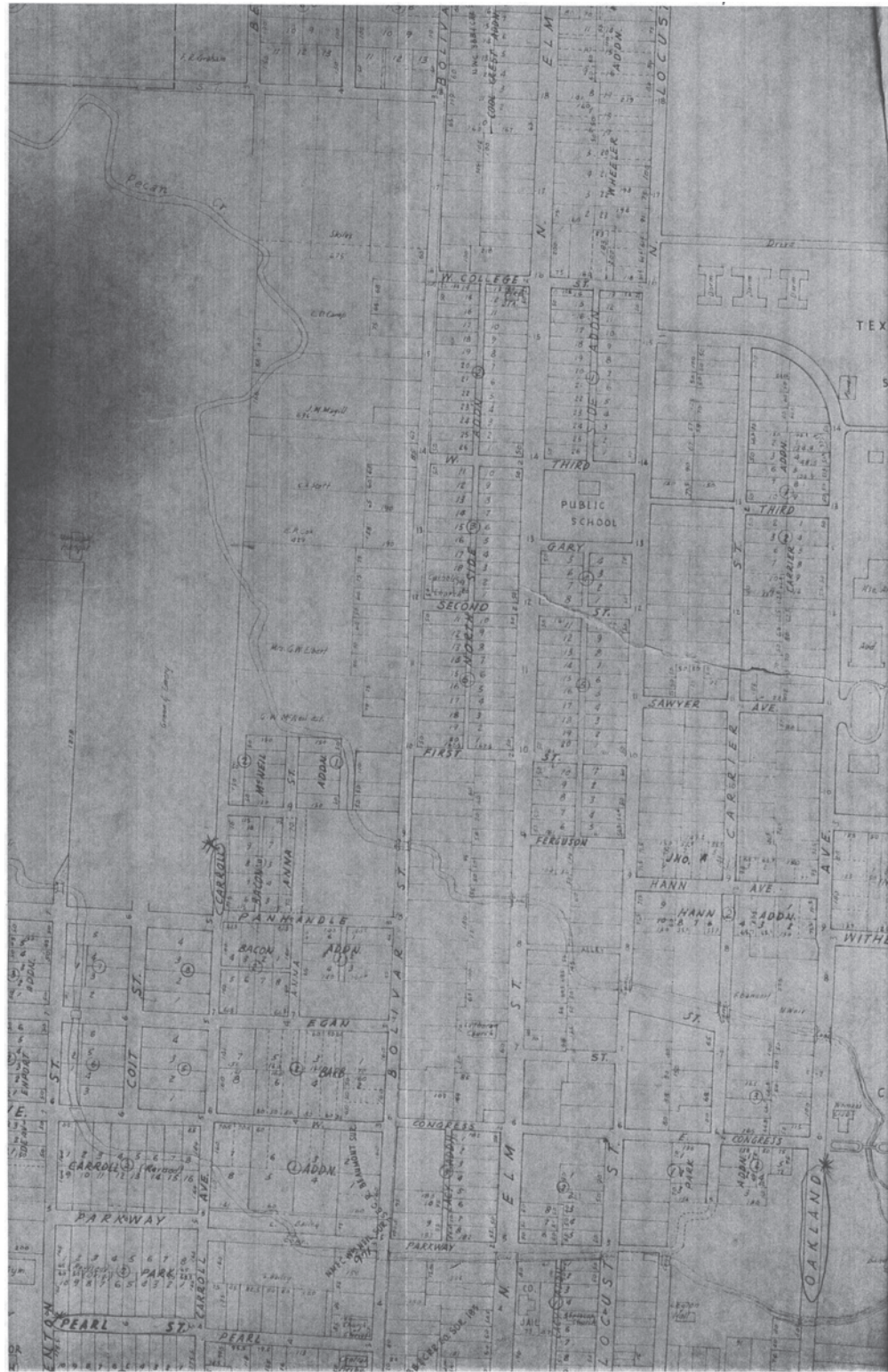
Appendix C

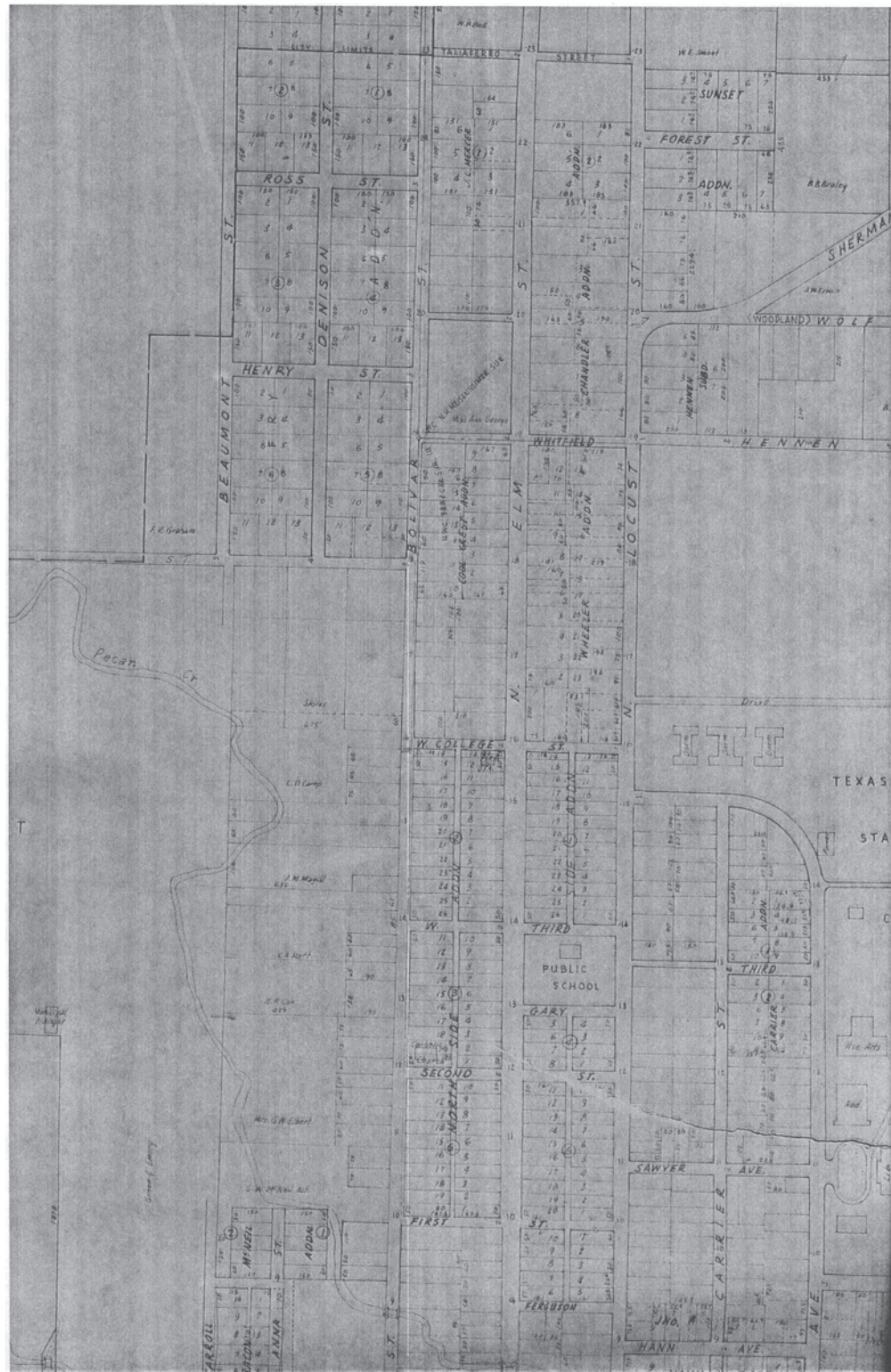


2012

City of Denton Historic Resource Survey
Bolivar Neighborhood

Denton Area Land Surveys





Northside Simple Addition

Location is beautifully situated on the Northside of the City of Denton, Texas, between the streets of Elm and First, and between the streets of Locust and S. A. Street.



With her beautiful atmosphere and pure artesian water, her fine schools and numerous churches, Denton offers superior attractions to one seeking a delightful home.

For information as to location, price, terms, etc., of lots, apply to

North Side
A-185-1
1893

T. W. ABNEY,
Real Estate Dealer,
104 West 4th St.

A-185-1

Denton

Current datetime: 11/3/2012 4:58:38 PM

DETAILS REPORT

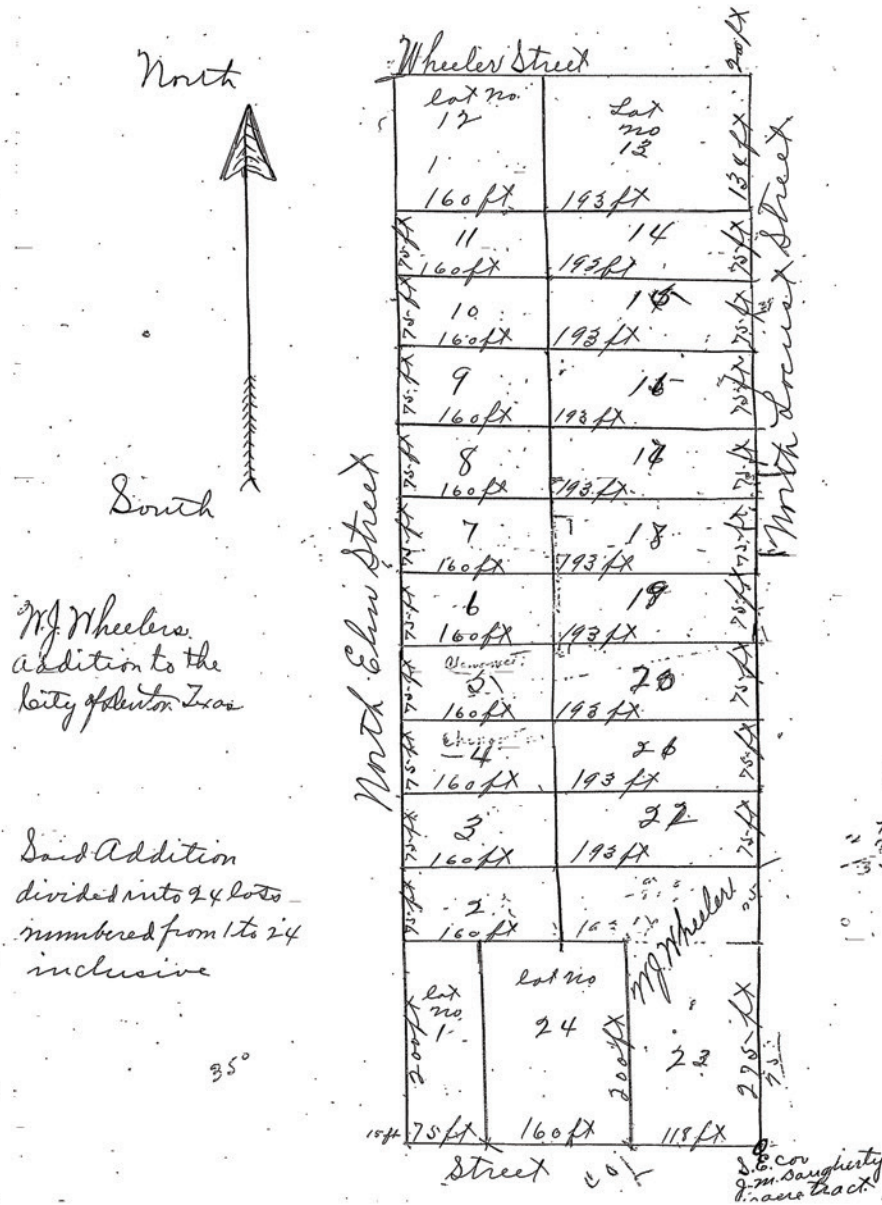
**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Type Desc.	Instr. Date	Book/Vol/Pag e	File Date	Consideration
77001027	Plat Information	07/26/1899	DR/00070/495	07/26/1899	
Grantor		Grantee			
WHEELER WJ , WHEELERS WJ ADDN		PUBLIC			
Volume/Cabinet	Page	Lot	Block	Description	
References		Description		Recorded year	
Book/Vlm/Page					
DR/00070/495		Plat Information			

2012

City of Denton Historic Resource Survey
Bolivar Neighborhood

Wheeler Addition - Vol 70 Page 495



The State of Texas }
 County of Denton } I, W. J. Wheeler a resident
 citizen of the city of Denton Texas do hereby
 declare and designate the foregoing plat
 as W. J. Wheeler's Addition to the City

496

of Denton. Witness my hand this 26th day
 of July 1899.

W. J. Wheeler

The State of Texas }
 County of Denton } Before me W. L. McCormick
 a Notary Public in and for said county and
 state on this day personally appeared
 W. J. Wheeler known to me to be the person whose
 name is subscribed to the foregoing instrument
 and acknowledged to me that he signed and
 executed the same for the purposes and considerations
 therein stated. Given under my hand and
 seal of office at Denton Texas this the 26th day
 of July A. D. 1899.

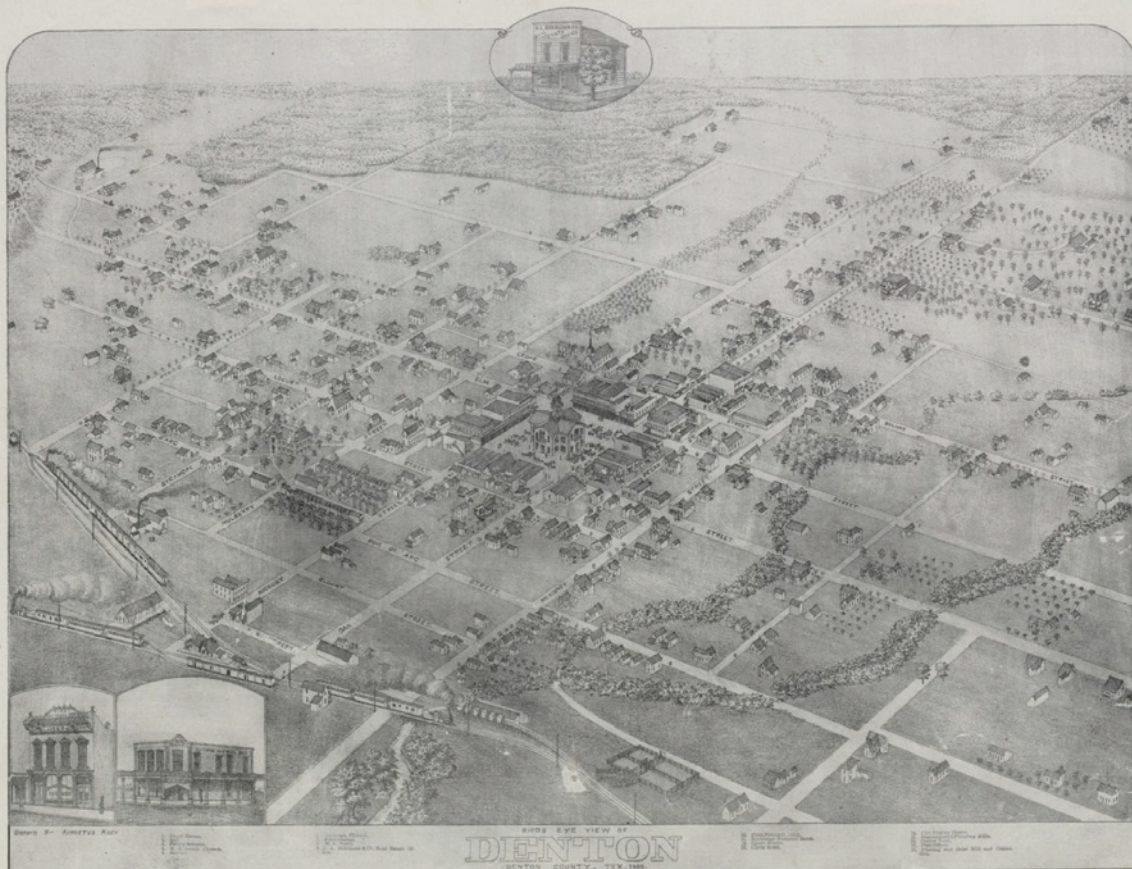
{ Seal }

W. L. McCormick
 Notary Public Denton Texas

Filed for Record July 26th 1899 at 10th o'clock A. M.

E. F. Gummert Co Clerk

By Lee Gummert Deputy



Map
1883

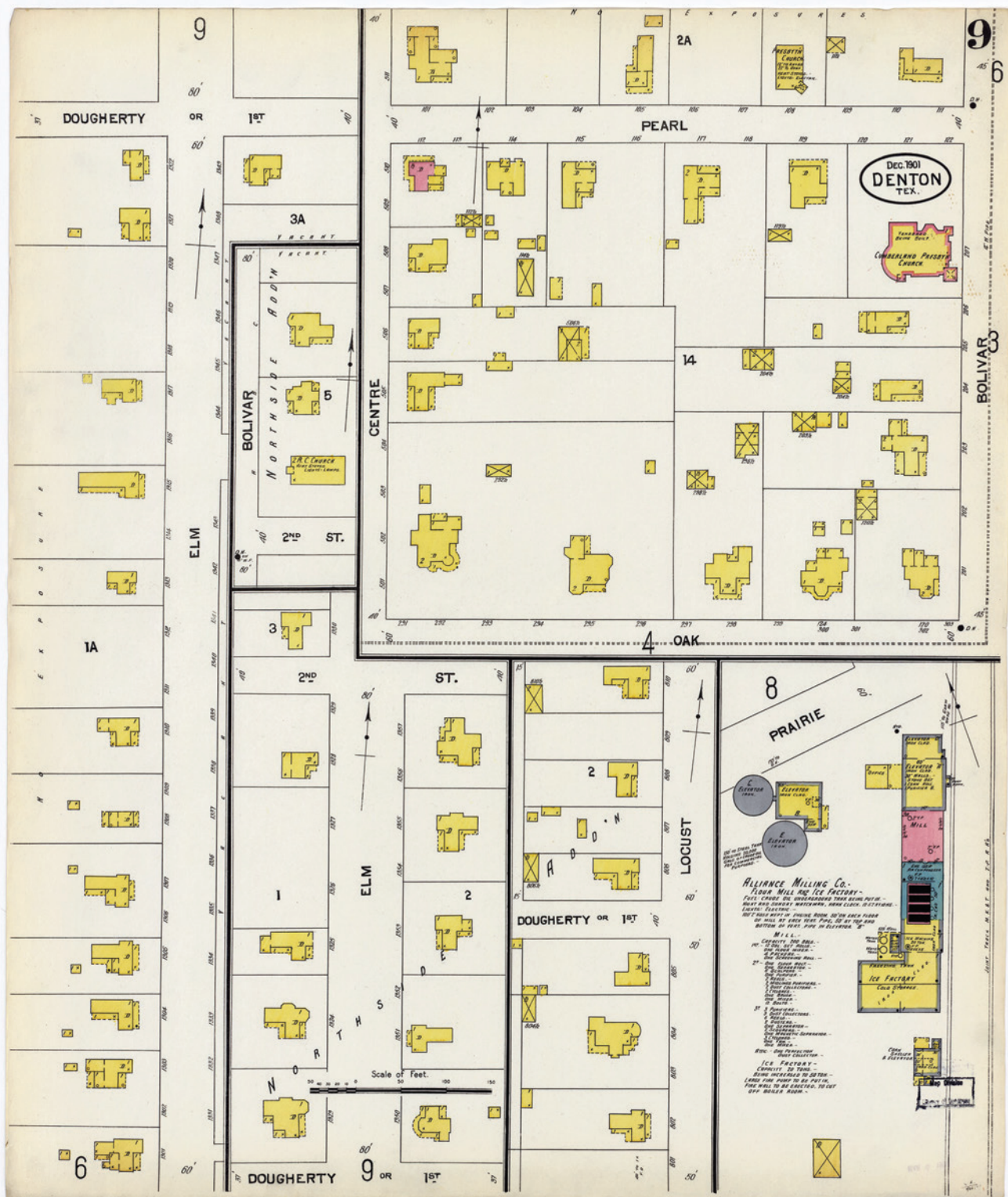
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Photo obtained from Amon Carter Museum

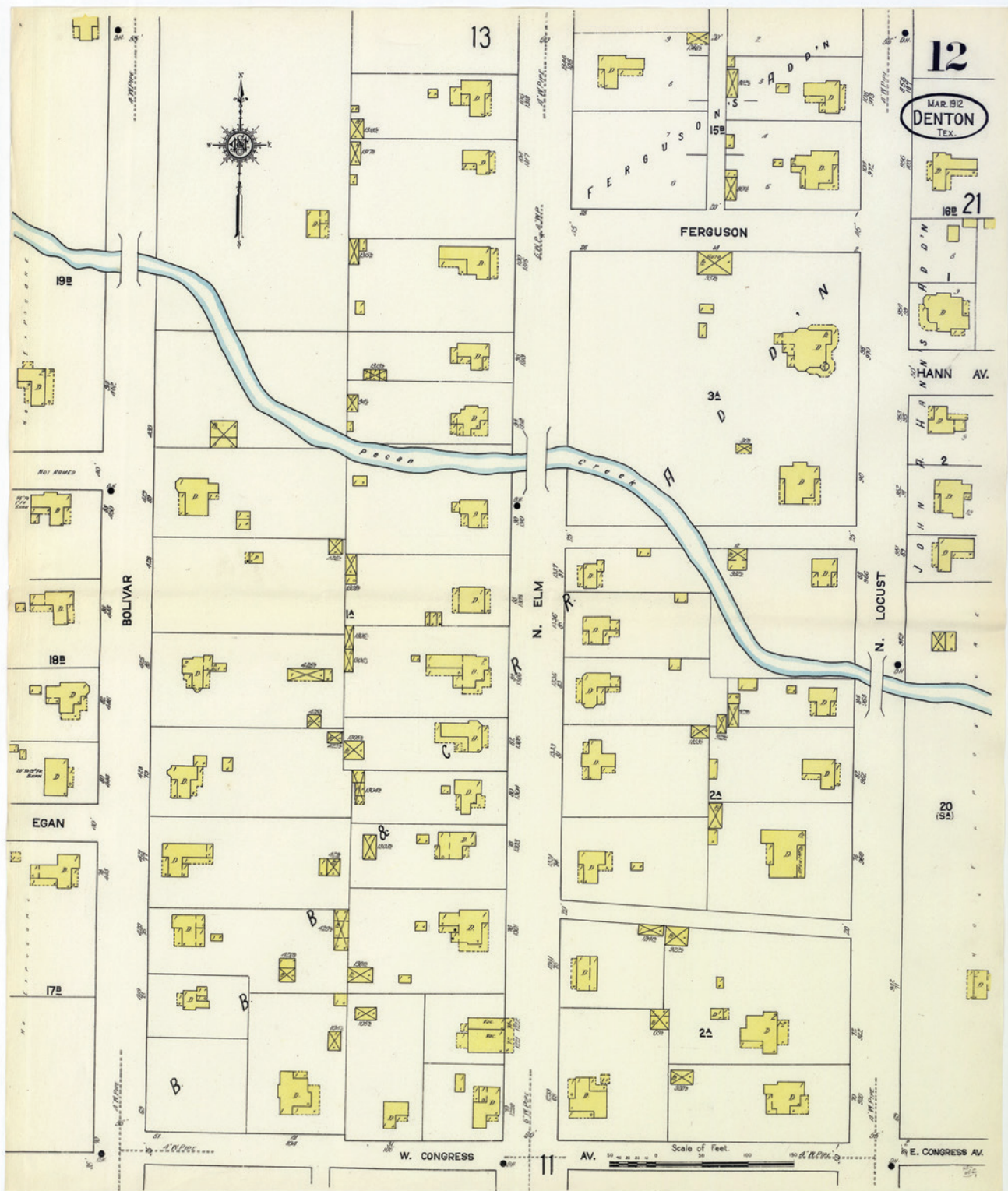
2012
City of Denton Historic Resource Survey
Bolivar Neighborhood

Koch Birds Eye Map - ca. 1883

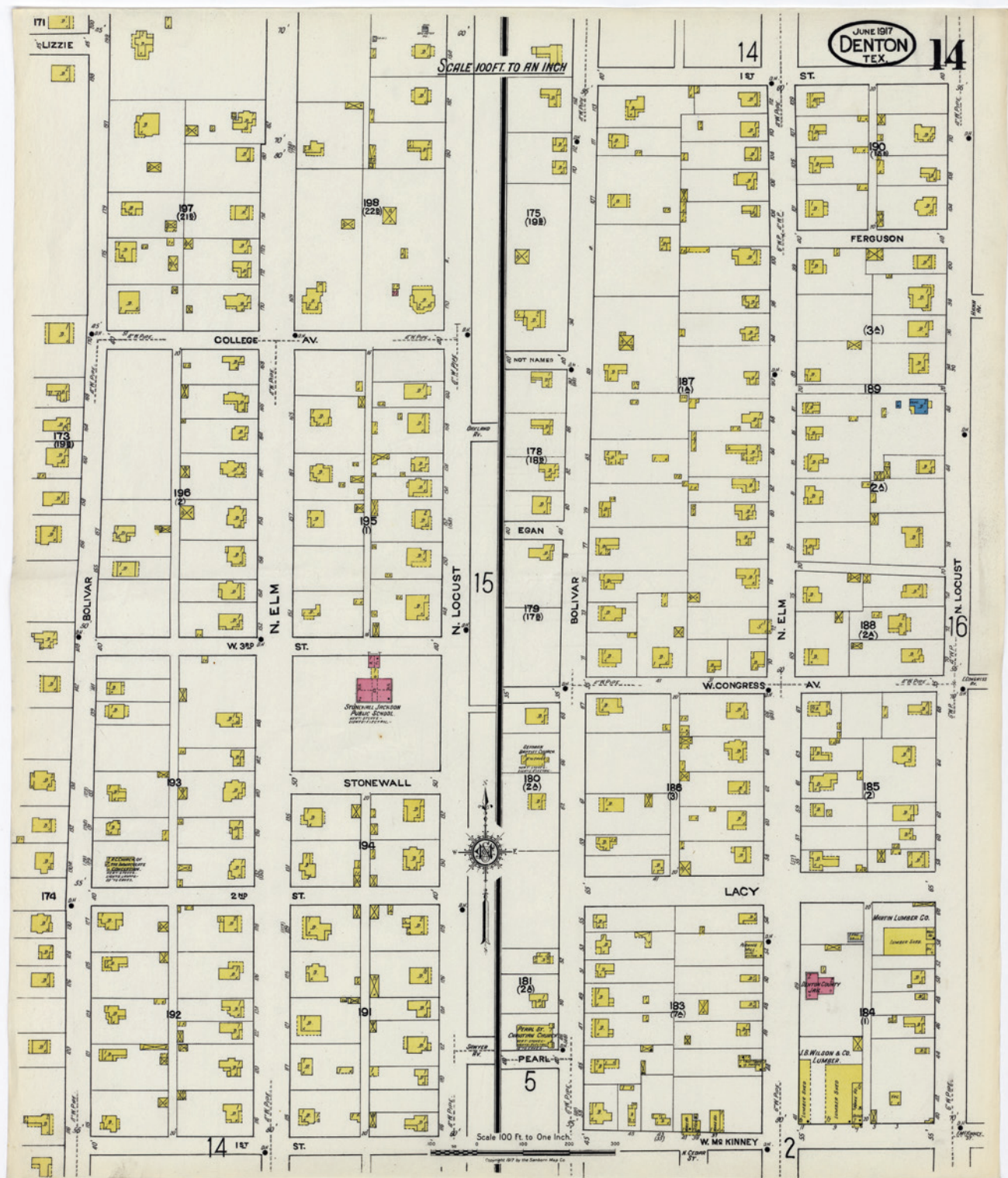
Appendix D



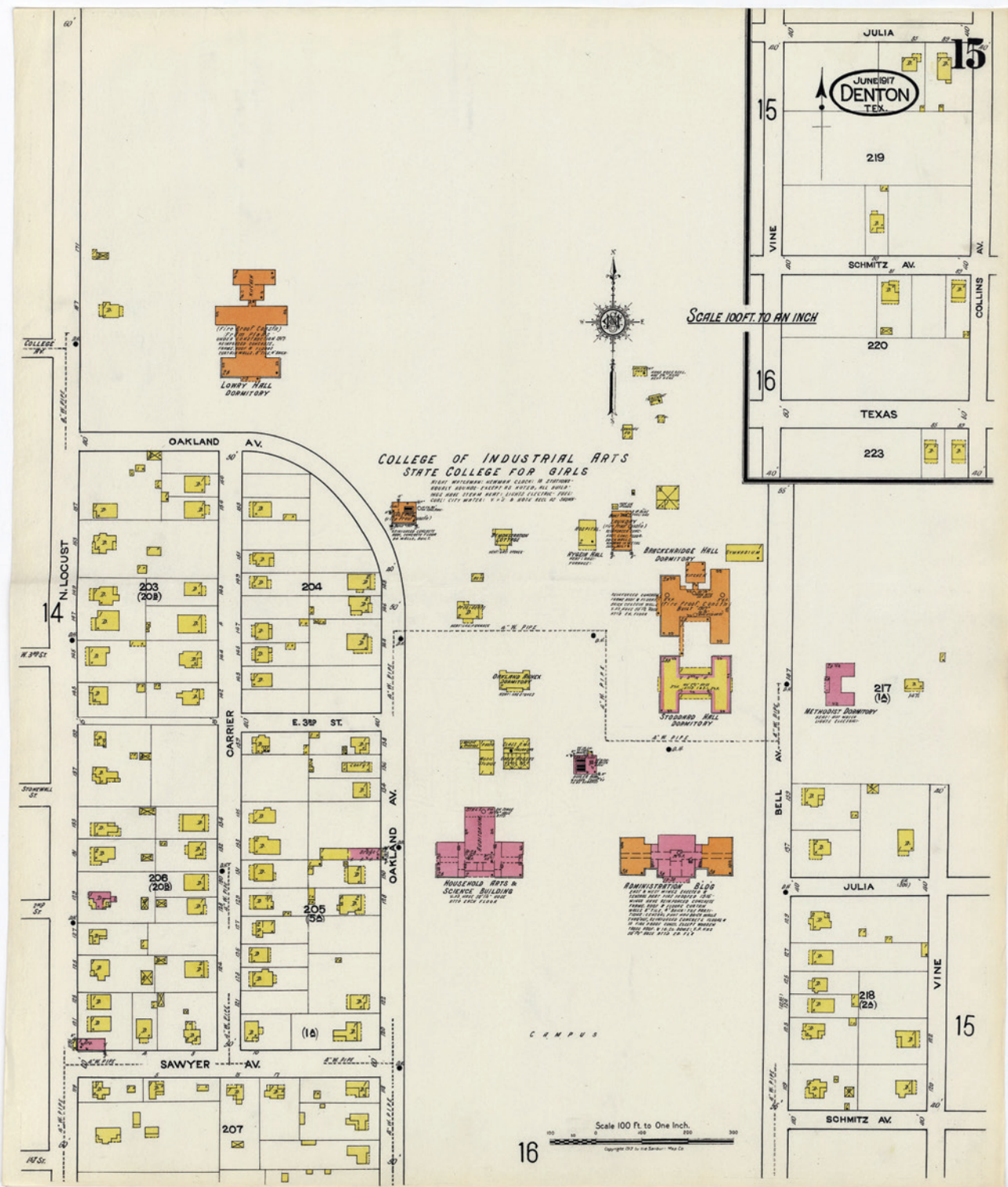


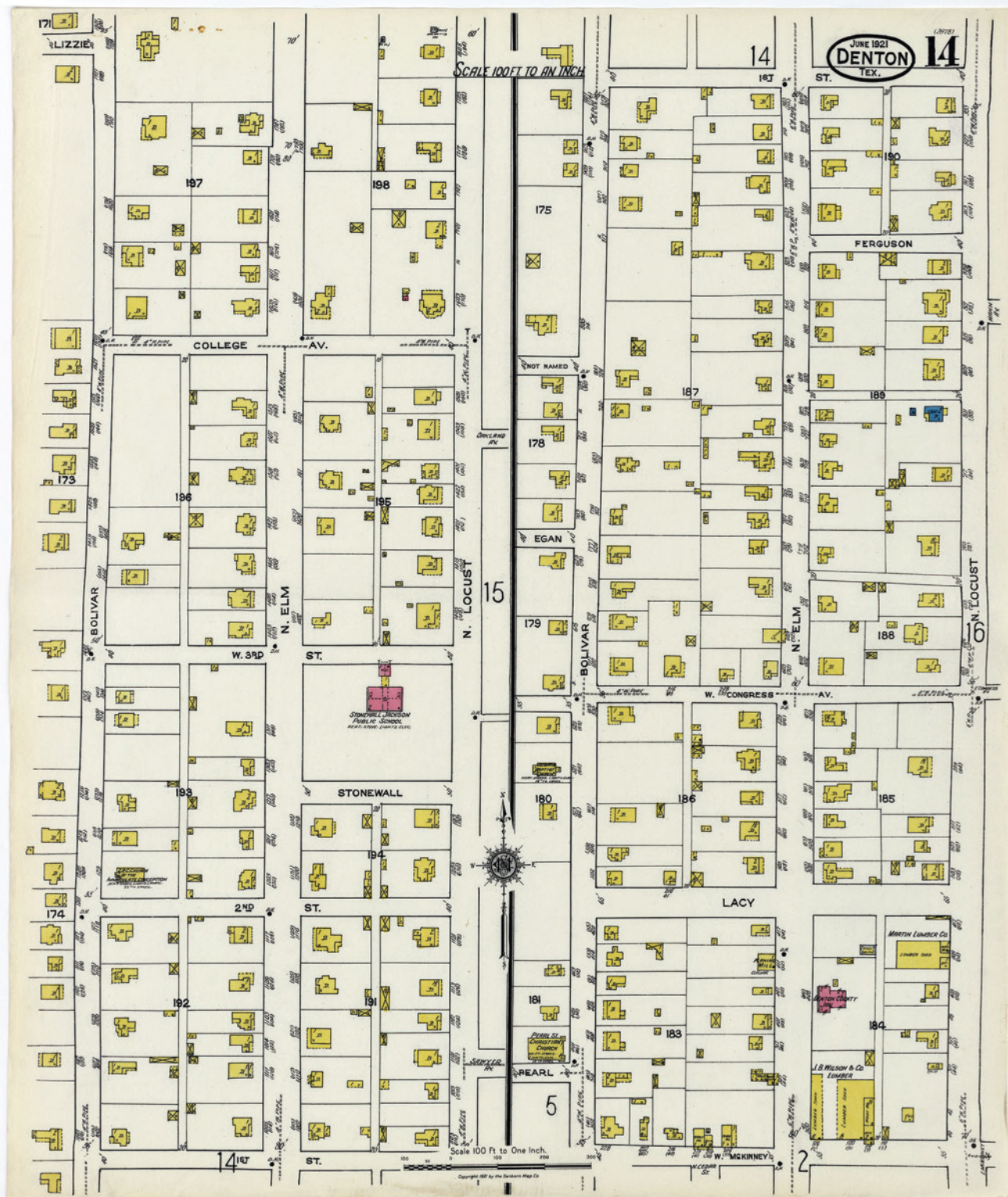


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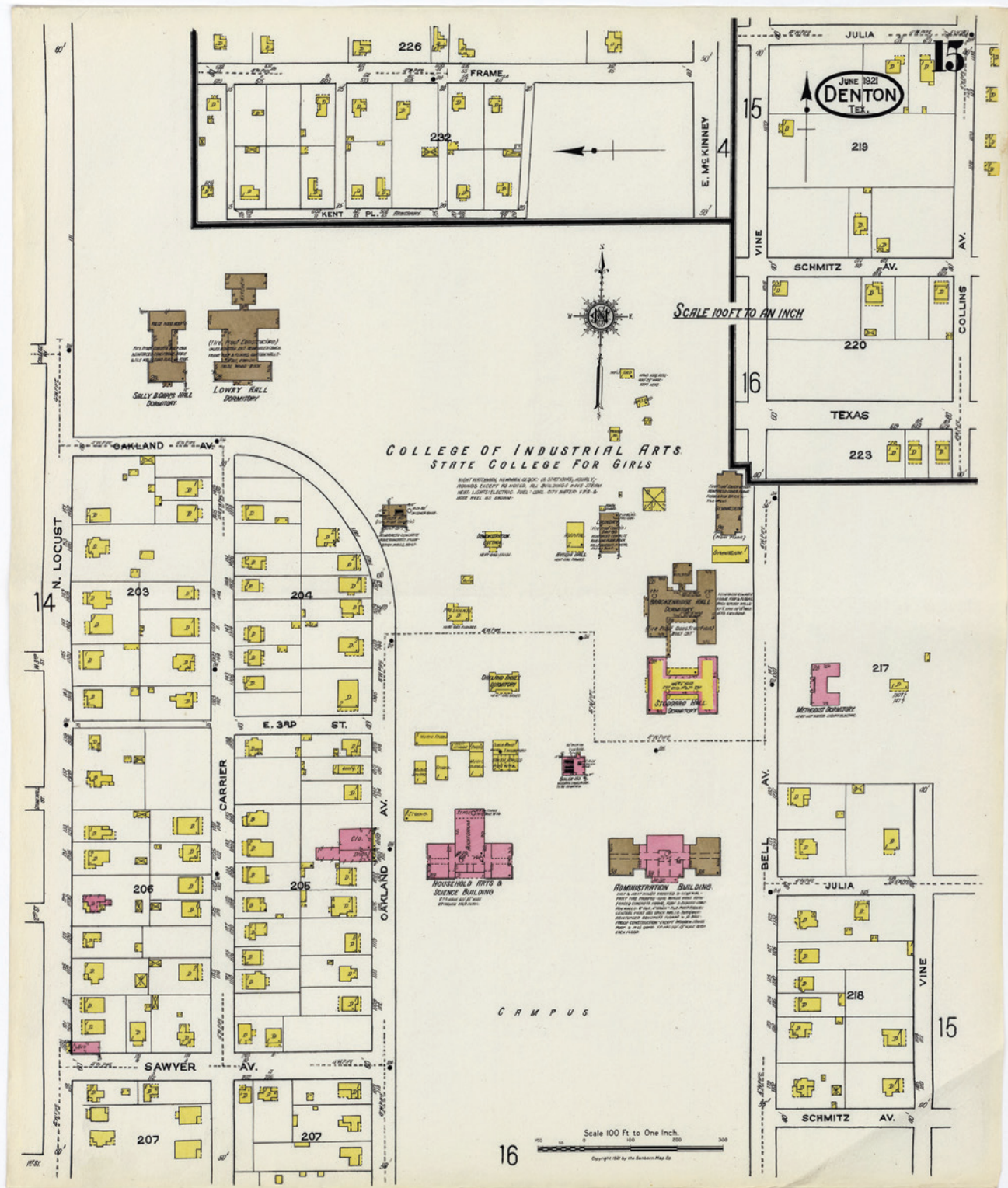


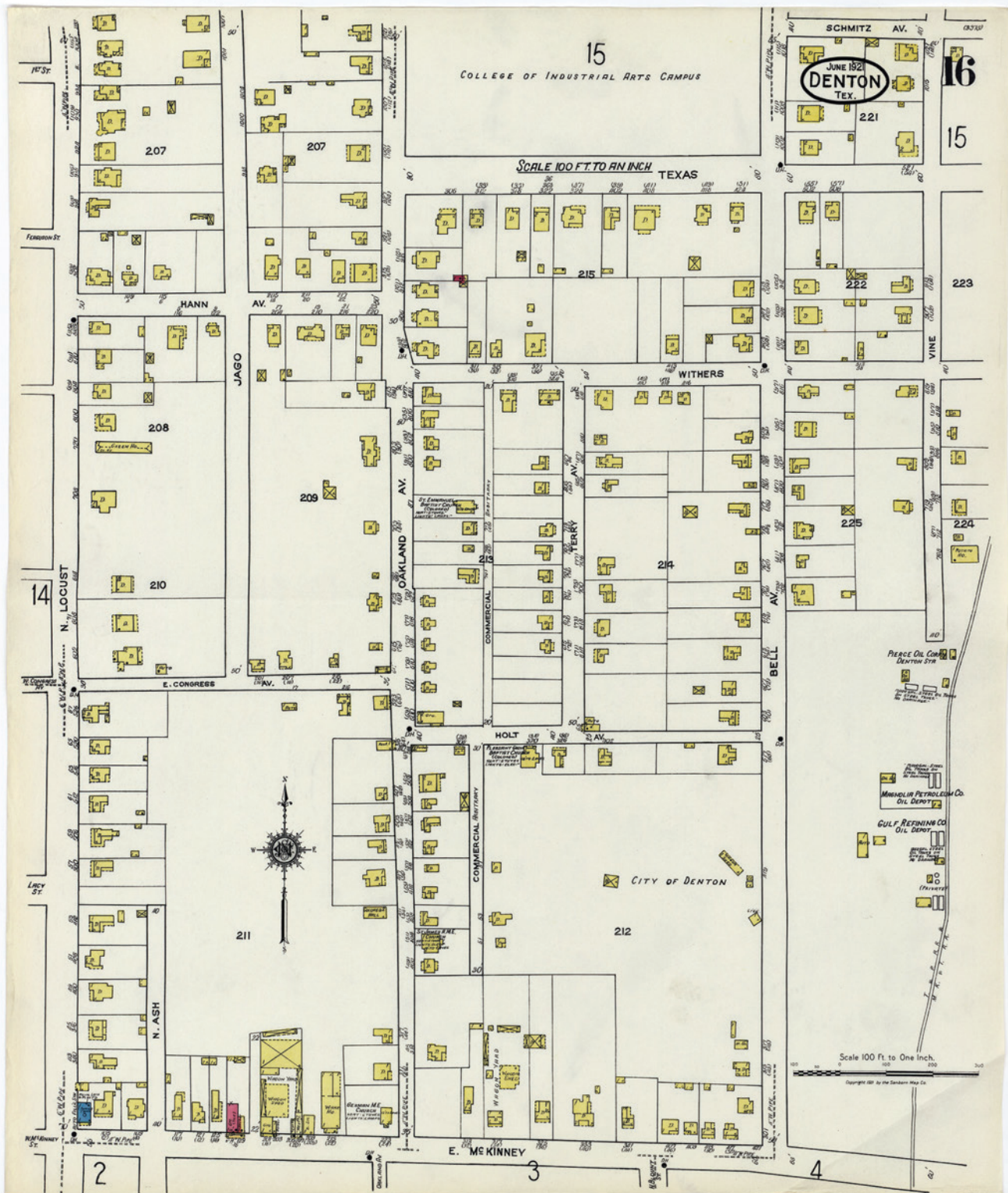
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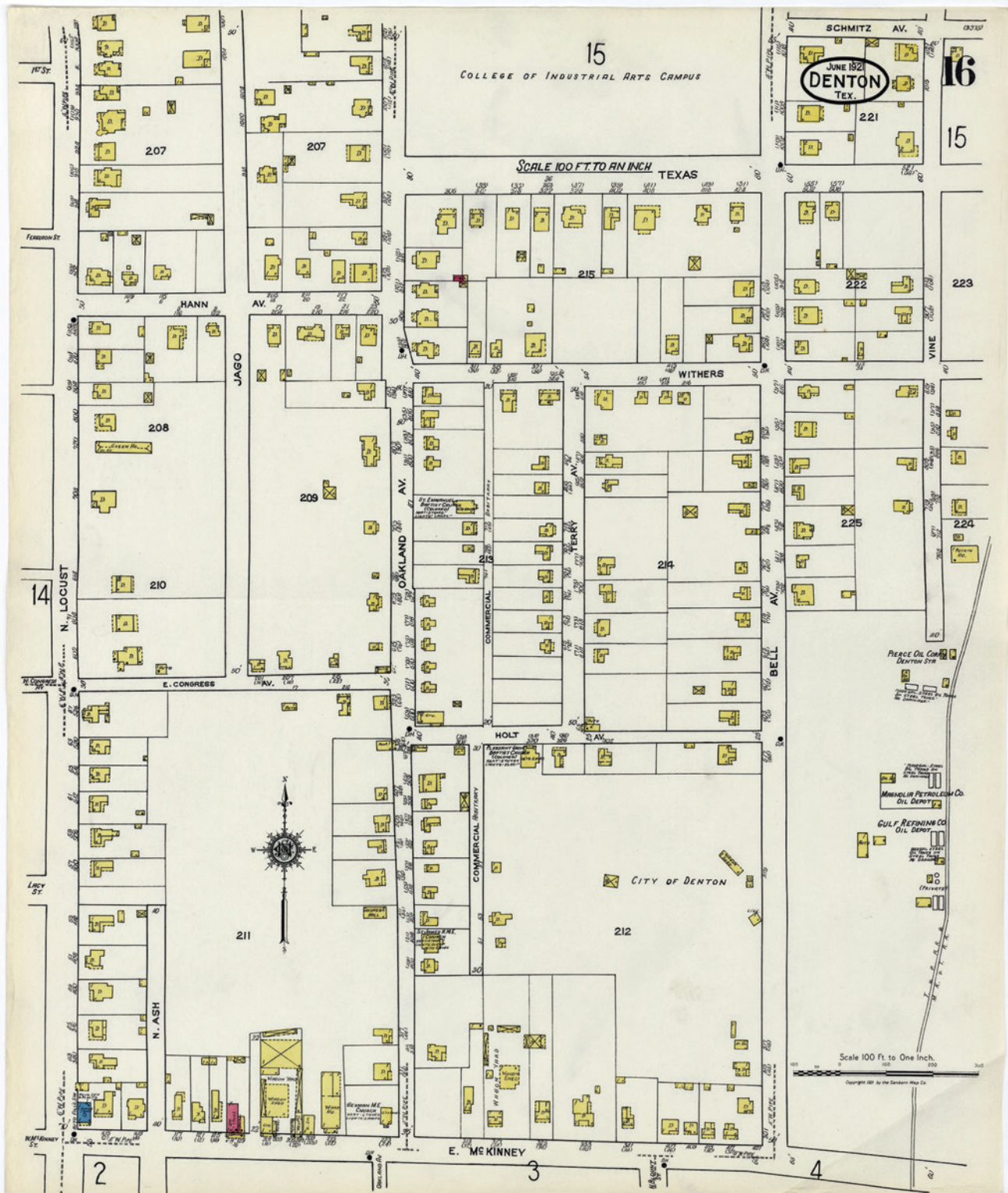


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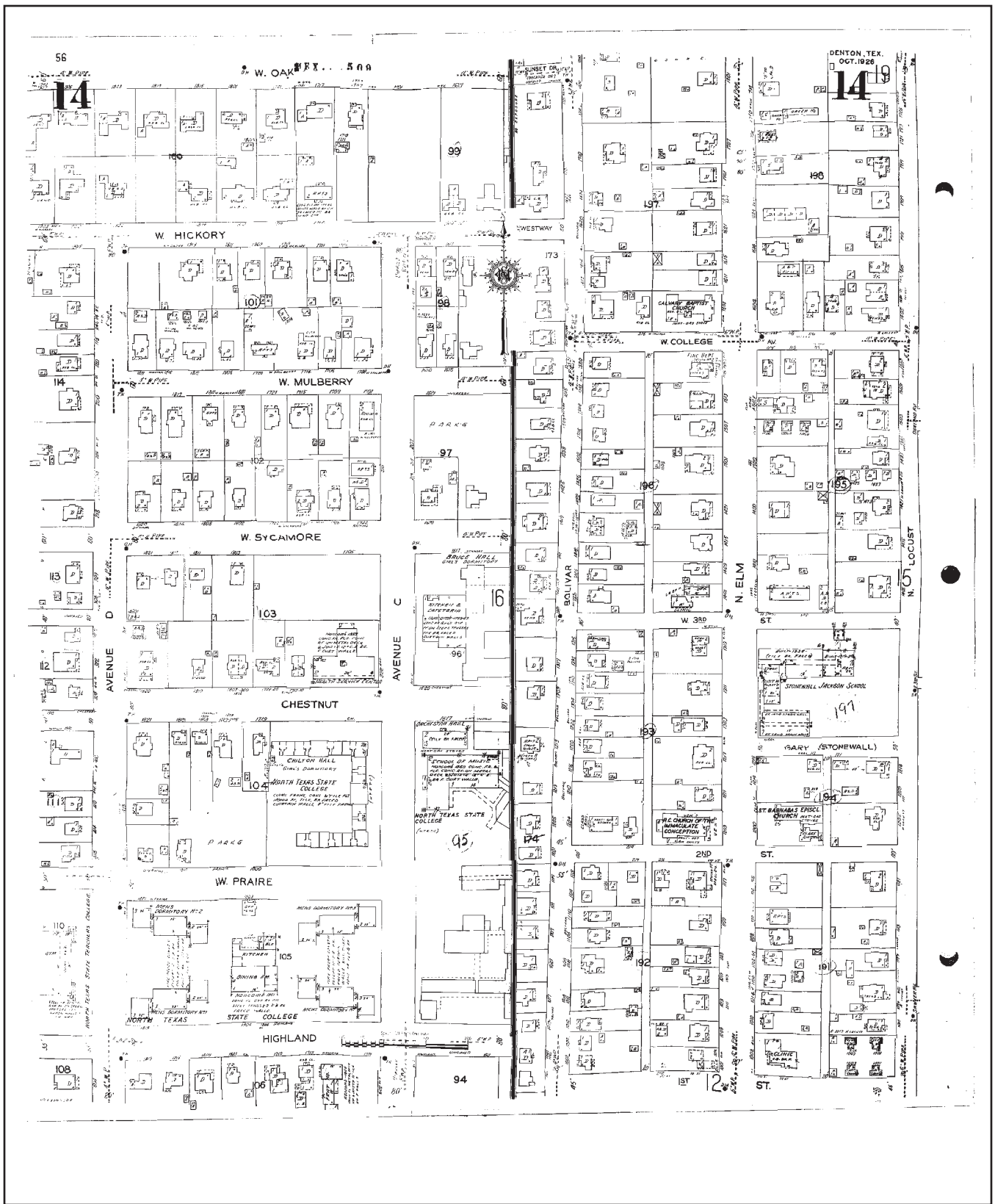


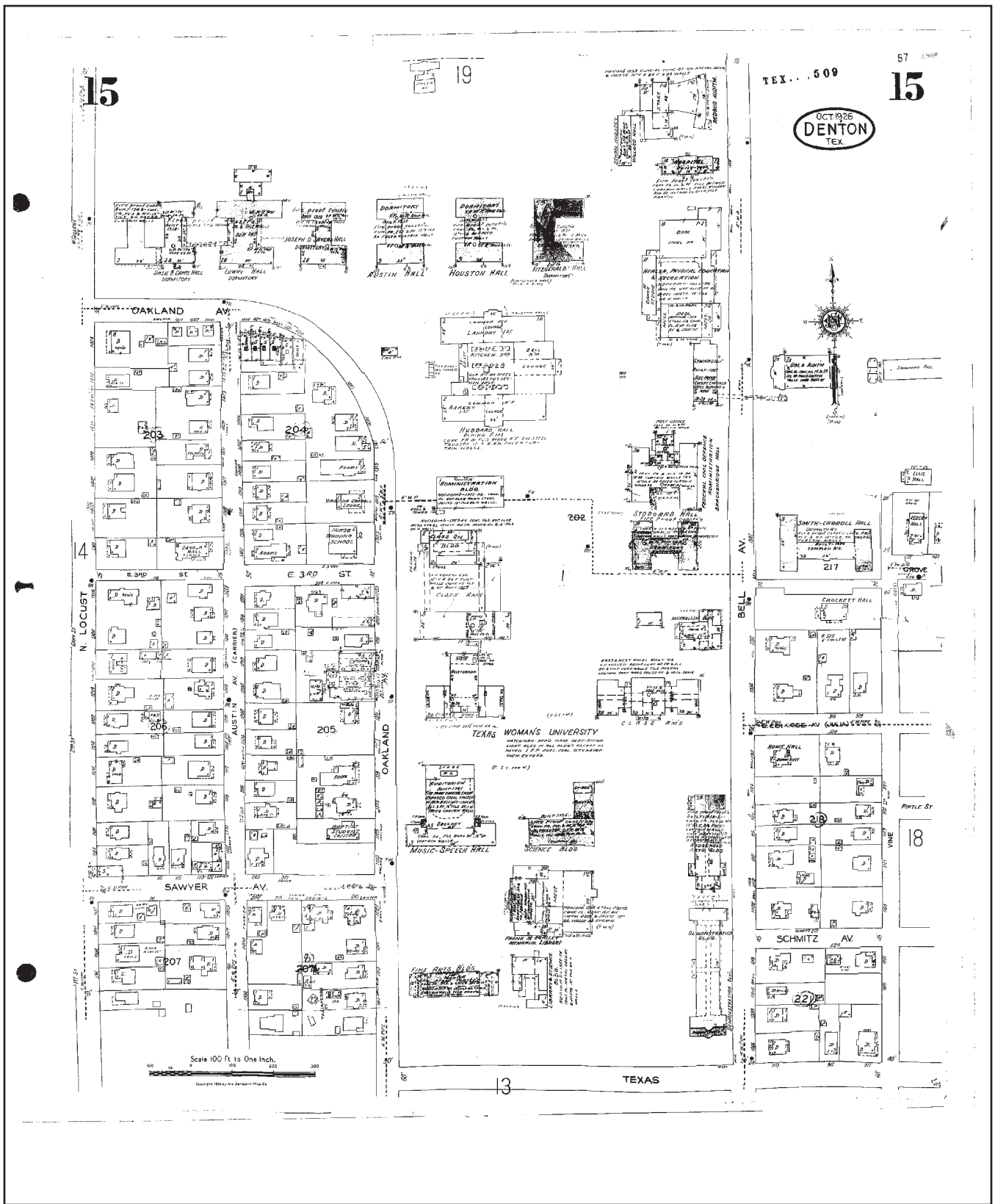
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Original located at the Dolph Briscoe Center for American History, University of Texas at Austin





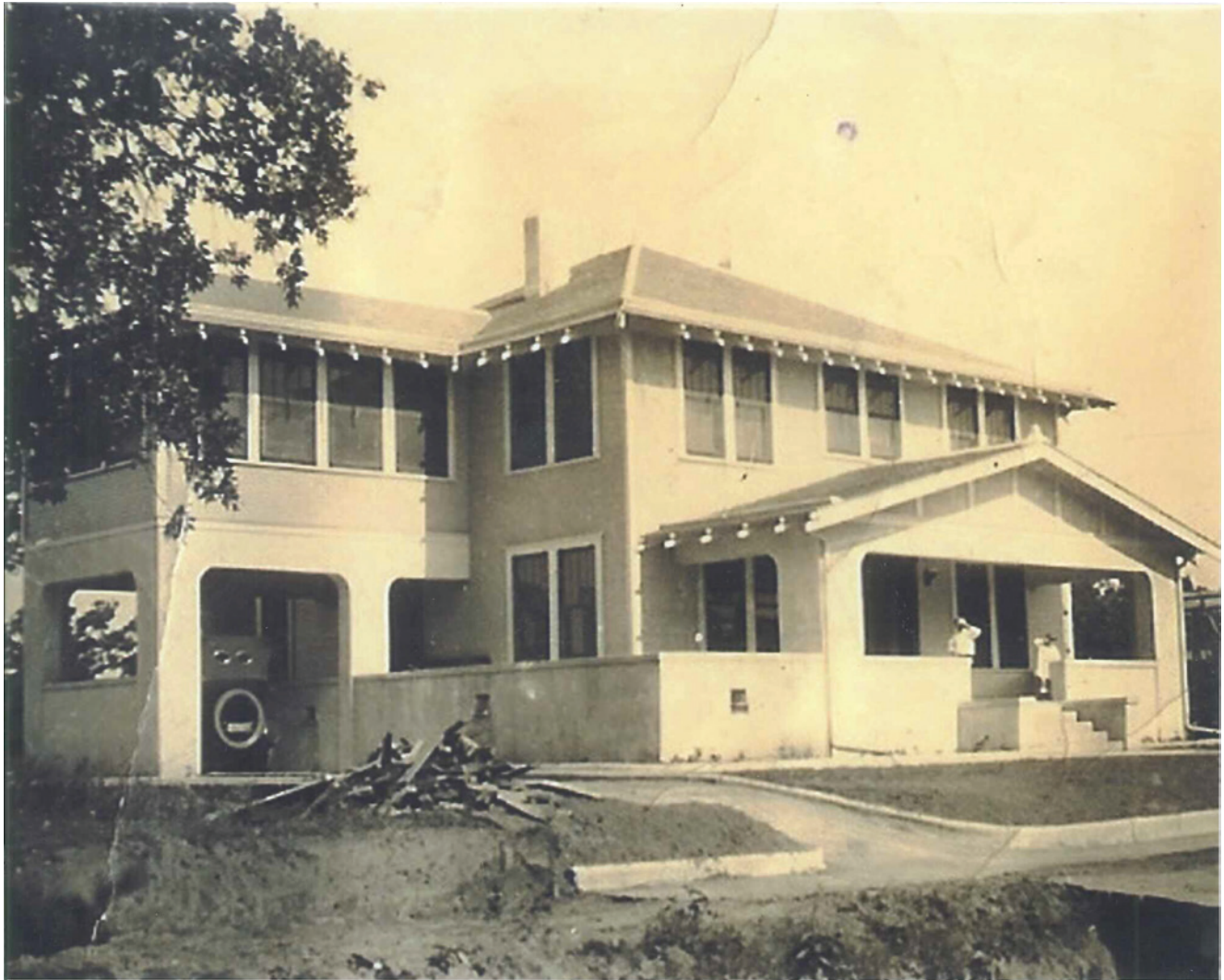


Appendix E



2012
City of Denton Historic Resource Survey
Bolivar Neighborhood

1701 N. Locust - ca. 1919



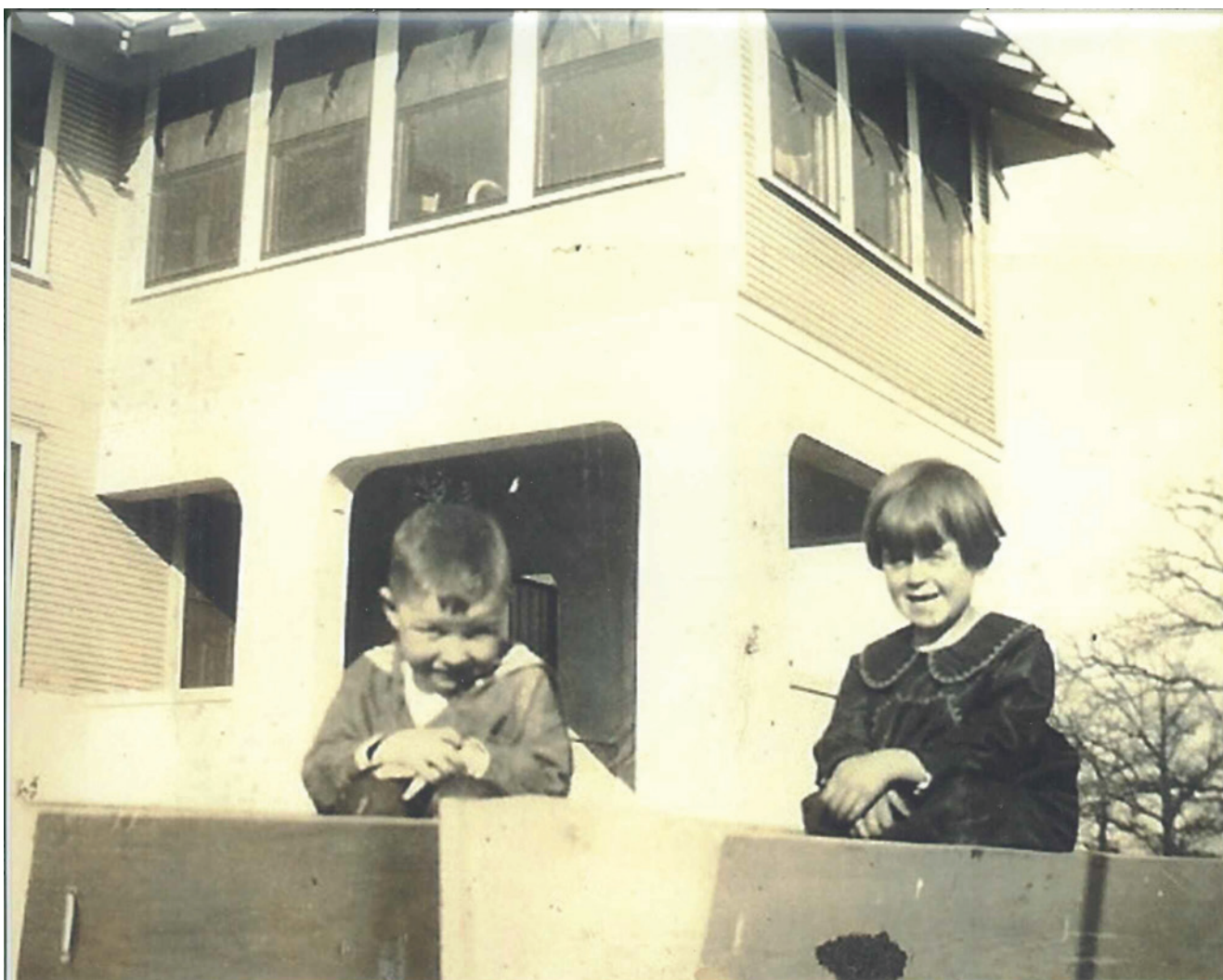
2012
City of Denton Historic Resource Survey
Bolivar Neighborhood

1701 N. Locust - ca. 1919



2012
City of Denton Historic Resource Survey
Bolivar Neighborhood

1701 N. Locust - ca. 1919



2012
City of Denton Historic Resource Survey
Bolivar Neighborhood

1701 N. Locust - ca. 1919



2012
City of Denton Historic Resource Survey
Bolivar Neighborhood

North Side of the Square - ca. 1886



Appendix F

5850 - 00800

Lula Heard Estate
1503 Bolivar
Denton, Texas

"R" DWELLING

8/437 1503 Bolivar
- 377' S from Westway
R. Beaumont Survey Abst. #31

SERVICE AND LAND IMPROVEMENTS

Dirt Street	Brick	Asphalt	Side Walk	Water	Gas
Gravel Street	Macadam	Concrete	Curb and Gutter	Sewer	Electric Service

ZONING

Dwelling A B	Apartment C D E	Local Retail C D
Commercial C D E F	First Mfg. B C D E	Second Mfg. B C E

LAND VALUATION

SIZE LOT	UNIT	TOTAL VALUE
80X192 = 11220	15	1344
70X112 = 7840	15	1584

MISCELLANEOUS INFORMATION AND REMARKS

Mrs. Lula Heard, Estate WB v 180 p 181 6/6/21 * 6000

