

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: West Denton Residential Historic District
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by West Hickory St., Panhandle St., Carroll Blvd. and Ponder Ave.
City or town: Denton State: Texas County: Denton
Not for publication: [ ] Vicinity: [ ]

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[n] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National
Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the
property [x] meets [ ] does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[ ] national [ ] statewide [x] local

Applicable National Register Criteria: [x] A [ ] B [x] C [ ] D

Signature of certifying official / State Historic Preservation Officer: Mark Wolfe
Date: 12/20/2020
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:
[ ] entered in the National Register
[ ] determined eligible for the National Register
[ ] determined not eligible for the National Register
[ ] removed from the National Register
[ ] other, explain: \_\_\_\_\_

Signature of the Keeper Date of Action

West Denton Residential Historic District, Denton, Denton County, Texas

## 5. Classification

**Ownership of Property:** Private; Public-local

**Category of Property:** District

### Number of Resources within Property

Contributing	Noncontributing	
377	106	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
377	106	Total

Number of contributing resources previously listed in the National Register: 0

## 6. Function or Use

**Historic Functions:** DOMESTIC: single dwelling, multiple dwelling, secondary structure  
EDUCATION: school  
COMMERCE: business  
RECREATION: sports facility

**Current Functions:** DOMESTIC: single dwelling, multiple dwelling, secondary structure  
EDUCATION: school;  
COMMERCE: business  
RECREATION: sports facility

## 7. Description

### Architectural Classification:

Late Victorian: Queen Anne; American Folk

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Colonial Revival; Georgian; Italian Renaissance; Tudor Revival; Mission Revival

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Prairie Style; Craftsman; Minimal Traditional

MODERN MOVEMENT: Ranch

NO STYLE

MIXED

OTHER: New Traditional

**Principal Exterior Materials:** Wood, Brick, Stone, Stucco, Asbestos

**Narrative Description** (see continuation sheets 8 through 32)

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## 8. Statement of Significance

**Applicable National Register Criteria:** A, C

**Criteria Considerations:** NA

**Areas of Significance:** Architecture; Community Planning and Development

**Period of Significance:** 1890-1957

**Significant Dates:** 1890, 1924

**Significant Person** (only if criterion b is marked): NA

**Cultural Affiliation** (only if criterion d is marked): NA

**Architect/Builder:** Builders: Craft, Frank; Farris, J. B. (James Binkley); Yancey, C.C.  
Contractors: Davidson, H.F.; Naugle, I. T.; Wynn, T.D. Wynn; McGalliard, R.L.; Martin, G.W.

**Narrative Statement of Significance** (see continuation sheets 33-59)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheet 60)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

**Historic Resources Survey Number** (if assigned): NA

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## 10. Geographical Data

**Acreeage of Property:** Approximately 117 acres

### Coordinates

Datum if other than WGS84: NA

1. 33.221921° -97.144513°
2. 33.221864° -97.141018°
3. 33.221724° -97.140310°
4. 33.221263° -97.139098°
5. 33.218733° -97.137324°
6. 33.216682° -97.137343°
7. 33.214058° -97.137777°
8. 33.213854° -97.138783°
9. 33.213587° -97.142822°
10. 33.213672° -97.144188°
11. 33.214132° -97.144881°

**Verbal Boundary Description:** (see continuation sheet 61)

**Boundary Justification:** (see continuation sheet 61)

## 11. Form Prepared By

Name/title: Randy Hunt  
Organization: Historic Denton, Inc.  
Address: 722 West Oak Street  
City or Town: Denton State: TX Zip Code: 76201  
Email: Hunt.Randy@gmail.com  
Telephone: 940.368.2683  
Date: December 2020

## Additional Documentation

**Figures** (see continuation sheets 64-68)

**Maps** (see continuation sheets 62-63)

**Photos** (see continuation sheets 69-118)

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**Photos**

West Denton Residential Historic District  
Denton, Denton County, Texas  
Photographed by Gregory Smith, July 2019 (except as noted)

Photo 1  
Scripture-Deavenport House, 819 West Oak Street  
Camera facing southwest

Photo 2  
Rayzor-Graham House, 928 West Hickory Street  
Camera facing north

Photo 3  
Martin-Russell House, 811 West Oak Street  
Camera facing north

Photo 4  
James & Eva Rayzor House, 1003 West Oak Street  
Camera facing south

Photo 5  
Christal House, 722 West Oak Street  
Photographed by Randy Hunt, June 2016  
Camera facing north

Photo 6  
Mounts-Wright House, 403 Mounts  
Camera facing west

Photo 7  
Robert Mounts House, 305 Mounts  
Camera facing north

Photo 8  
Simmons-Maxwell House, 607 Pearl  
Camera facing southeast

Photo 9  
Lipscomb-Doggett House, 918 West Oak  
Camera facing north

Photo 10  
Evers House, 1035 West Oak  
Camera facing south

Photo 11  
Smith House, 1108 Congress  
Camera facing north

Photo 12  
Schweer-Jamison House, 616 West Oak  
Camera facing northeast

Photo 13  
Surber House, 503 Fulton  
Camera facing south

Photo 14  
Yancey House, 1010 West Hickory  
Camera facing north

Photo 15  
Farris House, 300 Amarillo  
Camera facing northeast

Photo 16  
Ray House, 815 West Hickory  
Camera facing south

Photo 17  
Vance Ice House and Store, 700 West Hickory  
Camera facing north

Photo 18  
Bronco Store, 802 Congress  
Photographed by Randy Hunt, June 2016  
Camera facing north

Photo 19  
Alton House, 1005 West Hickory  
Photographed by Randy Hunt, June 2015  
Camera facing southeast

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Photo 20  
Alton House, 1005 West Hickory  
Camera facing southeast

Photo 21  
High School Gymnasium  
Camera facing northeast

Photo 22  
High School, north elevation.  
Photographed by Randy Hunt, July 2019  
Camera facing south

Photo 23  
1107 W. Panhandle  
Camera facing

Photo 24  
1001 W. Panhandle  
Camera facing

Photo 25  
1006 W. Panhandle (Noncontributing)  
Camera facing

Photo 26  
913 W. Panhandle  
Camera facing

Photo 27  
809 W. Panhandle  
Camera facing south

Photo 28  
1016 W. Egan  
Camera facing north

Photo 29  
912 W. Egan (Noncontributing)  
Camera facing north

Photo 30  
910 W. Egan  
Camera facing north

Photo 31  
813 W. Egan  
Camera facing south

Photo 32  
1120 W. Congress  
Camera facing north

Photo 33  
1109 W. Congress  
Camera facing south

Photo 34  
913 W. Congress  
Camera facing south

Photo 35  
615 W. Parkway  
Camera facing south

Photo 36  
518 W. Pearl  
Camera facing north

Photo 37  
510 Fulton (formerly 1019 Congress; noncontributing)  
Camera facing south

Photo 38  
812 W. Oak  
Camera facing north

Photo 39  
723 W. Oak  
Camera facing south

Photo 40  
822 W. Hickory  
Camera facing northwest

Photo 41  
309 Amarillo  
Camera facing west

Photo 42  
812-810 W. Egan Streetscape  
Camera facing northeast

Photo 43  
1022-1010 W. Hickory Streetscape  
Camera facing northeast

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Photo 44  
722-716 W. Oak Streetscape  
Camera facing northeast

Photo 45  
1022 Congress - garage (contributing)  
Camera facing southeast  
Photographed by Randy Hunt, June 2020

Photo 46  
917 Egan - garage (contributing)  
Camera facing southeast  
Photographed by Randy Hunt, June 2020

Photo 47  
1035 Oak - carriage house (contributing)  
Camera facing southeast  
Photographed by Randy Hunt, June 2020

Photo 48  
619 Parkway - garage (noncontributing)  
Camera facing west  
Photographed by Randy Hunt, June 2020

Photo 49  
1003 Egan  
Camera facing south  
Photographed by Randy Hunt, November 2020

Photo 50  
1019 Egan  
Camera facing south  
Photographed by Randy Hunt, November 2020

Photo 51  
810 Congress  
Camera facing north  
Photographed by Randy Hunt, November 2020

Photo 52  
505 Parkway  
Camera facing south  
Photographed by Randy Hunt, November 2020

Photo 53  
405 Amarillo  
Camera facing west  
Photographed by Randy Hunt, November 2020

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

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## Description

The West Denton Residential Historic District is a primarily residential district in Denton, Denton County, Texas, approximately a half mile west of the Denton County Courthouse square. The district includes (in whole or part) ten divisions and subdivisions platted from the mid-19<sup>th</sup> century through 1925. The rectilinear street grid is irregular due to the different layouts of the various plats. Lot sizes also vary in the district, with larger lots (and correspondingly grander houses) on the district's south end along Oak and Hickory streets. The historic resources are primarily single-family dwellings, but also include a public school campus, and a small number of multiple-family dwellings and modest commercial buildings. Examples of architectural styles in the district include those that were most popular nationally for upper- and middle-class families, with large Queen Anne and Period Revival houses in the south. The majority of the neighborhood, however, is composed of modestly scaled Craftsman Bungalow and Minimal Traditional houses through the central and north portions of the district. The older southern portion of the neighborhood includes nine residences built prior to 1900 and 92 residences constructed between 1900 and 1922. Home construction overall peaked between 1923 and 1929 with most houses completed before the Great Depression, while approximately 20% of the building dating to the period between 1930 and 1957. A few homes were architect-designed, but the majority were the result of collaboration between owners and builders, often working from plan books. While houses have been altered over time, most retain a good degree of integrity and convey a visual sense of the historic significance of the district. The neighborhood is still characterized by its "Silk Stocking" area primarily along Hickory and Oak streets, a large number of Craftsman Bungalows elsewhere, and the 1924 Senior High School campus. The period of significance spans from 1890 with the construction of the earliest extant building to 1957, after which new construction slowed considerably. Almost all of the 483 buildings were constructed during the period of significance. Of these, 332 are primary dwellings and 138 are ancillary buildings (detached garages, garage apartments, carriage houses and outbuildings). The district includes four noncontributing apartment buildings, three small commercial buildings (two contributing), and a five-building public school campus (two buildings of which contribute). A total of 377 buildings (78%) contribute to the district.

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The West Denton Residential Historic District is walking distance from the city's central business district surrounding the Denton County Courthouse square. This historic neighborhood is connected to downtown vis West Hickory and West Oak Streets, the prominent east-west corridors, and is immediately northeast of the University of North Texas campus. Commercial properties populate Oak and Hickory between the square and Carroll Boulevard; properties to the west are residential neighborhoods. The terrain is gently rolling, with the highest point at the southwest corner (the lot of 1035 W. Oak, at 680 feet). Another high point of 670 feet is near the center of the district, along the south end of Mounts Street named (named after the Mounts family, not for its elevation) and the south end of the school campus. The evaluation slopes to a low point of about 630 feet at the northeast corner of the district, approaching Pecan Creek just beyond the district boundary.

Northwest of the district is the current high school campus, and the district boundary is generally drawn to include whole or discrete portions of subdivisions, with a high concentration of buildings that retain a good degree of integrity. The southern boundary runs along W. Hickory Street, a major east/west 2.5-mile-long thoroughfare running through the heart of the city. The western boundary of the district is roughly defined as Ponder Avenue to the north and Welch Street to the south. The northern boundary is Panhandle Street, and the eastern boundary is roughly Denton Street, but extending as far as Carroll Street in the middle portion of the district. Portions of ten additions or subdivisions are within the district, with streets that do not fully align between them. Lot sizes vary greatly within the district, even within platted subdivisions. The smallest residential lot is 3,920 square feet (815 Haynes Street in the center of the district), while the largest is over 35,000 square feet, or 0.8 acres (1035 W. Oak, with the largest house at 6,600 sq. feet). Typical lot sizes north of Oak Street run about a fifth of an acre, although a few are twice that size. Despite the eclectic nature of the district's buildings, setback from the street is fairly consistent along each street but vary slightly through the district in relation to the scale of houses, with larger houses on larger lots set back further from the street.



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The earliest homes in the relatively rural 19<sup>th</sup> century district included carriage houses, and landscaping of trees, shrubs and small flower beds protected from wondering livestock by small fences (many produced by the Denton Wire Fence Co.) following property lines. As automobiles appeared in the early 1900s and roads became paved in the 1920s, most houses had detached garages positioned toward the rear of the houses. A very small number are visible from the street (1022 W. Congress; Photo 45 and 917 Egan; Photo 46). Homes built after World War II included attached garages. Work Progress Administration projects during the later 1930s created sidewalks in the established residential districts and around the perimeter lot of the Senior High School.

### **Residential Property Types**

The majority of houses are frame construction with clapboard or weatherboard siding, but some have brick, stucco, or stone veneer. Most have pier and beam foundations skirted with brick, concrete or stone, and most roofs are gabled, hipped or hipped-gabled, and covered with composition shingles. Most residences appear to be the work of local carpenters and contractors, although some were designed by architects. Garages, garage apartments, and sheds are the most common auxiliary resources. They too, typically feature frame construction with gable roofs. While each block displays an individual eclectic character, the similarities of setting, form, and materials help unify the district. Properties within the district have been identified by architectural style or type as relevant using categories found in *A Field Guide to American Houses* (revised, 2015). Most residences exhibit characteristics associated with one or more recognizable popular domestic styles, but the variety of designs is very diverse, with most houses featuring unique combinations of plans, materials, porch configurations and roof compositions. As a result, while some houses share some of these characteristics, no two are quite alike. Associated outbuildings, such as garages, are identified by style with the residential building when built at the same time; otherwise, most are examples of functional construction. Within the West Denton Residential Historic District, there are 472 individual buildings categorized as either a primary residence or an ancillary building. Of these, 332 are primary residences with many varieties of architectural styles.

Perhaps the most popular late 19<sup>th</sup> century style was the **Queen Anne**, which expressed an aspect of the late 19<sup>th</sup> century picturesque movement with elaborate arrangements of ornamental details drawn from English architecture. Characteristic Queen Anne styling includes asymmetrical form, wood frame or brick construction, two or three stories in height, and detailed by an assortment of rounded towers, domes, turrets, and steeply pitched roofs with conical, pyramidal and hipped shapes. They exhibited a rich variety of textures in the use of smooth clapboard, patterned brick, shingles, polychrome roof tiles, carved brackets, turned balusters and porch supports and sawn and pierced bargeboards. The Queen Anne style and its variations were popular in the 1880s and 1890s. Queen Anne buildings constructed between 1897 and 1906 include: 1004 West Oak (Prop. 247), built in 1897; twin buildings at 305 Mounts (Prop. 212) and 403 Mounts (Prop. 214), both built in 1898; 723 West Oak (Prop. 231), also built in 1898; 903 West Oak (Prop. 238) and 408 Ponder (Prop. 328), both built in 1900; 920 West Hickory (Prop. 198), built in 1903; 1035 West Oak with Neoclassical influence (Prop. 252), also built in 1903; and 722 West Oak with Italianate influence (Prop. 230), built in 1906.

### **Revival Styles**

From the late 19<sup>th</sup> century and well into the 20<sup>th</sup> century, the promotion of historic styles in builder's magazines and the popular press created a demand throughout the nation for houses in a variety of period styles, including Colonial Revival, Classical Revival, Tudor Revival, Mediterranean Revival, Mission Revival, Spanish Colonial Revival, and French Eclectic, among many others. The revival movement was based on traditional western European and Early American aesthetic modes, along with the Spanish and Mexican periods in the southwest. While architects drew ambitious and academically correct designs, the majority of modest revival style examples were found in plan books, mail-order catalogs, newspapers, and women's magazines. Other historical styles were inspired by country homes and vernacular cottages of Europe, seen through first-hand travel and through books and popular magazines.

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The **Colonial Revival Style** is rarely a pure interpretation of a historic style, but rather draws on expressive features and stylistic inflections, such as Georgian architecture. With an extended period of popularity, influences, and interpretations of period New England homes, the Colonial Revival style can be applied to a wide variety of designs. Colonial Revival buildings constructed between 1905 and 1940 are found at 911 West Hickory (Prop. 194), 928 West Hickory (Prop. 200), 1010 West Hickory with Spanish Eclectic influence (Prop. 206), 912 West Oak (Prop. 240), 915 West Oak (Prop. 241), and 512 Pearl (Prop. 314).

The **Neoclassical** style centered on the renewed interest and use of Greek and Roman elements in the design of buildings and was largely influenced in the U.S. by the 1893 Columbian Exposition in Chicago. Classical designs, a mainstay of architecture over the centuries, include columns, lintels, pediments, colonnades, arches and vaults, sometimes slavishly following classical orders, but often mixing characteristics without attention to historic accuracy. Neoclassical style homes in the district, constructed between 1895 and 1947 include 707 West Hickory (Prop. 174) built in 1895; 705 West Oak (Prop. 226) built in 1904; 715 West Hickory (Prop. 177) built in 1911; 614 West Hickory (Prop. 168) built in 1919 and 709 Congress (Prop. 44) built in 1924.

The **Tudor Revival** style was derived from English half-timbered buildings and represents a medieval form rather than historical precedent. It became popular after World War I and was applied to both large and modest houses in the district constructed between 1922 and 1939. Tudor Revival style elements include stucco with false-half-timbering, Tudor arched and round arched openings, steeply-pitched gables, and crenellation. The earliest Tudor Revival residences are large scale and richly detailed, while those following are general interpretations of the style. Examples displaying high levels of integrity are found at 619 West Oak (Prop. 223), 812 West Oak (Prop. 235), 1015 West Oak (Prop. 249) and 1008 Egan (Prop. 99). Smaller versions of the style are found through the north half of the district, such as 1109 W. Congress (Prop. 64; Photo 33)

The **Italian Renaissance** style was a major contrast from Queen Anne and other styles by 1900 and favored by architects to mimic the Italianate style using masonry techniques created after World War I. Italian Renaissance style buildings often have low pitched or flat roofs hidden by cornices, short parapet walls or balustrades but small scale examples such as residences often have hipped roofs with wide overhanging eaves covered in clay tile. The style of popular during the 1920s and faded during the 1930s. There are two noteworthy examples in the district: at 1023 West Oak (Prop. 251), and an Italian Renaissance style home at 616 West Oak (Prop. 222), built in 1916.

The **Mission Revival** style provided the heritage of the southwest as model rather than the east coast colonial past. The style was adopted by the Santa Fe Railroad as the design for their rail stations and hotels. Typical character defining features include low-pitched red tile hipped and/or gable roofs with exposed rafter tails and deep overhangs, scalloped or curved parapets, and round-arched window and door openings, and exteriors typically clad in stucco. There are two Mission Revival buildings in the district: an Italianate style converted to Mission Revival in 1912 located at 819 West Oak (Prop. 237), and a Mission Revival at 607 Pearl (Prop. 320) built in 1915.

### *20<sup>th</sup> Century American Styles and Types*

The term **Prairie School** is associated with a late 19th- and early 20th-century American architectural style, usually marked by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape. There are five Prairie style homes and one Prairie influenced buildings constructed between 1905 and 1923. Several examples displaying high levels of integrity are found at 610 West Oak (Prop. 220) and 1003 West Oak (Prop. 245) both built in 1913, and 801 West Oak (Prop. 232).

The **bungalow type** was the most prevalent popular plan types built throughout the U.S. in the early 20th century. Bungalows are wood-framed economical dwellings, often enhanced with Craftsman details, or incorporating decorative

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elements of Colonial Revival, Mission Revival, Spanish Colonial Revival, Classical Revival, and Tudor Revival styles. Bungalows within the district typically display either modest Craftsman or Colonial Revival influences. Classic bungalow elements include shallow-pitched complex rooflines that create a low profile and feature porches. The roof form most commonly associated with bungalows is the front-facing gable roof, but cross- and side-gable versions, as well as combination gabled and hipped roofs are also found in the district.

The **Craftsman Style** was the most popular residential architectural style during the first quarter of the 20<sup>th</sup> century. Considering the number of houses built in the district in the 1910s and 1920s, it is not surprising that this style is so prevalent. Although variations occur, Craftsman style houses are noted for their prominent front gables with lower projecting front gabled porches. The porch roofs are typically supported by tapered wood columns on brick piers. Other decorative details can include slatted wood balustrades between the columns, decorative brackets or braces under the gable eaves, and exposed rafter tails. Many examples also feature porte cocheres on side elevations, such as the example at 913 W. Congress (Prop. 52; Photo 34).

There are 106 Craftsman residences and 43 Craftsman-influenced buildings constructed between 1905 and 1938 in the district. These homes demonstrate the development and growth of the community beyond West Oak and West Hickory streets north to surround the school property. Seven Craftsman homes were built prior to 1914 on Bernard, West Oak and West Hickory streets. When a former college campus became the first Denton High School in 1912, Carroll Estate was platted in 1913, followed by Mounts 2, platted in 1916. During 1912 to 1916, three Craftsman homes were built in 1914 followed with 5 more in 1916 in the new Carroll Estates along Pearl Street. The High School 1 plat was created in 1917 and five Craftsman were built, two of these on Pearl Street, with 612 and 619 Pearl Street (Prop. 321 and 323) as examples and the Craftsman at 906 Congress (Prop. 50). In 1918, more Craftsman residences were built at 810 and 919 Congress (Prop. 46 and 54). Between 1919 and 1922, 32 additional Craftsman style homes were constructed. In 1919, seven new homes were built, as at 409 Amarillo Street (Prop. 13), followed in 1920 with seven more examples at 405 Amarillo (Prop. 11), 913 Congress (Prop. 52) and 1022 West Hickory (Prop. 207). Twelve Craftsman homes were constructed in 1921, such as at 803 Egan Street (Prop. 81).

1924 was the peak year for new construction of Craftsman style home with 31 homes built near the school on the north side. Examples are located at 918 Anderson (Prop. 40); 1003 Egan (Prop. 98); 818 West Oak (Prop. 236); and 6 on Panhandle Street. The building boom continued in 1925 with 15 additional homes, such as 330 Ponder Street (Prop. 326). Infill building of Craftsman style homes continued for the next several years with 7 homes built in 1926, such as 1120 W. Congress (Prop. 68), and in 1927 with four new homes like 704 West Hickory (Prop. 173) and three more homes built in 1928. After 1928, eight additional Craftsman style homes were built. Smaller Craftsman houses abound in the area, with good examples at 1107 W. Panhandle (Prop. 288; Photo 23), 1001 W. Panhandle (Prop. 273; Photo 24), 913 W. Panhandle (Prop. 265; Photo 26), 1016 W. Egan (Prop. 103; Photo 28), 813 W. Egan (Prop. 86; Photo 31), and 518 W. Pearl (Prop. 316; Photo 36). Unlike many of the smaller houses in the district, the house at 1107 Panhandle has never been enlarged, and its interior space is just under 700 square feet.

Housing stock in the district includes many dwellings that combine **two or more styles** as well. Interpretations of high style design are found in more modest houses in the district, often in combinations that meld Colonial Revival, Classical Revival, Tudor Revival elements with Craftsman style. The 1933 brick house at 615 W. Parkway (Prop. 306; Photo 35) features a prominent flared chimney and slightly curved roof over the front door, all more common to Tudor houses than bungalows, but also features a combination hipped and gabled roof and exposed rafter tails seen in Craftsman houses.

The district contains many modest dwellings that are classified as **Minimal Traditional**. Such dwellings were inexpensively built without detailing or stylistic references to perhaps maximize investment through renting or eventual sale. Minimal Traditional style homes were commonly constructed in the United States in the period from the Great Depression to the post-World War II decade. Modeled from simplified forms of Tudor and Colonial Revival styles, these

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typically one-story dwellings have squared floor plans averaging 1,000 sq. ft., low pitched gabled roofs with flush eaves, and little ornamentation. Cladding can be wood (weatherboard siding), brick, stucco, or a mixture of materials. Alterations often include replacement of original siding with asbestos shingles, or an expansion of the original floor plan toward the rear of the house. Over two dozen Minimal Traditional homes were built in the district between 1935 and 1949. Good examples are found throughout the north half of the district, including 809 W. Panhandle (Prop. 258; Photo 27), and the brick-veneered example at 910 W. Egan (Prop. 91; Photo 30).

The district also includes many houses inspired by the **Ranch Style**, a modern house form developed in the late 1930s and commonly built of wood, brick veneer or stucco, with low horizontal gabled or hipped roofs, fireplaces, large plate glass or casement windows, and integrated garages. The Ranch Style proliferated in the United States after World War II, becoming the dominant housing form of postwar suburban expansion and the rise in automobile ownership. Attached garages became a common feature of the ranch style, further emphasizing the connection between the style and the automobile. Ranch houses are one-story dwellings, with L-shape or U-shaped plans. The exterior is dominated by horizontality with low-pitched gable roofs. The longest elevation typically faces the street, with a more open floorplan wrapping around a patio or courtyard in the rear. Cladding is often horizontal wood, board-and-batten, wood shingles, brick, or stone. Ornamentation is minimal, often limited to exposed rafter ends, decorative shutters, or simple board-and-batten detailing. Most of the ranch homes in the district were constructed between 1945 and 1965. An example with high integrity is at 815 West Hickory (Prop. 186) which shows International Style influence.

Infill on lots became the norm between 1958 to 1970. Noteworthy was the development of the Alton House apartments near the North Texas State University in 1964. As the university continued to grow, this triggered the development of a new style of apartment. Alton House was designed by an artist who also focused on interior design. The apartment reflected the Italian Provincial style and include accommodations for parking vehicles on the ground level under the Alton House. Only six houses were built between 1958 to 1970.

Percentage of most common styles and building types in the district

Style / Type	Examples in district	Percentage
Colonial Revival	7	1.4%
Craftsman	168	34.8%
Garage	123	25.5%
Garage Apartment	15	3.1%
Italianate/Italian Renaissance	3	0.6%
Minimal Traditional	62	12.8%
Mixed	14	2.9%
New Traditional (1986-2018)	12	2.5%
Prairie	7	1.4%
Queen Anne	8	1.7%
Ranch Style	13	2.7%
Tudor Revival	12	2.5%

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### **Other Building Types**

The vast majority of buildings in the district are historically single family dwellings (with one historic duplex) and associated freestanding garages. There is a small number of other building types, including four apartment buildings, three of which are in a single complex, three small commercial buildings, and a historic public school campus with two of five buildings contributing. The apartment buildings are located at the periphery of the district but are included because they are midblock between strings of contributing buildings. These 2-story buildings do not detract from the district despite their noncontributing status. The three commercial buildings include a former ice station and store (700 West Hickory Street, Prop. 172, Photo 17) and the non-contributing Bronco Store (802 Congress Street, Prop. 45, Photo 18). The 2-part commercial block at 511 Mounts (Prop. 218) was built in 1947 housed a store that offered lunch service to students from the high school across the street.

The former Denton High School campus (now a middle school) is a major landmark at the northeast corner of the district and contains the largest buildings. The high school building faces north on Congress Avenue and has a symmetrical façade composition and a T-shaped plan. The high school has two full stories over a raised basement with a central entrance bay framed by brick pilasters and a cast stone frieze inscribed “Denton High School.” The building is constructed of cast-in-place reinforced concrete with red brick facing. The roof is flat with high parapet walls at the perimeter. The historic gymnasium is at the southwest end of the campus. Originally a freestanding building, it is now connected to a series of additions extending from its north end to include an L-shaped wing to the east. The gym is red brick with buttressed walls and a low arch roof, and lacks ornament with the exception of the classical pedimented surrounds on the entrances at extreme ends of the building’s west side. Nonhistoric buildings and additions fill the space between the school and gymnasium, but all are compatible brick buildings that leave the majority of historic building facades fully exposed.

### **Methodology for Survey and Evaluation of Resources**

The architectural field survey in support of the West Denton Residential Historic District nomination was conducted by numerous neighborhood residents over a span of approximately two years. Influenced by the 1995 Denton survey by Ralph Newlan and the 1996 Denton survey by Newlan Knight & Associates, Inc., the neighborhood initiated a first survey effort in 2015, and second effort in 2017. Property owners completed survey data collection, additional archival research, and interviewed owners. This effort resulted in a substantial amount of data, including oral history documentation. Additional research was completed by the Texas Historical Commission including a comparison of 1946 historical photos of homes, classification of architectural styles, a re-evaluation of the district’s boundaries, and a re-assessment of contributing and noncontributing status for each resource. In 2017, Historic Denton, Inc., with assistance from the Texas Historical Commission staff, compiled a National Register nomination for this residential district.

The National Register defines a contributing resource as any building, site, structure, or object that adds to or reflects the historic significance of the overall property or historic district. If a primary residence or ancillary building dates to the period of significance, retains integrity, and conveys a general sense of historic importance, these were determined to be contributing properties within the district. Alterations were evaluated in terms of their relationship to the size, scale, composition, and materials of the original residence. If alterations did not obscure the original design intent, retained original (or acceptable replacement) materials, preserved much of the character defining features, then these alterations did not negatively impact the integrity of the property. Where additions could be distinguished and did not detract from the historic character of the original residence, the property was considered a contributing resource.

A noncontributing resource does not convey the historic significance of the district, most often because it is not of historic age or has been significantly altered from its original form. In general, houses within the district that were constructed after the period of significance have been classified as noncontributing. Historic-age homes that have been determined to

West Denton Residential Historic District, Denton, Denton County, Texas

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be noncontributing properties generally lack integrity of materials, design, or workmanship. In the summary of survey data (Table 1), notes and justifications for noncontributing homes are limited to the following:

- Non-original materials: changes to one or more character-defining element that substantially alters the historic appearance. Examples include non-original and non-compatible siding, windows, and roofing material
- Substantial alteration: an alteration visible from the public street that removes or significantly changes the character-defining features of the residence. Examples include alteration of roofline or roof pitch (for example, adding a pitched roof to a home that historically had a flat roof), changes in primary entry sequence, and changes in fenestration patterns.
- Substantial addition: an addition, visible from the public street, which substantially alters the historic appearance of the home. These are often out of scale or obscure the character-defining features of the property, or are indistinguishable from, and therefore misrepresentative of, historic fabric.

Guidelines published by the National Park Service in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* state that location of a property aids in recapturing a sense of historic events and helps us to understand the importance of a given resource. Sanborn Fire Insurance Maps, 1946 Denton City property tax records and photos, newspaper accounts and knowledge by homeowners assisted in information gathered as part of the survey effort.

### **Conclusion**

Developed as a residential neighborhood over a period of time, the continuous expansion was influenced by the presence of the John B. Denton College and its conversion for use for educational purposes by the Denton schools, culminating in 1924 with the opening of the Senior High School on the original land purposed for education. The historic district retains an eclectic mix of homes representing distinct styles and reflecting the period of growth by these style design choices.

The district was exclusively residential with very few buildings that post-date the period of significance. Character defining features of the original plats are still intact, enhanced with WPA sidewalks and street curbs. The homes themselves have been well preserved and most alterations have been executed in a way that does not detract from the original design intent. The majority of homes within the district date to the period of significance (1890-1957), and nearly 80% of all homes contribute to the district. Overall, the West Denton Residential Historic District retains a high degree of integrity.

West Denton Residential Historic District, Denton, Denton County, Texas

**Table 1: Historic Resource Survey Data**

ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
1	714	Alice	Minimal Traditional	1950	C	
2	718	Alice	Craftsman	1947	C	
3	719	Alice	Craftsman	1924	C	
4	723	Alice	Minimal Traditional	1945	C	N. V. and Opal Thurmond
5	300	Amarillo	Minimal Traditional	1935	C	J.B. and Sallie G. Farris
5a	300	Amarillo	Garage Apartment	1935	C	
6	301	Amarillo	Craftsman	1923	C	Charles A. and Mildred Montgomery
6a	301	Amarillo	Garage Apartment	1923	C	
7	306	Amarillo	Minimal Traditional	1950	NC	
8	309	Amarillo	Craftsman	1919	C	John T. and Loula M. Baird
9	310	Amarillo	Tudor Revival	1939	NC	Frances and EM Richter
10	401-403	Amarillo	Minimal Traditional	1923	C	Rufus and Louise McClendon
11	405	Amarillo	Craftsman	1920	C	Ernest R. and Martha A. McClendon
13	409	Amarillo	Craftsman	1919	C	Ernest and Annis McClendon
14	411	Amarillo	Craftsman	1925	C	W. R. and Prince Ella McClendon
14a	411	Amarillo	Garage	1925	C	
15	413	Amarillo	Craftsman	1921	C	M. F. Wills
16	414	Amarillo	Craftsman	1926	C	David and Alta Mae Womack
17	415	Amarillo	Craftsman	1922	C	Albert J. and Frances Dodson
17a	415	Amarillo	Garage	1922	C	
18	417	Amarillo	Craftsman	1923	C	Stephen and Zula Fay Wisdom
18a	417	Amarillo	Garage	1923	C	
19	501	Amarillo	Craftsman	1925	NC	Lou and Roachell Massey
21	511	Amarillo	Minimal Traditional	1946	NC	V. A. and Lucille Grimes
22	519	Amarillo	Craftsman	1924	NC	A.K. Gillis
22a	519	Amarillo	Garage	1924	C	
23	520	Amarillo	New Traditional	2014	NC	
24	523	Amarillo	Minimal Traditional	1946	NC	J. F. and Lois P. Edwards
25	524	Amarillo	New Traditional	2012	NC	
26	609-611	Amarillo	No Style	1947	C	
27	717	Amarillo	Craftsman	1938	C	C. E. and Berneice Jones
28	806	Anderson	Craftsman	1923	C	Wright W. & Bertha Stevens
29	810	Anderson	New Traditional	2007	NC	
30	811	Anderson	Craftsman	1926	C	T. D. and M. A. Wynn
30a	811	Anderson	Garage	1926	C	
31	814	Anderson	Minimal Traditional	1939	NC	

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
32	817	Anderson	Craftsman	1924	NC	T. D. and M. A. Wynn
33	820	Anderson	Craftsman	1921	C	G.W. and Eudora Martin
33a	820	Anderson	Garage	1921	C	
34	900	Anderson	Minimal Traditional	1939	NC	W. D. and Mattie Street
35	906	Anderson	Craftsman	1924	C	C.A. & Mildred Montgomery
35a	906	Anderson	Garage	1924	C	
36	907	Anderson	Minimal Traditional	1947	C	J.E. and Helen A. Jones
37	913	Anderson	Craftsman	1921	C	D. F. and May Goode
38	916	Anderson	Craftsman	1925	C	C.A. and Mildred Montgomery
38a	916	Anderson	Garage	1925	C	
39	917	Anderson	Craftsman	1925	NC	D. N. and Alta Mae Womack
40	918	Anderson	Craftsman	1924	C	R.A. McClendon
40a	918	Anderson	Garage	1924	C	
41	113	Bernard	Craftsman	1921	C	
42	114	Bernard	New Traditional	2012	NC	
43	118	Bernard	Craftsman	1905	C	
44	709	Congress	Neoclassical (School)	1924	C	High School
44a	709a	Congress	Modern (School)	c. 1946	C	High School Gym
44b	709b	Congress	No Style (School)	2000s	NC	Gym and Classroom annex
44c	709c	Congress	No Style (School)	c.1975	NC	Classroom annex
44d	709d	Congress	No Style (School)	2000s	NC	Cafeteria
45	802	Congress	Craftsman	1919	NC	Silas W. Koiner
45a	802	Congress	Garage Apartment	1934	NC	
46	810	Congress	Craftsman	1918	C	Mattie Morrison
47	816	Congress	Craftsman	1918	C	A.G. Davis
48	900	Congress	Craftsman w/ Neoclassical- influence	1925	C	A.A. McNitzkey
48a	900	Congress	Garage	1925	C	
49	901	Congress	No Style	1995	NC	
50	906	Congress	Craftsman	1917	C	W. W. and Ruth Alcorn
50a	906	Congress	Garage Apartment	1917	C	
51	907	Congress	Craftsman	1918	C	Joe H. and Fannie B. Blanks
52	913	Congress	Craftsman	1920	C	Charles E. and Thula M. Caruth
52a	913	Congress	Garage	1920	C	
53	916	Congress	Minimal Traditional	1946	C	T. J. Roady
54	919	Congress	Craftsman	1918	C	Cuvier Jr. and Birdie Lipscomb
54a	919	Congress	Garage	1918	C	



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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
55	920	Congress	Craftsman	1920	C	O. B. and Mary A. Horton
55a	920	Congress	Garage	1978	NC	
56	1004	Congress	Neoclassical	1947	C	T. J. Roady
57	1005	Congress	Craftsman	1922	C	A.K. Gillis
58	1014	Congress	Colonial Revival	1936	C	Frank B. and Evelyn W. Smith
58a	1014	Congress	Garage	1936	C	
59	1018	Congress	Minimal Traditional	1941	NC	Fred Harper
60	1022	Congress	Minimal Traditional	1931	C	F. H. and Sallie Vestal
60a	1022	Congress	Garage	1931	C	
61	1102	Congress	Craftsman	1921	C	Arlene Swofford
62	1103	Congress	Craftsman	1923	C	George W. and Elaine Morrel
62a	1103	Congress	Garage	1923	C	
63	1108	Congress	Craftsman	1922	C	Harry W. Smith
64	1109	Congress	Tudor Revival	1924	C	George W. and Elaine Morrell
64a	1109	Congress	Garage	1924	C	
65	1113	Congress	Craftsman	1923	C	Otis L. and Ruby (Emily) Fowler – of the Emily Fowler Library
66	1114	Congress	Craftsman	1919	C	Cuvier Jr. and Birdie Lipscomb
67	1117	Congress	Neoclassical	1924	C	Everett H. Farrington
67a	1117	Congress	Garage	1924	C	
68	1120	Congress	Craftsman	1926	C	Foy E. Jr. and Virgie Wallace
68a	1120	Congress	Garage	1926	C	
69	302	Denton	Minimal Traditional	1946	C	Lola Rogers – Jamison’s sister at 616 W. Oak
69a	302	Denton	Garage	1946	C	
70	516-518	Denton	Minimal Traditional	1950	NC	
71	522	Denton	Minimal Traditional	1946	C	
72	526	Denton	Minimal Traditional	1946	C	
73	703	Denton	Minimal Traditional	1946	NC	
74	707	Denton	Minimal Traditional	1947	C	
75	709	Denton	Minimal Traditional	1947	C	
76	715	Denton	Minimal Traditional	1916	C	
77	710	Egan	Minimal Traditional	1948	C	
77a	710	Egan	Garage	1948	C	
78	714	Egan	Minimal Traditional	1949	C	
79	718	Egan	Minimal Traditional	1949	C	
80	802	Egan	Craftsman	1924	C	Homer and Zella Trimble
81	803	Egan	Craftsman	1921	C	Robert H. and Bertha Caldwell
82	806	Egan	Craftsman	1923	NC	J.T. and Flora D. Hughes

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
83	809	Egan	Craftsman	1921	C	R.W. Bass
83a	809	Egan	Garage	1921	C	
84	810	Egan	Craftsman	1924	C	John M. and Ada Kinard
85	812	Egan	Mixed	1923	C	Ernest W. Brock
85a	812	Egan	Garage	1923	C	
86	813	Egan	Craftsman	1925	C	
86a	813	Egan	Garage	1925	C	
87	900	Egan	Craftsman	1924	C	C.O. and Sidney Hussey
88	905	Egan	Minimal Traditional	1940	NC	S.L. and Ruby Lockhart
88a	905	Egan	Garage	1940	NC	
89	906	Egan	Minimal Traditional	1940	NC	John W. and Lola Reeves
89a	906	Egan	Garage	1940	C	
90	909	Egan	Minimal Traditional	1938	C	Noble O. and Elizabeth Collins
91	910	Egan	Minimal Traditional	1936	NC	Charles Orlen Gray
91a	910	Egan	Garage	1936	NC	
92	912	Egan	No Style	2016	NC	
93	914	Egan	Craftsman	1923	C	Carl C. Broyles
94	915	Egan	Craftsman	1917	C	J.R. and Ida Black
94a	915	Egan	Garage	1917	C	
95	917	Egan	Tudor Revival	1924	C	J.W. and Byrdie Rochelle
95a	917	Egan	Garage	1924	C	
96	918	Egan	Craftsman	1923	NC	Eric D. Porter
97	1002	Egan	Craftsman	1928	C	A.S. and Lavinia Crout
97a	1002	Egan	Garage	1928	C	
98	1003	Egan	Craftsman	1924	C	B.P. and Eunice T. Wynn
98a	1003	Egan	Garage	1924	NC	
99	1008	Egan	Craftsman (Rustic Stone)	1936	C	Herbert Decker
99a	1008	Egan	Garage	1936	C	
100	1009	Egan	Craftsman (Neoclassical influence)	1923	C	Robert C. and Verlie B. Barnett
100a	1009	Egan	Garage	2010	NC	
101	1012	Egan	Craftsman	1924	C	Carl H and Hazle Young
102	1015	Egan	Colonial Revival	1923	C	Robert C. Storrie
103	1016	Egan	Craftsman	1923	C	Tom W. and Maude Johnson
103a	1016	Egan	Garage	1923	C	
104	1018	Egan	Craftsman	1925	C	C.P. and Hazel Hendley
104a	1018	Egan	Garage	2010	NC	

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
105	1019	Egan	Craftsman	1923	C	J. Homer and Werdna Kerley
106	1022	Egan	Craftsman	1923	C	Claude O. and Lillian I. Russey
106a	1022	Egan	Garage	1974	NC	
107	1100	Egan	Craftsman	1924	C	L.E. and Helen Akers
108	1103	Egan	Cape Cod	1939	C	H.D. and Stella Roberts
109	1106	Egan	Craftsman	1924	NC	J.S. and Lavina Fowler
110	1109	Egan	Craftsman	1923	C	Charles E. and Thula Carruth
110a	1109	Egan	Garage	1923	C	
111	1110	Egan	Colonial Revival	1923	C	J.S. and Lavina Fowler
112	1114	Egan	Craftsman	1924	C	Charles W. Davis
112a	1114	Egan	Garage	2010	NC	
113	1115	Egan	Mixed	1938	C	Gerald E. and Eloise Stockard
114	1118	Egan	Craftsman	1924	C	P.G.W. Davis
114a	1118	Egan	Garage	1997	NC	
115	1121	Egan	Craftsman	1925	C	Cuvier Jr. and Birdie Lipscomb
115a	1121	Egan	Garage	1925	C	
116	1122	Egan	Craftsman	1923	C	Claude O. and Lillian I. Russey
116a	1122	Egan	Garage	1923	C	
117	304	Fulton	Tudor Revival	1922	C	
117a	304	Fulton	Garage	1922	C	
118	310	Fulton	Ranch Style	1964	NC	
119	312	Fulton	Mixed (Craftsman-Tudor)	1928	C	
120	314	Fulton	Mixed (Tudor-Cape Cod)	1929	C	
120a	314	Fulton	Garage	1929	C	
121	319	Fulton	Craftsman	1922	C	
122	320	Fulton	Prairie	1916	C	
123	324	Fulton	No Style	1956	C	
124	404	Fulton	New Traditional	1986	NC	
125	409	Fulton	New Traditional	1999	NC	
126	410	Fulton	New Traditional	2018	NC	
127	413	Fulton	New Traditional	1999	NC	
128	414	Fulton	New Traditional	2018	NC	
129	419	Fulton	Craftsman	1938	C	
129a	419	Fulton	Garage	1938	C	
130	420	Fulton	Ranch Style	1947	C	
130a	420	Fulton	Garage	1947	C	

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
131	425	Fulton	No Style (Apartments)	1977	NC	
131	425a	Fulton	No Style (Apartments)	1977	NC	
131	425b	Fulton	No Style (Apartments)	1977	NC	
132	428	Fulton	Minimal Traditional	1932	C	
133	430	Fulton	New Traditional	1986	NC	
134	432	Fulton	Craftsman	1934	C	
134a	432	Fulton	Garage	1934	C	
135	433	Fulton	Ranch Style	1965	NC	
136	503	Fulton	Tudor Revival	1936	C	George and Jet Surber
136a	503	Fulton	Garage	1936	C	
137	506	Fulton	Minimal Traditional	1940	C	
138	510	Fulton	No Style	1962	NC	Historic House altered beyond recognition
139	717	Fulton	Minimal Traditional	1926	C	L.E. and Helen Akers
140	720	Fulton	Minimal Traditional	1940	C	Marshall and Eloise Mordecai
141	814	Gregg	Ranch Style	1959	NC	
142	818	Gregg	Minimal Traditional	1948	C	J.B. and Arleen Morrison
142a	818	Gregg	Garage	1948	C	
143	820	Gregg	Ranch Style	1950	C	Ola Mae Leath (Akers)
143a	820	Gregg	Garage	1950	C	
144	901	Gregg	Minimal Traditional	1948	C	Built from burnt remains of the Coit House at 904 W. Oak
145	904	Gregg	Ranch Style	1948	C	
146	907	Gregg	Minimal Traditional	1948	NC	Built from burnt remains of the Coit House at 904 W. Oak
147	908	Gregg	Minimal Traditional	1940	NC	James and Mary Parsons
147a	908	Gregg	Garage	1940	C	
148	811	Haynes	Craftsman	1922	C	Will C. and Louie Sullivan
149	812	Haynes	Minimal Traditional	1947	C	Charlie M. and Anna Whitlock
150	815	Haynes	Craftsman	1924	C	O.C. Knight
151	816	Haynes	Minimal Traditional	1941	C	G. Marlin and Ethel A. Smith
151a	816	Haynes	Garage	1941	C	
152	900	Haynes	Craftsman	1922	C	Charles E. and Carrie Mae Crain
152a	900	Haynes	Garage	1922	C	
153	903	Haynes	Craftsman	1939	C	Evelyn Patterson
154	904	Haynes	Minimal Traditional	1941	C	G.C. Norris

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
154a	904	Haynes	Garage	1941	C	
155	905	Haynes	Minimal Traditional	1940	C	C.M. & Florence Simmons
156	906	Haynes	Craftsman	1921	C	E.R. and Annie McClendon
157	909	Haynes	Minimal Traditional	1939	C	James Herschel Parsons
158	910	Haynes	Craftsman	1921	C	James H. Hollingshead
158a	910	Haynes	Garage	1921	C	
159	914	Haynes	Craftsman	1924	C	H. and Maggie Hamilton
159a	914	Haynes	Garage	1924	C	
160	918	Haynes	Craftsman	1922	C	Charles C. and Maggie Yancey
161	515	Hickory W	Prairie	1910	C	
162	601	Hickory W	National Folk	1920	C	Gable-and-wing Pyramid roof subtype
163	602	Hickory W	Minimal Traditional	1940	C	L.W. Carter
164	604	Hickory W	Minimal Traditional	1940	C	L.W. Carter
165	607	Hickory W	Craftsman	1917	C	
165a	607	Hickory W	Garage Apartment	1917	C	
166	608	Hickory W	Minimal Traditional	1939	C	W.F. Hamilton
166a	608	Hickory W	Garage Apartment	1939	C	
167	613	Hickory W	No Style	1970	NC	
168	614	Hickory W	Craftsman (Neoclassical influence)	1919	C	
169	619	Hickory W	Craftsman	1921	C	Mrs. Frances Kelly
170	620	Hickory W	No Style	1985	NC	
171	625	Hickory W	Craftsman	1922	C	J.W. Taylor
172	700	Hickory W	1-Part Commercial Block	1927	C	F.M. Vance
173	704	Hickory W	Craftsman	1927	C	
173a	704	Hickory W	Garage	1927	C	
174	707	Hickory W	Mixed	1895	C	Remodeled Neoclassical/Prairie
174a	707	Hickory W	Garage	1926	C	
175	710	Hickory W	Craftsman	1910	C	
176	714	Hickory W	No Style	1986	NC	
177	715	Hickory W	Mixed	1911	C	C.C. Yancey; Neoclassical/Craftsman
177a	715	Hickory W	Garage	1911	C	
178	721	Hickory W	Minimal Traditional	1965	NC	
179	722	Hickory W	Craftsman	1913	NC	
180	800	Hickory W	Craftsman	1924	NC	
181	801	Hickory W	Craftsman	1908	NC	
182	804	Hickory W	Four Square	1910	C	Mrs. Ora A. Harshaw

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
182a	804	Hickory W	Garage	1910	C	
183	807	Hickory W	Craftsman	1907	C	
183a	807	Hickory W	Garage	1907	C	
184	812	Hickory W	Mansard Style	1974	NC	
185	814	Hickory W	Craftsman	1922	C	First Methodist Church
186	815	Hickory W	Ranch Style	1940	C	Mrs. Mabel Ray
186a	815	Hickory W	Garage	1940	C	
187	818	Hickory W	Craftsman	1931	C	W.E. Williams – Owner Williams Shoe Store on the Square
187a	818	Hickory W	Garage Apartment	1931	C	
188	821-823	Hickory W	Craftsman	1921	C	W.C. Collier
189	822	Hickory W	Craftsman	1916	C	Berry and Mary Deavenport
190	902	Hickory W	Craftsman	1923	C	"Oriental" subtype
191	904	Hickory W	Craftsman	1919	C	E.K. Blewett
192	906	Hickory W	Craftsman	1919	C	S.M. Richardson
193	907	Hickory W	Prairie	1914	C	
193a	907	Hickory W	Garage	2009	NC	
194	911	Hickory W	Colonial Revival	1922	C	Mrs. Nannie Raney
195	912	Hickory W	Craftsman	1920	C	A.B. Ivey
195a	912	Hickory W	Garage	2000	NC	
196	916	Hickory W	Craftsman	1925	C	Jack Gray
196a	916	Hickory W	Garage	2010	NC	
197	919	Hickory W	Colonial Revival	1937	C	Frank and Helen Helse
198	920	Hickory W	Queen Anne	1903	C	
198a	920	Hickory W	Garage	1903	C	
199	921	Hickory W	Minimal Traditional	1937	C	W.T. Bailey
200	928	Hickory W	Craftsman	1912	C	J. Fred & Lucile Rayzor
200a	928	Hickory W	Garage	1912	C	
201	929	Hickory W	No Style	1985	NC	
201a	929a	Hickory W	No Style	1985	NC	
202	1000	Hickory W	Craftsman	1922	C	W.T. Bolton
202a	1000	Hickory W	Garage	1998	NC	
203	1004	Hickory W	Craftsman	1922	C	Mrs. J.C. Weaver
204	1005	Hickory W	No Style – Apartment Building	1964	NC	Earnest Simpson
205	1006	Hickory W	Craftsman	1922	C	
206	1010	Hickory W	Italian Renaissance	1923	C	C.C. Yancey
207	1022	Hickory W	Craftsman	1920	C	A.F. Evers, Jr.
208	1023	Hickory W	Craftsman	1921	C	Dr. W.N. Rowell

West Denton Residential Historic District, Denton, Denton County, Texas

ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
208a	1023	Hickory W	Garage	1922	C	
209	1026	Hickory W	New Traditional	2013	NC	"Craftsman Revival"
210	1029	Hickory W	Ranch Style	1939	C	
211	213	Mounts	Craftsman (altered)	1919	NC	Sam P. Allison
212	305	Mounts	Queen Anne	1898	C	Robert Mounts
212a	305	Mounts	Garage	1900	C	
213	311	Mounts	Craftsman	1916	NC	Alvin & Louise Hill – President, Denton Trust Company/Square
213a	311	Mounts	Garage	1916	C	
214	403	Mounts	Queen Anne	1898	C	Mattie Mounts
214a	403	Mounts	Carriage House	1898	C	
215	419	Mounts	Minimal Traditional	1940	NC	Clarence and Marjorie Phillips
215a	419	Mounts	Garage	1940	C	
216	423	Mounts	Craftsman	1919	NC	Junia E. and Ethel Hudspeth
216a	423	Mounts	Garage	1919	C	
217	501	Mounts	Minimal Traditional	1930	NC	Former Crains Grocery & Market store, altered to resemble a house
218	511	Mounts	2-part Commercial Block	1947	C	V.A. and Lucille Grimes, former restaurant and store
219	609	Oak W	American Folk	1878	C	O.K. Harry
220	610	Oak W	Prairie	1913	C	J. B. Farris
220a	610	Oak W	Garage	1913	C	
221	615	Oak W	Craftsman	1910	NC	W. F. Hamilton; character-defining porch removed
222	616	Oak W	Italian Renaissance	1916	C	A.F. & Annie Clare Schweer
222a	616	Oak W	Garage	1916	C	
223	619	Oak W	Tudor Revival	1928	C	Mrs. T. Denton
223a	619	Oak W	Tudor Revival	1928	C	
224	700	Oak W	Minimal Traditional	1948	C	First Baptist Church, building at 400 W. Oak
224a	700	Oak W	Garage	1948	C	
225	704	Oak W	Ranch Style	1951	C	First Baptist Church, building at 400 W. Oak
225a	704	Oak W	Commercial Style	1972	NC	
226	705	Oak W	Mixed (Prairie-Italianate)	1904	C	Millican House – By A.E. Graham of 700 W. Oak
227	711	Oak W	Mixed (Prairie-Craftsman)	1927	C	
228	716	Oak W	Prairie	1905; 2014	NC	Colonel T. W. Abney

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
228a	716	Oak W	Garage Apartment	2013	NC	
229	717	Oak W	Mixed (Craftsman-Colonial Revival)	1905	C	Professor J. A. Saunders, of the Normal College
229a	717	Oak W	Garage	1905	C	
230	722	Oak W	Queen Anne (Free classic)	1906	C	Margaret and J.R. Christal
230a	722	Oak W	Carriage House	1906	C	
230b	722	Oak W	Garage	1938	C	
231	723	Oak W	Queen Anne	1898	C	Otis Graham
231a	723	Oak W	Garage	2011	NC	
232	801	Oak W	Prairie	1895, 1923	C	James F. and Ada Margaret Raley
232a	801	Oak W	Garage	1923	C	
233	802	Oak W	No Style	1970	NC	
234	811	Oak W	Georgian Revival	1926	C	Dr. Milton L and Alisey Martin
234a	811	Oak W	Garage	1926	C	
235	812	Oak W	Tudor Revival	1936	C	Walter and Barbara McClurkan – of McClurkan’s Department Store
235a	812	Oak W	Garage Apartment	1936	C	
236	818	Oak W	Craftsman	1924	C	J. B. Farris
236a	818	Oak W	Garage Apartment	1924	C	
237	819	Oak W	Mission Revival	1886, 1912	C	Robert and Annie Scripture Building
237a	819	Oak W	Garage	1996	NC	
238	903	Oak W	Queen Anne (Free classic)	1900	C	G. H. Blewett – Founder of Denton Milling
239	904	Oak W	Ranch Style	1945	C	Mable Ray – (replaced 1893 Coit House burnt by fire in 1944)
240	912	Oak W	Colonial Revival	1940	C	Tom and Philo Sample – T.C. Samples Groceries
240a	912	Oak W	Garage	1940	C	
241	915	Oak W	Colonial Revival	1926	C	Dr. Thomas and Etta Dobbins
241a	915	Oak W	Garage Apartment	1996	NC	
242	918	Oak W	Craftsman	1895	C	Dr Priestly and Molly Lipscomb
242a	918	Oak W	Garage Apartment	2009	NC	
243	921	Oak W	Craftsman	1927	NC	P. E. McDonald, N.T.S. Normal
243a	921	Oak W	Garage	1924	C	
244	923	Oak W	Craftsman	1937	C	
244a	923	Oak W	Garage	1937	C	
245	924	Oak W	Craftsman	1914	C	Paul and Margery Bird



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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
246	1003	Oak W	Prairie	1909	C	James and Eva Rayzor
246a	1003	Oak W	Garage	1909	C	
247	1004	Oak W	Queen Anne	1897	C	Mrs. Woodward
247a	1004	Oak W	Garage Apartment	1995	NC	
248	1011	Oak W	Tudor Revival (altered)	1928	NC	James and Elizabeth Anderson
248a	1011	Oak W	Garage	1928	C	
249	1015	Oak W	Tudor Revival	1923	C	Daisy Cunningham
249a	1015	Oak W	Garage	1923	C	
250	1018	Oak W	Craftsman	1914	C	J. A. and Eva Long
250a	1018	Oak W	Garage	1914	C	
251	1023	Oak W	Italianate	1920	C	Judge J. W. Sullivan
251a	1023	Oak W	Garage Apartment	1920	C	
252	1035	Oak W	Mixed: Queen Anne- Neoclassical	1903	C	Robert and Mary Evers – Evers Hardware
252a	1035	Oak W	Carriage House	1903	C	
253	715	Panhandle	No Style	1949	C	
254	725	Panhandle	Minimal Traditional	1946	C	
254a	725	Panhandle	Garage	1946	C	
255	800	Panhandle	Minimal Traditional	1956	C	
256	805	Panhandle	Minimal Traditional	1924	C	J.T. McCrary
256a	805	Panhandle	Garage	1924	C	
257	808	Panhandle	Ranch Style	1952	C	
258	809	Panhandle	Minimal Traditional	1940	C	J.B. & Anna Rose Burrow
258a	809	Panhandle	Garage	1940	C	
259	815	Panhandle	Minimal Traditional	1941	NC	Fred W. and Aletha Clark
260	900	Panhandle	Craftsman	1925	C	
262a	900	Panhandle	Garage	1925	C	
261	901	Panhandle	Craftsman	1925	NC	A.D. Huffines
262	904	Panhandle	Craftsman	1925	C	D. L. and Maurine Myers
263	909	Panhandle	Minimal Traditional	1940	NC	Ray Powell
263a	909	Panhandle	Garage	1940	C	
264	910	Panhandle	Craftsman	1946	C	Raymond D. and Lorene Spalding
265	913	Panhandle	Craftsman	1924	C	Cora E. and A.S. Keith
265a	913	Panhandle	Garage	1924	C	
266	915	Panhandle	Craftsman	1929	NC	
267	916	Panhandle	Craftsman	1924	C	William C. and Mary Selman
268	917	Panhandle	Minimal Traditional	1946	NC	
269	918	Panhandle	Craftsman	1924	C	Louie E. Johnson

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
270	919	Panhandle	Craftsman	1926	C	
270a	919	Panhandle	Garage	1926	C	
271	920	Panhandle	Craftsman	1924	C	J.H. and Christine Wright
271a	920	Panhandle	Garage Apartment	1924	C	Mrs. R.W. Rushing
272	1000	Panhandle	Craftsman	1924	C	
273	1001	Panhandle	Craftsman	1938	C	C.E. and Berniece Jones
274	1002-1004	Panhandle	Craftsman	1924	C	R.G. and Louise Irvine
275	1005	Panhandle	Minimal Traditional	1939	C	
275	1006	Panhandle	Craftsman	1924	NC	Robert R. and Helen Goode
276a	1006	Panhandle	Garage	1924	C	
277	1009	Panhandle	Minimal Traditional	1940	C	
278	1010	Panhandle	Craftsman	1924	C	L.H. and Alyne Ligon
278a	1010	Panhandle	Garage	1924	C	
279	1011	Panhandle	Craftsman	1924	C	R.L. and Carrie E. McGalliard
280	1012	Panhandle	Craftsman	1925	C	J.W. and Alice Beaty
281	1013	Panhandle	Minimal Traditional	1940	NC	Marshall and Eloise Mordecai
282	1014	Panhandle	Craftsman	1927	C	
282a	1014	Panhandle	Garage	1927	C	
283	1100	Panhandle	Craftsman	1924	C	A.L. and Aileen Graham
284	1101	Panhandle	Craftsman	1924	C	H. Ward and Mabel C. Lusk
285	1103	Panhandle	Craftsman	1925	C	John W. and Esther Ratliff
286	1104	Panhandle	Craftsman	1925	C	F. B. and Eunice Ruddell
286a	1104	Panhandle	Garage	1925	C	
287	1105	Panhandle	Mixed	1946	C	
287a	1105	Panhandle	Garage	2008	NC	
288	1107	Panhandle	Craftsman	1926	C	
288a	1107	Panhandle	Garage	1926	C	J.W. and Odessey Wallace
289	1108	Panhandle	Craftsman	1924	C	
289a	1108	Panhandle	Garage	1924	C	
290	1114	Panhandle	Craftsman	1924	C	A. and Edith Murray
291	1118	Panhandle	Craftsman	1924	C	E.B. and Velma Wynn
292	1122	Panhandle	Craftsman (altered)	1925	NC	George W. Arthur
293	500	Parkway	Craftsman	1926	C	J.L. & Nora A. Ratliff
293a	500	Parkway	Garage	1926	C	
294	502	Parkway	Craftsman	1926	C	Mrs. T.B. Merrett
295	503	Parkway	Craftsman	1924	NC	
296	505	Parkway	Craftsman	1925	C	William T. and Mable Rice

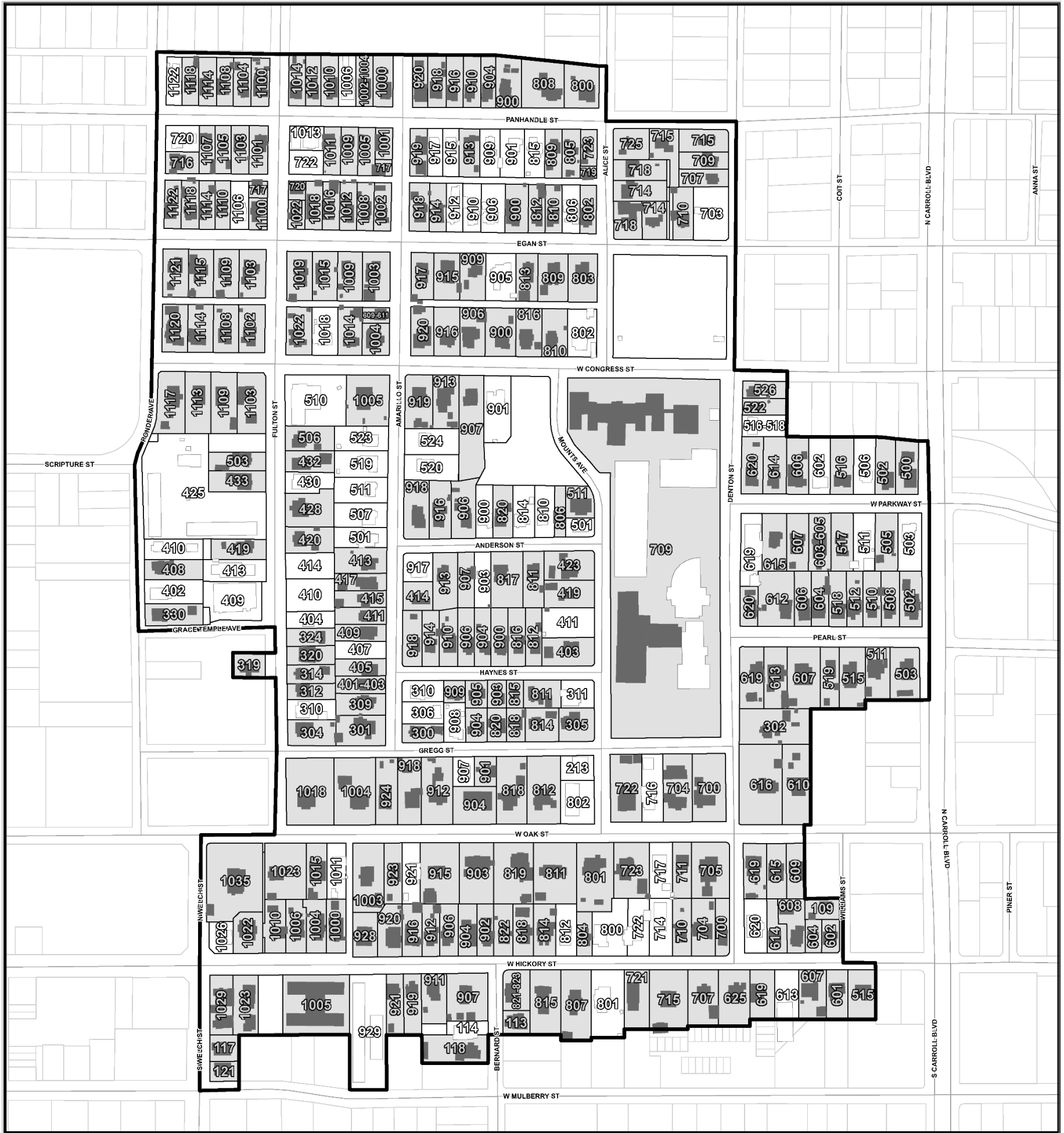
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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
293a	505	Parkway	Garage	1925	C	
297	506	Parkway	Minimal Traditional	1938	NC	Roy and Hazel Smith
298	511	Parkway	Craftsman (altered)	1924	NC	E.B. and Inez H. Tobin
298a	511	Parkway	Garage	1924	C	
299	516	Parkway	Minimal Traditional	1948	C	R.B. Dicus
300	517	Parkway	Craftsman	1925	C	M.D. and Ruth Penry
300a	517	Parkway	Garage	1925	C	
301	602	Parkway	Craftsman (altered)	1925	NC	H.P. and Amy Dell White
302	603-605	Parkway	Craftsman	1926	C	Maud Melton
302a	603-605	Parkway	Garage	1926	C	
303	606	Parkway	Craftsman	1928	C	J.A. Cook
300a	606	Parkway	Garage	1928	C	
304	607	Parkway	Mixed (Craftsman-Colonial Revival)	1925	C	T.B. Reeves
304a	607	Parkway	Garage	1925	C	
305	614	Parkway	Craftsman	1924	C	J.W. and Clellie Tackitt
306	615	Parkway	Tudor Revival	1933	C	Arthur Anderson
307	619	Parkway	New Traditional	2015	NC	"Craftsman Revival"
307a	619	Parkway	Garage	2015	NC	
308	620	Parkway	Craftsman	1925	C	Raymond and Clara Mae Allred
308a	620	Parkway	Garage	1925	C	
309	502	Pearl	Minimal Traditional	1920	C	W.M. Covey
309a	502	Pearl	Garage	1920	C	
310	503	Pearl	Craftsman	1920	C	J.A. Martin
310a	503	Pearl	Garage	1920	C	
311	508	Pearl	Tudor Revival	1925	C	Mattie E. Farris
311a	508	Pearl	Garage	1925	C	
312	510	Pearl	Craftsman	1916	C	Owen William Smith
313	511	Pearl	Craftsman	1918	C	Julian & Idella Scruggs – Owner of clothing shop
313a	511	Pearl	Garage	1918	C	
314	512	Pearl	Mixed (Craftsman-Colonial Revival)	1921	C	
315	515	Pearl	Craftsman	1923	C	A.C. & Willie P. Rayzor
316	518	Pearl	Craftsman	1916	C	Milton D. Penry
317	519	Pearl	Mixed (Craftsman-Tudor)	1936	C	
317a	519	Pearl	Garage	1936	C	Lula Nelson
318	604	Pearl	Craftsman	1923	C	Elizabeth DeLamatter

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ID #	Address	Street	Style/Type	Date	C/NC	Original Owner / Misc.
318a	604	Pearl	Garage	1923	C	
319	606	Pearl	Craftsman	1916	C	Maude E. Roop
320	607	Pearl	Mission Revival	1915	C	James Wiley and Susan Gregg Simmons
320a	607	Pearl	Garage	1915	C	
321	612	Pearl	Craftsman	1917	C	Felix B. & Rena G. Ross – Felix was professor at C.I.A (TWU)
322	613	Pearl	Craftsman	1922	C	M.S. & Mintie A. Acuff – Owner of Acuff & Co. clothing store
322a	613	Pearl	Garage	1922	C	
323	619	Pearl	Craftsman	1917	C	Raymond T. and Iris B. May
323a	619	Pearl	Garage	2015	NC	
324	620	Pearl	Craftsman	1922	C	
324a	620	Pearl	Garage	1920	C	
325	314	Ponder	Craftsman	1921	C	
326	330	Ponder	Craftsman	1925	C	
236a	330	Ponder	Garage	1925	C	
327	402	Ponder	Craftsman (altered)	1916	NC	
328	408	Ponder	Queen Anne	1900	C	
329	410	Ponder	No Style	1939	NC	
330	716	Ponder	Ranch Style	1949	C	Earl L. and Winnette Coleman
331	720	Ponder	Ranch Style	1946	NC	
332	113	Welch	Craftsman	1928	C	
333	117	Welch	Craftsman	1920	C	
334	121	Welch	Craftsman	1920	C	
335	109	Williams	Minimal Traditional	1938	C	
335a	109	Williams	Garage	1938	C	

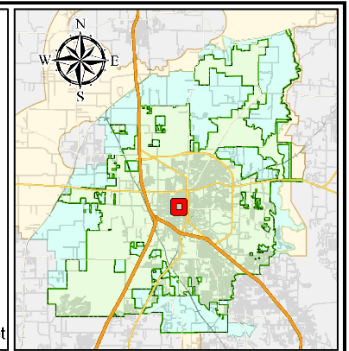
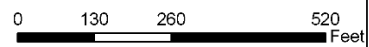
## John B. Denton College Neighborhood Historic District Property Map



### Contributing Status

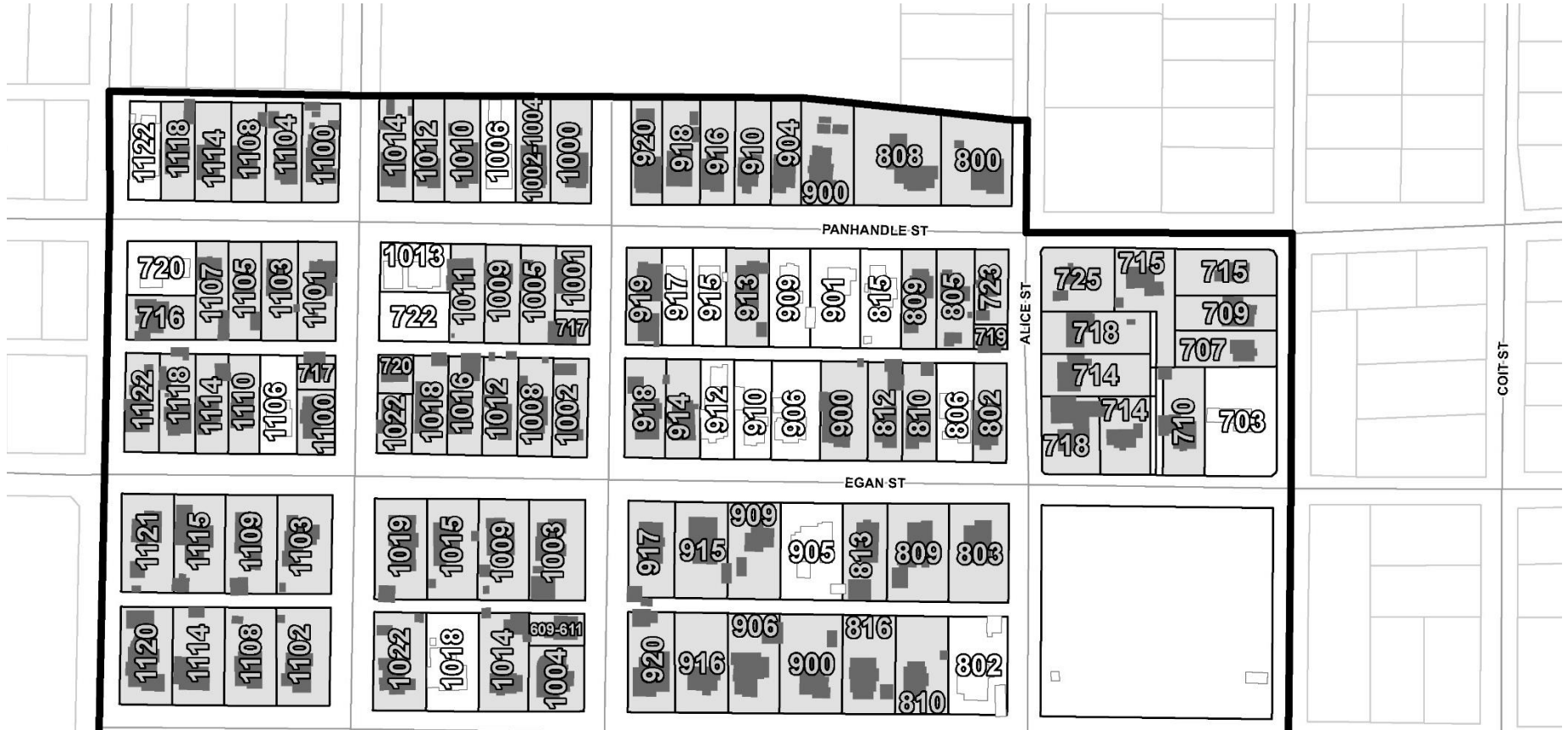
- Contributing
- Noncontributing

Date: 6/20/2019



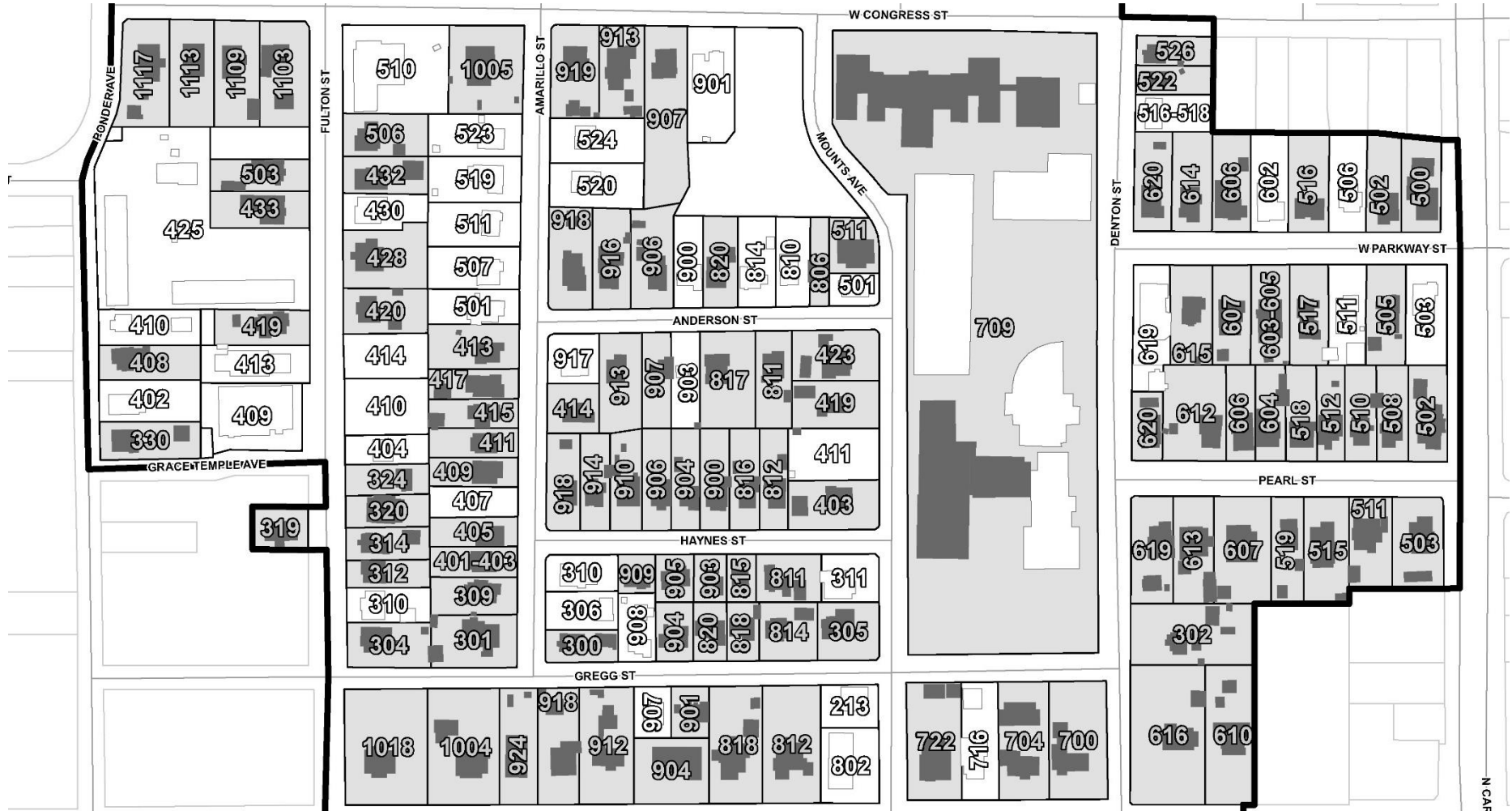
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North Section Detail



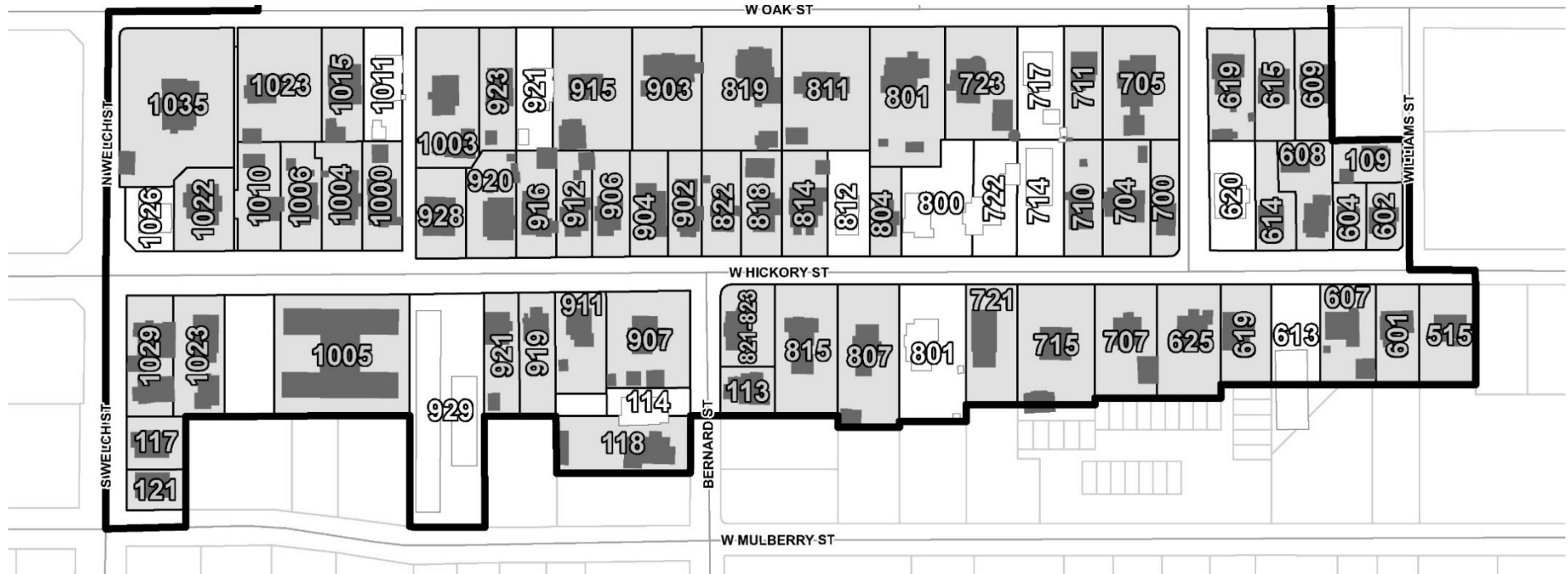
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Central Section Detail



West Denton Residential Historic District, Denton, Denton County, Texas

South Section Detail





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## Statement of Significance

The West Denton Residential Historic District in Denton, Texas, features an eclectic mix of late-19<sup>th</sup> and early-to-mid 20<sup>th</sup> century homes. The earliest houses date to the city's population expansion after railroad service arrived in 1881. Although the lack of east-west railroad connection prevented the city from growing into a major business center on par with Dallas and Fort Worth, a group of business and civic leaders formed a city development strategy on higher education. The private North Texas Normal College and Teacher Training Institute (now University of North Texas, just southwest of the district) became a state public college in 1901. That same year the private John B. Denton College was established within the district boundary to support college degrees beyond teaching certifications. In 1905, the second state public college, the College of Industrial Arts (now Texas Women's University) was established on the city's east side. The short-lived John B. Denton College soon closed, but in 1912 the college building was converted into the first city high school. With new utilities, public transportation, and proximity to downtown and new colleges, the area within the district became a desired location for new homes. Initial growth was along Oak and Hickory streets in the district's south end, with many large-scale houses, but through the early 20<sup>th</sup> century the neighborhood developed northward with the filing of several residential plats, with lots sized for more modest Craftsman and period revival houses. The neighborhood expanded from eleven residences built before 1900, swelled at the turn of the century, and peaked between 1923 and 1929 with 107 new houses, accounting for 64% of all pre-depression residences. A few buildings were architect-designed, but the majority were the result of collaboration between owners and builders, often working from plan books. While some houses have been altered over time, most retain a good level of integrity. The period of significance spans from 1890, with the construction of the earliest extant building, to 1957, when residential development was nearly complete. The district is nominated to the National Register under Criterion A in Community Planning and Development as an excellent local example of early- to mid-twentieth century suburban residential development, and Criterion C in Architecture as an intact suburban grouping of popular housing styles.

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### Early Settlement and Denton County Formation, 1839–1881

Denton's recorded history begins with the first instrument of conveyance in 1839. The Republic of Texas gave William Neill 640 acres of land as payment for services in the Texas-Mexican War of 1836.<sup>1</sup> The Republic of Texas' Secretary of War, A. Sidney Johnston, issued certificate 9324 on November 13, 1839, as a land grant to Neill, in the future region of Denton.<sup>2</sup> R. W. Woodruff acquired 100.5 acres in 1855 from the original 640-acre Neill track.<sup>3</sup> About 1856, Woodruff donated the eastern 20 acres of his parcel to create the future downtown area to be anchored by a county courthouse in the central square. William Loving contributed 40 acres, and Hiram Sisco contributed another 40 acres to create the future north/south orientation of Denton along Elm and Locust streets.

The City of Denton was named the county seat in 1857, and the first city lots around the downtown square were auctioned.<sup>4</sup> In 1858, Woodruff's widow, Louisa E. Woodruff, subdivided and platted the remaining 80 acres into 14 lots.<sup>5</sup> These lots became the foundation of the western development of Denton, creating West Oak and West Hickory streets, linked with the earlier gift of 20 acres, which became the downtown Denton Square surrounding the Denton County Courthouse. Denton grew from a frontier town, incorporating as a city in 1866. The first railway, Texas and Pacific, came to Denton in 1881, linking Denton to major cities, and promoting its role as an agricultural trade center. Farms and ranches became profitable while merchants and bankers advanced the business community. Denton's courthouse square

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<sup>1</sup> <http://www.tshaonline.org/supsites/military/l/barrth9l.htm>, viewed May 18, 2014.

<sup>2</sup> Republic of Texas Deed Record, Private Collection of Annetta Ramsay and Randy Hunt, Denton.

<sup>3</sup> State of Texas Deed Record, Private Collection of Annetta Ramsay and Randy Hunt, Denton.

<sup>4</sup> Bridges, C.A. *History of Denton, Texas, From its Beginning to 1960*. Waco, Texas: Texian Press, 1978, p. 71.

<sup>5</sup> County Deed Record with Map, Private Collection of Annetta Ramsay and Randy Hunt, Denton.

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became the focal point for business. Prime Denton residential real estate in the 1870s began close to the square, filling present-day Elm and Locust streets north to south with the homes of early pioneer families.

### General Development of Denton

Denton's population expanded with railroad transportation. The Texas & Pacific (T&P) Railroad completed its rail line from Texarkana to Fort Worth, opening its Denton station on April 1, 1881. The Katy (Missouri, Kansas & Texas) Railroad also opened the acquired Dallas & Wichita Railroad, linking Denton to Dallas at the same station in 1881.<sup>6</sup> By 1890, the city's population increased to 2,558, from the 1880 census of 1,194. Between 1880 and 1900, the population almost quadrupled to 4,187, marking the rapid expansion of residential neighborhoods.<sup>7</sup> Denton missed the other major railroad, established in 1886, by the Gulf, Colorado & Santa Fe to connect Fort Worth with Oklahoma City. This line also ran north/south but was west of Denton by six miles in the countryside. The prairie station houses established the towns of Justin, Ponder, Krum, and Sanger, bypassing Denton.<sup>8</sup> Business leaders focused on how to ensure the future of Denton without dependence on railroads. They found inspiration in how the City of Huntsville created a state teacher's college to secure their economic development and mirrored their strategy based on higher education.

Augustus Koch's 1883 bird's eye map view of Denton depicts dense development around the courthouse square, but sparse residential settlement west of the square. When Mr. O. K. Harry, a prosperous lumber mill merchant, built his home at present-day 609 West Oak Street in 1878, the street was just a dusty road linking Denton to the city of Decatur and points west. By 1890, the city worked diligently to gravel some of its streets. With the establishment of a Board of Trade in 1890, the city received numerous improvements, including a new brick plant in 1891, a private water works and electric lights in 1892, a new courthouse and jail during 1895-1897, and improved roads and telephone services by 1896. A county fair flourished, along with a Chautauqua, an opera house, and many new businesses and residences. With the arrival of the railroad, residential development blossomed west of the square; West Oak and West Hickory streets were known as "Silk Stocking Row."<sup>9</sup> as the population in Denton steadily increased.

The first two decades of the twentieth century were prosperous years for the area, highlighted with municipal and cultural growth. In 1905, the city purchased the electric light and water plant from the privately-held Denton Water and Light Company (present-day Denton Municipal Electric).<sup>10</sup> The city built a sewer system in 1908, following a typhoid fever epidemic.<sup>11</sup> Entertainment facilities flowered between the downtown square and the two state colleges in response to the presence of a vibrant student population. Numerous theaters and movie houses opened, along with grocery stores and businesses. The Denton Traction Company began operating the streetcars in 1908, with service to the North Texas Normal College in west Denton and residential neighborhoods throughout the city. By 1912, the city extended its municipal boundaries west to encompass the new North Texas State Normal College, and a section of West Oak and West Hickory streets to Avenue E.<sup>12</sup> By 1923, building permits reached \$1 million and increased to \$1.5 million by 1925. The residential boom created the need for a new sewage system in 1923, and a water well system in 1925.<sup>13</sup> West Hickory Street developed with the growth of the Normal College, with boarding houses for students and homes for college faculty and staff. The city continued to develop facilities and infrastructure for new population growth as the city grew from 7,626 persons in 1920 to 9,587 in 1930.

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<sup>6</sup> E. Dale Odom, *An Illustrated History of Denton County*, 1996, p. 41.

<sup>7</sup> U.S. Census (1900), Denton County, Texas, Population Schedules, City of Denton.

<sup>8</sup> <http://apps.dentoncounty.com/website/historicalmarkers/historical-markers.htm#Sanger%20and%20the%20Gulf,%20Colorado%20and%20Santa%20Fe%20Railway>, viewed September 2016.

<sup>9</sup> Bullitt Lowry, *Preservation Plan, City of Denton*, 1986, page 11.

<sup>10</sup> Bates, Ed, *History and Reminiscences of Denton County*, (Denton, Texas: McNitzky Printing, 1918), p. 265.

<sup>11</sup> Bates, 267.

<sup>12</sup> Bates, 263-264.

<sup>13</sup> Historical and Architectural Resources of Denton, Texas, p. 13.

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## Denton as the Education Center of North Texas

In the wake of the 1890s depression, the local Board of Trade searched for innovative ideas to stimulate the Denton economy, and strove to establish the city as an educational center for North Texas.<sup>14</sup> The city contracted with Joshua Chilton for the creation of a private college, originally known as the North Texas Normal College and Teacher Training Institute.<sup>15</sup> In 1890, seventy students attended the first classes held above the hardware store at the northwest corner of the square.<sup>16</sup> A group of local leaders, referenced as The Syndicate, purchased 240 acres of speculative real estate adjacent to the city limits and donated ten acres as the site for a future campus.<sup>17</sup> The privately held teachers' college ownership was expected to be self-supportive. The Syndicate nor the city offered any financial assistance, knowing the school would become city property if it failed. The strategy worked, Chilton was removed, and the school continued as a city institution until the Texas state legislature authorized the creation of state-supported schools for the training of teachers in 1899 and accepted the existing campus for use as the North Texas State Normal (now University of North Texas). The city school building and ten acres became state property as operations began with state financial support in the fall of 1901.<sup>18</sup>

The private John B. Denton College was established in 1901 on land set aside for a school on the Neill Plat of 1858.<sup>19</sup> Residents of Denton, led by businessman J. N. Rayzor, desired a private college to offer classical traditional degrees beyond teacher certifications and raised \$20,000 in capital stock.<sup>20</sup> They named the college after John B. Denton, the frontier lawyer and minister for whom the county and city are named.<sup>21</sup> In June 1901, the regents of the new college selected building plans by W. A. Petser of Bonham, Texas, and bids were let for the construction of the two-story college building.<sup>22</sup> The college was well established by 1902, when a real estate ad to sell 1,500 acre Denton County ranch enticed buyers by noting that "Denton has the North Texas Normal College (a state institution), with 500 students and the John B. Denton College, with 200 students."<sup>23</sup> The *Cameron Herald* reported that "Denton is a most attractive place for parents who desire to educate their sons and daughters. The North Texas State Normal school, the John B. Denton College...are well established. And when the Girl's Industrial College is added to her list, Denton may well boast of being the Athens of Texas."<sup>24</sup> The presence of two institutions of higher education on the west side had a profound influence on the development of Denton and the nominated area.<sup>25</sup>

During the first three years, the private college's enrollment reached over 150, but competition from state-supported colleges became too great. Declining student admission continued with the opening of the future Texas Woman's University, which appears to have attract several key faculty members, and in 1904, the private college closed. All the

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<sup>14</sup> Denton Centennial Commission. *Centurama*, book, 1957 ([texashistory.unt.edu/ark:/67531/metaph24941/](http://texashistory.unt.edu/ark:/67531/metaph24941/); accessed September 24, 2016), University of North Texas Libraries, The Portal to Texas History, [texashistory.unt.edu](http://texashistory.unt.edu/); crediting Denton Public Library.

<sup>15</sup> <http://apps.dentoncounty.com/website/historicalmarkers/historical-markers.htm#Texas%20Normal%20College>

<sup>16</sup> Bullitt Lowry, *The Historical Markers of Denton County*, Texas, 1980, p. 36.

<sup>17</sup> Mike Cochran, *Denton History* p., 2013, <http://www.dentonhistory.net/page63/>.

<sup>18</sup> Willard Robinson, *Temples of Knowledge: Historic Mains of Texas Colleges and Universities*, *Southwestern Historical Quarterly*, LXXVII, #4 (April 1974), pp. 469-470.

<sup>19</sup> John B. Denton College, clipping, June 23, 1901; ([texashistory.unt.edu/ark:/67531/metaph29625/](http://texashistory.unt.edu/ark:/67531/metaph29625/); accessed September 26, 2016), University of North Texas Libraries, The Portal to Texas History, [texashistory.unt.edu](http://texashistory.unt.edu/); crediting Denton Public Library.

<sup>20</sup> *Handbook of Texas Online*, R. L. Roberts, "Southland University," accessed September 16, 2016, <http://www.tshaonline.org/handbook/online/articles/kbswg>.

<sup>21</sup> <http://apps.dentoncounty.com/website/historicalmarkers/historical-markers.htm#John%20B.%20Denton>

<sup>22</sup> The Houston Post (Houston, Texas), Tue, Jun 11, 1901, p. 5.

<sup>23</sup> The Inter Ocean (Chicago, Illinois), Sun, Feb 16, 1902, p. 23.

<sup>24</sup> The Cameron Herald (Cameron, Texas), Thu, Sep 10, 1903, p. 3.

<sup>25</sup> Debbie Cottrell, *Pioneer Woman Educator: The Progressive Spirit of Annie Webb Blanton* (College Stations: Texas A&M Press, 1993), p. 21.

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property was deeded to the Church of Christ, which opened the Southwestern Christian College on the campus.<sup>26</sup> In 1908, the college reorganized as Southland University, but a 1909 split in the college leadership led the church to relocate the major college body to Abilene, where it became the Abilene Christian College (presently Abilene Christian University), and another part of the college relocated to Cleburne to create Clebarro College. The John B. Denton College School of Oratory held classes until 1912.<sup>27</sup>

Public schools in Denton faced increased crowding, and in 1912, the original John B. Denton College building was acquired by the Denton City Schools for use as the first city high school.<sup>28</sup> The high school was soon overcrowded, and in February 1916 ground was broken for a new building north of the old college at the corner of Denton and Gregg streets. This stimulated the development of the Mounts 2 Addition and opened Mounts Street the length of John B. Denton Street. The school board bought the land west of the former college building in March 1916, giving the school the entire south frontage of land between these two streets.<sup>29</sup> The land north of the former college building became the high school football field.<sup>30</sup> After the opening of the new high school on the south end of the campus in 1917, the old college building housed a music room, manual arts classrooms, and a gymnasium, but was abandoned in the early 1930s and razed in 1935.<sup>31</sup> Wiley Clarkson designed the 3-story 1924 Denton Senior High School building at the north end of the campus 709 Congress Street (Photo 22).<sup>32</sup> The 1917 high school building became the junior high school, and was demolished by 1981 for future development of the senior high school campus. The "1923 High School 2" residential plat created lots along Egan Street, and the 1924 "High School 3" plat created new lots along Panhandle Street, named for the panhandle-shaped plat.<sup>33</sup> These two plats are the most recent in the nominated area.

The continued development of the west Denton residential area was influenced by the school and colleges. The real estate syndicate secured the incorporation of their 240-acre speculation into the city limits with only the donation of 4% of their investment set aside for the campus. Their lands, surrounded the 10 acres for the campus, was platted as the "College Addition" securing development in the area and return on their investment. The building of the John B. Denton College building became the catalysis for residential development in this former farmland. Nine continuous plats became residential development, speculative that the college building signaled as trend for neighborhoods growth north of West Oak Street. The first speculative developers used the college location in their marketing to develop Carroll Estates in the east side of the college building, followed by the Mounts Farm platting as Mounts 2 for residential development on the west side. When the college building later became the first city high school, residential development drove community planning as crowding demanded additional building for the Denton community. As construction of a new Senior High School was announced and begun, the filing of three sequential plats known in composite as the High School Addition created the planning and development of the area as a residential community, bounded on the north by Denton Creek which terminated immediate expansion. These various plats illustrate the eleven-year evolution from farmland to the residential community as an area of high significance which transformed the development of Denton west, away from the original north/south axis centered on the downtown square.

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<sup>26</sup> E. Dale Odom, *An Illustrated History of Denton County*, 1996, p. 59. *Denton Record-Chronicle* (Denton, Texas), Sun, Jul 4, 1976, p. 102.

<sup>27</sup> *Handbook of Texas Online*, R. L. Roberts, "Southland University," accessed September 16, 2016, <http://www.tshaonline.org/handbook/online/articles/kbswg>.

<sup>28</sup> Jim Bolz, Tricia Bolz, *Denton County in Post Cards*, Arcadia Publishing, 2010, page 61.

<sup>29</sup> *Denton Record-Chronicle* (Denton, Texas), Tue, Mar 19, 1935, p. 2.

<sup>30</sup> *Denton Record-Chronicle* (Denton, Texas), Mon, Oct 1, 1934, p. 2.

<sup>31</sup> Jim Bolz, Tricia Bolz, *Denton County in Post Cards*, Arcadia Publishing, 2010, page 62.

<sup>32</sup> *Ibid*, 63.

<sup>33</sup> Mike Cochran, *Denton History* p., 2013, <http://www.dentonhistory.net/page27/page3/>, 2016. Only the eastern "handle" of the pan in included in the district, in order to keep the district boundary compact.

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### Neighborhood Residential Development, 1882 to 1900

With new utilities, transportation, and proximity between downtown and new colleges, the west side area was the desired location for new homes. Immediately across from John B. Denton College was Judge Carroll's parkland estate. J. A. Carroll (Carroll Blvd. namesake), the first Denton County judge, established the first Exchange National Bank in 1881.<sup>34</sup> John C. Coit, assistant cashier, built his home at 904 West Oak Street in 1893, and became the final bank president in 1928.<sup>35</sup> West Oak Street became Denton's preferred residential area with the construction of several fine homes by business leaders. In 1883, Jessie and Addison E. Graham, early merchants on the downtown square, built the 'house of seven gables' at present-day 700 West Oak Street (now demolished).<sup>36</sup> After 1900, a migration of ranchers became residents in the developing district along West Oak and West Hickory Streets. The Evers family retained their farm north of Denton, building their city home at 1035 West Oak Street. The Jim Christal family also maintained its Golden Hoof ranch, raising sheep and cattle, while building their city residence at 722 West Oak Street. Ailsey (Forester) Martin grew up on the nearby cattle Forester Ranch (established 1852) and received one-third of the ranch when the "Two-I-Jinglebob" brand was divided in 1913, using funds to build the home at 811 West Oak Street.<sup>37</sup> The Gregg Ranch was influential to both the homes at 709 Pearl Street built by Susan (Gregg) Simmons, granddaughter of Darius Gregg who established the Gregg Ranch, and at 305 Mounts Street where Robert Mounts worked for and then managed the horses and cattle at the Gregg Ranch.<sup>38</sup>

Dr. Curvier Lipscomb supported the new community with his medical practice from his family home, built in 1885 at 802 West Oak Street (now demolished). In 1886, Annie and Robert C. Scripture, grocers and merchants on the Denton Square, built their home at present-day 819 West Oak Street. Others soon followed, displaying newfound wealth in homes built to convey grandeur, splendor, ambition, and achievement. The Raley family built their home at present-day 801 West Oak Street in 1895, with Raley commuting to the downtown square initially to his pharmacy and then as president of the Denton County National Bank. Priestly Lipscomb, Dr. Lipscomb's brother, built a home for his bride in 1895 at present-day 918 West Oak Street. The Mount family built mirror-image homes in 1896 at present-day 305 and 403 Mounts Street on their farm after the original homestead burned. Otis Graham, merchant on the downtown square, built a Queen Anne style home at present-day 723 West Oak Street in 1898. George Henry (G. H.) Blewett, Denton Milling Co. founder, built his home in 1900 at present-day 903 West Oak Street. There were eleven houses built during this period, nine of which remain.

### Neighborhood Development, 1900 to 1922

The area around West Oak Street continued to develop in the early 20<sup>th</sup> Century, as successful ranchers and farmers built city homes. Jim Christal built a home (while he was president of the Denton Milling Co.) at present-day 722 West Oak Street in 1905.<sup>39</sup> Christal and his wife Margaret Louisa McKenzie owned the Golden Hoof Ranch, five miles west of Denton. They designed and built their city home with Greek and Italian influence on the exterior of the home while the interior was influenced by a new Craftsman style. The family lived in the home during weekdays, returning each weekend

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<sup>34</sup> Carroll was president of the bank until his death in 1891. Bates, Ed, *History and Reminiscences of Denton County*, (Denton, Texas: McNitzky Printing, 1918), p. 65.

<sup>35</sup> Coit was the secretary and treasurer for the committee that brought the current Texas Woman's University to Denton, proposing the plan "to offer a cash bonus [\$30,000] secured by the business men of Denton, and to buy the site in Denton which the location committee would choose." Frank Clark, *Denton History p.*, 2013, <http://www.dentonhistory.net/page93/>, viewed September 12, 2016. Bates, Ed, *History and Reminiscences of Denton County*, (Denton, Texas: McNitzky Printing, 1918), p. 223.

<sup>36</sup> Bates, Ed, *History and Reminiscences of Denton County*, (Denton, Texas: McNitzky Printing, 1918), p. 233.

<sup>37</sup> <http://apps.dentoncounty.com/website/historicalmarkers/historical-markers.htm#Forester%20Ranch>

<sup>38</sup> <http://apps.dentoncounty.com/website/historicalmarkers/historical-markers.htm#Gregg%20Ranch>

<sup>39</sup> Deed Record, Private Collection of Annetta Ramsay and Randy Hunt, Denton.

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to the Golden Hoof Ranch via horse and buggy. Christal became president of the Exchange National Bank of Denton on the square and served on the new Board of Regents of Texas Normal School beginning in 1911.<sup>40</sup>

The Evers family owned a ranch north of Denton at the site of present-day Evers Elementary School and Evers Park. Their downtown business, Evers Hardware, was a favorite place to purchase items for home construction and repairs. The Evers built their home at 1035 West Oak Street in 1903. The Rayzor family owned a ranch west of Denton at the site of present-day Rayzor Ranch and owned a prominent ice company in the city. They built their home in 1913 at 1003 West Oak Street.

John Mounts created the Mounts 2 Plat in 1916, when the *Denton Record-Chronicle* reported:

Work has already started opening up Haynes Street, running west just north of Gregg Avenue, the house in which W. W. Wright lived having to be moved. Mr. Wright has purchased the old Mounts homestead and has already moved into it. Another new street, to be called Anderson Street, is being opened up north of Haynes Street, and a third, called Amarillo, is to run the length of the addition from Gregg Avenue to the Scripture Addition...All three of the streets are to be graded up and possibly concrete sidewalks will be built about the fifty lots that will be opened up for sale.<sup>41</sup>

High School 1 Plat was generated in 1917, creating Congress and Egan streets. Lots along Congress Street began development in 1917, and the south side of Egan Street started growth in 1921. Home builders and new homeowners increasingly looked toward plan books and floor plans offered by the local lumberyards. House plans began to shift from custom homes to standardized floor plans with preference to four-square styles and Craftsman style bungalows. New housing flourished along West Hickory Street between the North Texas State Normal College and the downtown square. The same occurred around the new location of Denton High School on the former college campus. Craftsman style homes proliferated in these newly platted areas for residential development. There were 92 buildings built during this period.

### **Neighborhood Development, 1923 to 1929**

In the mid-1920s, Denton promoted itself as “The Ideal Home City” and suburbs to the downtown area developed rapidly as more efficient modes of transportation evolved.<sup>42</sup> A majority of this development was incentivized with the opening of the senior high school on Congress Street, as lots on surrounding streets along West Oak and West Hickory streets, Carroll Estates, and the Mounts areas became filled with new residential homes. The residential area flourished with building of new homes. The 1924 opening of the Senior High School at 709 Congress created the development of High School Plat 2 in 1923 and High School Plat 3 in 1924.<sup>43</sup> The substantial number of Craftsman style homes in the area is a reflection on the 12-year period of growth from 1916 to 1927 when 170 homes were completed, more than 50% of the homes built in the district. New home construction peaked in 1924 with the completion of 42 new homes. There were 107 homes built between 1923 and 1929.

### **Neighborhood Development, 1930 to 1957**

The Great Depression had impact on this area. With the creation of the federal Works Progress Administration (WPA), new construction projects began, including the paving of residential sidewalks, many of which continue service in this area. The WPA also provided new water and sewer lines, along with flood control projects in creek beds on the north boundary of this area. Residential housing growth continued as war plant workers in the Dallas and Fort Worth defense

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<sup>40</sup> Bates, Ed, *History and Reminiscences of Denton County*, (Denton, Texas: McNitzky Printing, 1918), p. 213.

<sup>41</sup> *Denton Record-Chronicle*, September 30, 1916.

<sup>42</sup> U.S. Department of the Interior, National Park Service. Historical and Architectural Resources of Denton Texas. May 1999, p. 17.

<sup>43</sup> <http://apps.dentoncounty.com/website/historicalmarkers/historical-markers.htm#Denton%20Senior%20High%20School>

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plants found homes in this area. Employees at these defense plants received rations of gasoline and tires to ease their commute from Denton along new roads created by the WPA linking Denton with the Dallas and Fort Worth region. By 1938, Denton began to recover from the Depression.<sup>44</sup> Building permits rose steadily from 1935 to 1941; however, the advent of World War II halted almost all construction in the city. The local private airport, Hartlee Field, opened a pilot training facility in 1941, shortly before the beginning of World War II, which quickly expanded with the beginning of the war. Between 1941 and 1943, over 4,000 pilots received training, some housed in dorms constructed by the WPA at North Texas State Teachers College, while others lived with residents in this area, walking to classes. Many area residents housed future pilots and students who could not find housing in the limited availability of campus dorms.<sup>45</sup> Post-war construction beginning in 1946 more than doubled the number of building permits from 1941, assisted with home loans available through the G.I. Bill. Residents also supported students attending the college by renting rooms and converted garages. The population of Denton increased over 90% in ten years with an influx of residents and students. The 1940 population of 11,192 grew to 21,345 in 1950. The end of the war marked the construction of the Homer Flow Memorial Hospital, fronting Ponder Street. There were 98 buildings built between 1930 and 1957.

### Neighborhood Development, 1958-Present

New residential development slowed after 1956 when the building of a new Denton High School on Fulton Street was announced. While some infill residences were built, the building focus shifted north with the opening of Denton High School in 1957. The Senior High School was renamed as Denton Junior High School and in 1982 renamed to Calhoun Junior High School in honor of the only principal of the Senior High School, Amos O'Neil Calhoun.

Denton was a burgeoning city by the mid-1950s. The original city limits expanded, due in part to development of North Texas State University as well as the construction of Interstate 35 that opened access to Fort Worth and Dallas. Retail shopping areas developed into strip shopping centers along University Drive, a mile north of the square. The downtown square commercial district competed with these new commercial strips. Expansion focused away from the downtown square with the 1954 relocation of the Federal Civil Defense Administration offices from Dallas to Denton, now known as FEMA Region 5 located in east Denton. This national defense underground control facility, constructed during the height of the Cold War, also brought the development of the Federal Nike Missile Base north of Denton and the creation of the National Guard Armory west of Denton. Additional public institutions followed, like the Denton State School for mentally challenged persons built south of Denton.

Infill on lots became the norm between 1958 to 1970. Noteworthy was the development of the Alton House apartments near the North Texas State University in 1964. As the university continued to grow, this triggered the development of a new style of apartment. Alton House was designed by an artist who also focused on interior design. The apartment reflected the Italian Provincial style and include accommodations for parking vehicles on the ground level under the Alton House. There were only six houses built between 1958 to 1970.

A new shopping center opened north of downtown and businesses moved to new locations from the downtown square. By the 1980s, few businesses remained on the square and residential development expanded around new city limits. There was discussion of destroying the county courthouse in the center of the square to attempt a revitalization of the downtown area. Bullett Lowry, chair of the Denton County Historical Commission and Professor of History at the North Texas State University, realized the potential economic development benefits of preservation. With support of residents living between the downtown square and the University, Lowry led preservation efforts for the City Council's adoption of a Historic Preservation Ordinance in 1980. Lowry also tapped Mike Cochran to become the initial city leadership for historic preservation. The establishment of a downtown Main Street program followed with the 1986 restoration of the

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<sup>44</sup> Dale Odem, *An Illustrated History of Denton County*, pp. 80-82.

<sup>45</sup> National Park Service. *Historical and Architectural Resources of Denton Texas*. May 1999, p. 20.

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Denton County Courthouse in the middle of the square. With Lowry's leadership, the downtown square was recognized in 2000 as the Denton County Courthouse Square Historic District in the National Register.

### **Builders and Contractors**

Very few homes built prior to the 1920s were designed by architects. When future homeowners were ready to build a new home, they would select designs from pattern books. Builders would then customize the patterns to the desires of the homeowners. These early homes were very individualized to satisfy the owners and resolve solutions by the builder to construct the homes. The only common factor was that wood was shipped by rail to Denton and design elements were typically purchased in one of the hardware stores, like Evers Hardware on the square. For the West Denton Residential District, several outstanding builders, contractors, and architects created many well-crafted homes. The homes referenced below are extant buildings, except as noted.

#### *Frank Craft, Builder (1859-1924)*

Frank Craft possessed versatile skills in building a range of home styles from Queen Anne, Renaissance Revival to Italian Villa. Craft worked from design books that ranged from Victorian to Classical Revivals with elaborate touches from Gothic, Italian and the contemporary style of Craftsman. Craft also helped in the construction of multiple building in Denton, like the Methodist Dormitory built at the CIA (College of Industrial Arts, present-day TWU) in 1907<sup>46</sup> (demolished in 1955) and the home of Edmund Bates, author of "History and Reminiscences of Denton County" and teller at the Exchange National Bank, working with then-president Jim Christal.<sup>47</sup>

Born in Adams, Illinois, in 1859, Frank moved to Denton, Texas by 1884, became a contractor and builder, and married Julia Carlton from Tarrant County in 1887.<sup>48</sup> Homes credited to Frank Craft:

- 1898: 723 West Oak Street built for Otis Graham (Son of A. E. Graham - demolished)
- 1903: 1035 West Oak Street built for the Evers Family
- 1906: 722 West Oak Street built for the Christal Family
- 1906: 719 Sycamore Street built for the Edmund Bates Family
- 1907: Methodist Dormitory at the College of Industrial Arts, present-day TWU (razed)

#### *J. B. (James Binkley) Farris, Homeowner and Builder (1873-1951)*

Farris is recognized as one of the early business leaders of the new town of Denton.<sup>49</sup> He was a lumber merchant in Denton by 1918, shipping lumber to Denton via railroad box cars.<sup>50</sup> He owned the Farris Lumber Company for about 25 years while engaged in farming, ranching, and the cotton business in Denton, and lumber, hardware business in Oklahoma.<sup>51</sup> A native of Denton, Farris was one of the first students at the North Texas Normal College, earning a certificate in business. He married Sallie Glenn Robinson in Denton on October 21, 1896. About 1902, they moved to Johnston, Oklahoma, returning to Denton about 1909.<sup>52</sup>

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<sup>46</sup> *Denton Record-Chronicle*, Jan 28, 1951, p. 1.

<sup>47</sup> *Denton Record-Chronicle*, Jan 28, 1976, p. 3A.

<sup>48</sup> *Denton Record-Chronicle*, Jul 4, 1976, p. 4E.

<sup>49</sup> Bates, Edmund Franklin, *History and Reminiscences of Denton County*, (Denton, Texas: McNitzky Printing, 1918), p. 70.

<sup>50</sup> *Denton Record-Chronicle*, 11 Nov 1918, Classified Advertisement p.

<sup>51</sup> *Denton Record-Chronicle*, 15 Apr 1951, p. 2.

<sup>52</sup> <http://person.ancestry.com/tree/25506507/person/26146131061/facts>



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In 1913, he became the original owner of 610 West Oak Street designed as a Prairie style bungalow. He built his next home in 1924 at 818 West Oak Street as a Craftsman style brick bungalow. His third home, built in 1935, was at 300 Amarillo Street where he and his wife resided and where Sallie operated a childcare facility. J. B. and Sallie Farris are buried at the IOOF Cemetery in Denton. Homes credited to J. B. Farris:

- 1913: 610 West Oak Street
- 1924: 818 West Oak Street
- 1935: 300 Amarillo Street

*C. C. Yancey, Builder and Real Estate Developer (1876-1944)*

Charles (C. C.) Yancey was born in Maxville, Kentucky, and his family moved to Texas by 1886. He married Maggie McNeil, a native of Denton in 1900.<sup>53</sup> In 1908, he became a realtor, building his residence in 1911 at 715 West Hickory Street.<sup>54</sup> In 1920, the largest planned development to date by a single builder occurred when C. C. Yancey purchased the large block of land east of the Evers House from Mr. A. F. Evers for \$18,000.<sup>55</sup> This was heralded by the *Denton Record-Chronicle* as “one of the largest residential property [developments] made in a number of years in Denton.” The lot had frontage on West Oak and West Hickory Streets of 240 feet and a depth of 320 feet. Seven homes were built:

- 1920: 1023 West Oak for Judge J. W. Sullivan
- 1922: 1006 West Hickory built as an investment
- 1922: 1004 West Hickory for Mrs. J.C. Weaver
- 1922: 1000 West Hickory for W.T. Bolton
- 1923: 1015 West Oak for Daisy Cunningham
- 1923: 1010 West Hickory built as an investment
- 1929: 1011 West Oak Street for Elizabeth & James Anderson

With the success of real estate dealing, he then built a new home for his family in 1922 at 918 Haynes Street.

*H. F. Davidson, Contractor (1859-1931)*

Henry Francis (H. F.) Davidson was a prolific builder of buildings in Denton. Born in Tennessee in 1859, he married Willie Salyer in Williamson, Texas in 1891.<sup>56</sup> In 1904, they relocated to Denton with their family of six children, while expecting a son who was born in Denton in 1907. He constructed a house in 1904, originally located at 607 Bell Avenue in the African American community called Quakertown. The house is now located at 317 West Mulberry Street and Carroll Boulevard in the Historical Park of Denton County, Denton. The Denton County African American Museum is located inside this “Quakertown” house.<sup>57</sup> In 1928, he completed the Women’s Club Building at 610 Oakland Street.<sup>58</sup> Davidson was contractor for five homes in this area:

- 1914: 1018 West Oak for Eva & J. A. Long
- 1922: 1108 Congress Street for Harry Smith
- 1923: 1015 Egan Street for Robert Storrie

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<sup>53</sup> <http://person.ancestry.com/tree/70059111/person/32213127330/facts>

<sup>54</sup> *Denton Record-Chronicle*, 23 Feb 1944, p. 2.

<sup>55</sup> *Denton Record-Chronicle*, 01 Jun 1920, p. 2.

<sup>56</sup> <http://person.ancestry.com/tree/29492627/person/12186242712/facts>

<sup>57</sup> <http://apps.dentoncounty.com/website/historicalmarkers/historical-markers.htm#Quakertown%20House>

<sup>58</sup> Jim Bolz, Tricia Bolz. Denton County in Post Cards, Arcadia Publishing, 2010, page 19.

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- 1924: 1109 Congress Street for Elaine & George Morrell
- 1926: 911 West Oak for Ailey & Dr. Martin, behind their home at 812 West Hickory Street

*I. T. Naugle, Contractor (1878-1949)*

Ira Thomas Naugle was born in Itasca, Texas, on July 16, 1878, and married Georgia Vestal in 1900, in Hillsboro, Texas.<sup>59</sup> They moved to Denton in 1913, with their four surviving children, where he became a contractor of multiple homes and businesses for 35 years until his death in 1949.<sup>60</sup> Ira and Georgia are buried at Roselawn Memorial Park in Denton.<sup>61</sup> Naugle built 16 homes in the district (some with partners), plus his own home at 525 Denton Street:

- 1919: 423 Mounts Street for Junia E. & Ethel L. Hudspeth
- 1919: 309 Amarillo Street for Loula M. & John T. Baird
- 1919: 409 Amarillo Street for Ernest R. and Annis McClendon
- 1920: 405 Amarillo Street for Ernest R. and Martha A. McClendon
- 1920: 407 Amarillo Street for DeWitt T. and Modena McClendon (demolished)
- 1921: 906-908 Haynes Street for E.R. & Annie McClendon
- 1921: 1102 Congress Street for Arlene Swofford (Naugle & Overall)
- 1923: 604 Pearl Street for Elizabeth DeLamatter (Naugle & Reeves)
- 1923: 806 Anderson Street for Wright W. & Bertha Stevens
- 1924: 511 Parkway Street for E.B. & Inez H. Tobin (Naugle & Reeves)
- 1924: 501-503 Parkway Street for Sarah Gibbs (Naugle & Reeves)
- 1924: 918 Panhandle Street for Louie E. Johnson (Naugle & Reeves)
- 1925: 607 Parkway Street for T.B. Reeves
- 1925: 517 Parkway Street for M.D. & Ruth Penry (Naugle & Reeves)
- 1926: 603-605 Parkway Street for Maud Melton (Naugle & Reeves)
- 1931: 1022 Congress Street for F.H. & Sallie E. Vestal

*T.D. Wynn, Contractor (1862-1938)*

Thomas Douglas (T. D.) Wynn was a well-known builder of many homes and structures in Denton, such as of the present-day Fred Moore School, contracting with the Denton City Schools on June 20, 1915, to build a “negro” school building.<sup>62</sup> Born in Hillsboro, Texas in 1862, he married Martha Ann Grady of Denton in 1889. The Wynn family, with seven children, lived in Denton by 1895.<sup>63</sup> Wynn built his own home at 817 Anderson Street in 1924. Wynn built ten homes in the district:

- 1918: 511 Pearl Street for Julian & Idella Scruggs, owners of a clothing store on the square
- 1923: 417 Amarillo Street for Stephen H. and Zula Fay Wisdom
- 1924: 614 Parkway Street for J.W. & Clellie Tackitt
- 1924: 817 Anderson for T.D. & M.A. Wynn as their personal home
- 1924: 917 Egan Street for J.W. & Byrdie Rochelle
- 1924: 1003 Egan Street for B.P. & Eunice T. Wynn

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<sup>59</sup> <http://person.ancestry.com/tree/1667201/person/6095968738/facts>

<sup>60</sup> *Denton Record-Chronicle*, 11 Oct 1949, p. 2.

<sup>61</sup> <http://person.ancestry.com/tree/1667201/person/6112005503/facts>

<sup>62</sup> *Denton Record-Chronicle*, 20 June 1934, p. 2.

<sup>63</sup> <http://person.ancestry.com/tree/86028064/person/38524060720/facts>

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- 1924: 916 Panhandle Street for William C. and Mary Selman
- 1924: 1010 Panhandle Street for L.H. and Alyne Ligon
- 1925: 1018 Egan Street for C.P. & Hazel Hendley
- 1926: 811 Anderson as a contractor which he sold the following year

*R. L. McGalliard, Contractor (1880-1971)*

Raymond Lealand (R. L.) McGalliard was a native of Lake Dallas in Denton County and was a building contractor in Denton.<sup>64</sup> He married Ella Caroline Masten in 1905. McGalliard built homes throughout Denton, one recorded permit was for a \$3,500 residence on Bell Avenue, Denton in 1937.<sup>65</sup> He built six homes in the district:

- 1925: 916 Anderson Street for C.A. & Mildred Montgomery
- 1925: 917 Anderson Street for D.N. & Alta Mae Womack
- 1925: 904 Panhandle Street for D. L. & Maurine Myers
- 1925: 1122 Panhandle Street for George W. Arthur
- 1926: 414 Amarillo Street for David N. & Alta Mae Womack
- 1928: 1002 Egan Street for A.S. & Lavinia Crout

*G. W. Martin, Contractor (1872-1948)*

George Washington (G. W.) Martin owned the G. W. Martin Lumber Company, begun by 1919.<sup>66</sup> Born in Arkansas in 1872, he married Eudora in Denton.<sup>67</sup> He and C. C. Yancey were members of the Denton Chamber of Commerce as early as 1919, marketing together. With the opening of the Denton High School next to the former John B. Denton College, he became very involved in the supply of materials for the new homes and was a member of the Lumberman's Convention through the 1940s.<sup>68</sup> George and Eudora are buried at the IOOF Cemetery in Denton. He built five homes in the area, one as his personal residence:

- 1921: 820 Anderson Street for Eudora and G.W. Martin as their personal home
- 1924: 1100 Egan Street for L.E. & Helen Akers
- 1924: 1101 Panhandle Street for Carrie E. and R. L. McGalliard, home for another contractor
- 1924: 1118 Panhandle Street for E.B. and Velma Wynn
- 1925: 1103 Panhandle Street for John W. and Esther Ratliff

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<sup>64</sup> *Denton Record-Chronicle*, 24 May 1971, p. 2.

<sup>65</sup> *Denton Record-Chronicle*, 06 Nov 1937, p. 1.

<sup>66</sup> *Denton Record-Chronicle*, 07 May 1919, p. 2.

<sup>67</sup> <http://person.ancestry.com/tree/41892708/person/29339559001/facts>

<sup>68</sup> *Denton Record-Chronicle*, 15 Apr 1939, p. 1.

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## Representative Properties within the District

### 819 West Oak Street

(Property 239, Photo 1)

Mission Revival, 1886 and 1912

Contributing (RTHL): Scripture-Deavenport House

Annie and Robert Scripture constructed the Scripture Building on the Square in 1882 to house their grocery business. In 1886, their home at 819 West Oak Street was completed, using locally fired brick handmade in Denton. The original house was a two-story Italianate style building. They sold their home on May 10, 1890, to Edmund Hann, a dentist, who transferred the title to Robert Hann, his father. Robert Hann, who with his brother John Hann, owned the dry goods store on the south side of the square. Robert was active in the founding of the North Texas Normal College on the square and helped to secure the donated land on West Hickory which became the future home of the University of North Texas. Robert Hann sold their home in 1905 to Berry Deavenport. Deavenport (1858-1918) was one of the earliest millers in Denton, was also a banker, and one of the ten men who founded the North Texas Normal College. Deavenport helped to organize the Denton County National Bank in 1892, where he was a director and the initial cashier. He also owned and insurance agency, was city treasurer and a member of the school board.

Berry and Mary Deavenport created extensive changes to the original home in 1912. The house doubled in size and the exterior appearance altered to Mission Revival Style. They built a cottage behind their home in 1916 at 822 West Hickory Street. Following Berry's death, Mary moved to 822 West Hickory Street and sold the home to Mrs. Nannie Turner. In 1976, Carroll and Betty Rich purchased the home. Carroll secured the first RTHL marker for a home in Denton in 1980 as he worked with Bullett Lowry to secure the historical preservation ordinance efforts and historic landmarks.<sup>69</sup> This Mission style house has asymmetrical roof parapet complemented with a porch parapet which provides it nickname of "the Alamo House." A large quatrefoil window is centered below the roof parapet like Rose Windows in found in the San Antonio Missions. Brick coping outline the parapets. Wide overhanging eaves accent the large open porch supported with large square piers between the arched supports. While the exterior walls are brick, they are presented as smooth stucco. The common red tile roofing is not present, which is found on the other Mission style house at 619 Pearl (Property 320, Photo 26).

### 928 West Hickory Street

(Property 200, Photo 2)

Colonial Revival, 1912

Contributing (RTHL): Rayzor-Graham House

J. Fred Rayzor (1890-1965) and his wife Lucile Edmonds (1892-1945) purchased the lot at 928 West Hickory from his father, J. Newton Rayzor in 1911. The Rayzors contracted with M. T. Goodwin for a one-story frame house of six rooms on March 28, 1912, to be finished in 60 days for \$2,600.<sup>70</sup> W. E. and Nannie Moody Graham moved from Lubbock to Denton in 1933 and in 1941, purchased this home from the Rayzors. When W. E. Graham died in 1963, Nannie lived in the house until she sold it in 1974.<sup>71</sup>

This Colonial Revival style house has the typical symmetrically balanced windows with centered door. The adjacent paired windows have double hung sashes, with multi-pane glazing in the upper sashes. The single-story house was common in the 1920s and 1940s, like Cape Code cottage style house. Uncommon is the large porch instead of an

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<sup>69</sup> RTHL application to the Texas Historic Commission, provide by Carroll Rich.

<sup>70</sup> Mechanics Lien Records, Denton County, Texas, Vol. 2, pages 389-391.

<sup>71</sup> RTHL documentation provided to the THC. Private collection presented by Jimmey Kimmey, 2016.

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accentuated front door entry. Other examples include 919 West Hickory and 911 West Hickory as a two-story style with the typical front door entry complemented with extended forward porch. There are ten notable Colonial Revival buildings constructed between 1905 and 1940 in the district. Several examples displaying prominent levels of integrity are found at 911 West Hickory (Property 194), 1010 West Hickory with Spanish Eclectic influence (Property 206), 912 West Oak (Property 240), 915 West Oak (Property 241), and 512 Pearl (Property 314).

**811 West Oak Street**

(Property 234, Photo 3)

Georgian (Colonial) Revival, 1926

Architect: J. B. Davies

Contributing (RTHL): Martin-Russell House

Dr. M. L. Martin (1869-1941) and his wife, Ailsey (Forester) Martin (1890-1968) completed this house in 1926. Ailsey grew up on the nearby Forester Ranch (established 1852) with the celebrated "Two-I-Jinglebob" brand. Dr. Martin was born in South Carolina and received degrees from Peabody College (Nashville, TN) in 1892 and the University of Texas at Austin in 1899. He served in the medical corps during World War I and was a doctor in Denton for forty years until his death. Pilot Point native James Holford Russell and his wife, Ava Lee (Mars) Russell, bought the house in 1945. Russell managed Russell's Department Store, part of a family business that debuted in Denton in 1925. The Russells lived here until 1967.

Prominent features of the Georgian Revival style house include its red brick veneer and white stone trim, green-tinted tile roof with dormers, arched windows with keystones, pedimented entryway door surround, wrought iron balconies and symmetrical massing.<sup>72</sup> This Colonial Revival style house has the typical symmetrically balanced windows with centered door. The adjacent paired windows have double hung sashes, with multi-pane glazing in the upper sashes on the second story and full multi-pane glazing for the center opening windows downstairs. The design focuses attention on the accentuated front door details without a porch. Georgian influence highlights arched fanlights over the large lower windows and incorporated as part of the dormer windows, with corner stone accents around the windows. Other examples include 912 West Oak and 915 West Oak as a two-story style houses with typical front door entry complemented with extended forward porch. This is the only example of this style house in the district.

**1003 West Oak Street**

(Property 247, Photo 4)

Prairie, 1909

Contributing (RTHL): James & Eva Rayzor House

James Newton Rayzor was born in 1858 in Lockport, Kentucky, and came to Texas in 1866 with his family and settled in Collin County. Rayzor was involved in many business ventures including the Alliance Mill (now Morrison Milling Co.), Alliance Ice Company and the Rayzor Ice Company. He was a member of the John B. Denton College Committee that founded the School in 1901 and helped in establish the College of Industrial Arts (now Texas Woman's University). Rollin and Barbara Singer purchased the house in 1978, helped restore the house and joined 19 other families in rezoning the property from multi-family zoning to return to single-family zoning as an initial step to support the neighborhood in preservation and as a family community.<sup>73</sup>

This Prairie style home features horizontal lines, exaggerated overhanging eaves and a hipped roof over the second-story bedrooms. Ribbons of windows line the south and southeast side of the home, and repetitive millwork and tongue-and-

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<sup>72</sup> Martin-Russell House, RTHL marker on location

<sup>73</sup> RTHL application created for the Texas Historic Commission by JoAnn Richel

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groove oak floors complement the interior.<sup>74</sup> This Prairie style house features two stories with a low pitched, hipped roof with wide overhanging eaves. The first story porch is symmetrical with a wing on the left. The façade detailing emphasizes the porch eave, supported by two massive, square porch piers. Horizontal lines feature focus on the porch and upper eaves for the principal two-story mass. The off-centered door is the focal point of the full-length porch. Similar examples are found at 610 West Oak and at 615 West Oak though the front porch has been removed. There are five notable Prairie style homes constructed between 1905 and 1923 in the district. Several examples with high levels of integrity are at 610 West Oak (Property 217) and 801 West Oak (Property 229).

**722 West Oak Street**

(Property 230, Photo 5)

Queen Anne (with Italianate influence), 1906

Contributing (RTHL): Christal House

James Russell Christal rose to the rank of cowboy on his great-uncle Burk Burnett's 6666 Ranch near Wichita Falls. Injuries forced his return to Denton, where he started the Golden Hoof Ranch, a showplace for award-winning sheep and cattle. He served as the president of the Alliance Milling Company from 1900 to 1909, vice-president of the Exchange National Bank from 1909 to 1912, and president from 1912 to 1926. He helped establish the North Texas Normal College, now known as the University of North Texas. Annetta Ramsay and Randy Hunt purchased the Christal House from their daughter in 2004 and secured the RTHL marker in 2015.<sup>75</sup>

Frank Craft, builder of other houses on West Oak Street, built this house in 1906 for the Christals. The house is high Victorian Italian Villa style, with a wide veranda on three sides supported by Corinthian columns. The Palladian entrance has leaded beveled glass side windows. The Craftsman style interior features tiger eye oak, bird's eye maple and long leaf pine floors. A carriage house behind the main house stored the house and buggy used to return to the Golden Hoof Ranch each weekend.<sup>76</sup> This Queen Anne style house has steeply pitched roof lines with irregular shape with a dominate front facing gable highlighted with an oval window. A front bay window arched second story porch and wide eaves are devices used to evade a smooth walled façade with an asymmetrical design. The full width porch wraps three sides of the two-story house. Decorative detailing with Italianate influence includes columns as porch supports, spindle rails, lead-caned windows, elaborate entry motif and a single large pane of glass set in the door surrounded by leaded sidelights. Another example Queen Anne house is located at 923 West Oak and includes wall texture variations and a tower with curved glass window.

There are nine notable Queen Anne buildings constructed between 1897 and 1906 in the district: 1004 West Oak (Property 247), built in 1897; 305 Mounts (Property 212) and 403 Mounts (Property 214), both built in 1898 and are twin buildings; 723 West Oak (Property 231), also built in 1898; 903 West Oak (Property 238), and 408 Ponder (Property 328), both built in 1900; 920 West Hickory (Property 198), built in 1903; 1035 West Oak with Neoclassical influence (Property 252), also built in 1903.

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<sup>74</sup> James Newton and Eva Tabor Rayzor House, RTHL marker on location.

<sup>75</sup> RTHL application created for the Texas Historic Commission by Annetta Ramsay and Randy Hunt.

<sup>76</sup> Christal House, RTHL marker on location

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**403 Mounts Street**

(Property 214, Photo 6)

Queen Anne, 1898

Contributing (RTHL): Mounts-Wright House

The Mounts family arrived in Denton County in the 1850s from Virginia. W. H. Mount (1833-1889) and his wife, Martha Elizabeth (Mattie) Mounts (1838-1914), were early residents of Alton, the previous Denton county seat until 1857, relocating to Denton with the final move of the county seat. Through their businesses, farming and landowning, the early family contributed to the early development of Denton. The Mounts Farm began in 1867 with 15 acres centered on present day Amarillo Street. Cotton and fruit trees were grown behind the original Mounts family home which burned in 1893. In 1898, Mattie Mounts hired J. B. Wilson as the contractor for a new two-story house with eight rooms. The Queen Anne Style house features a veranda wrap-around porch, clapboard siding and fish scale shingles. The interior floors are of heart pine and the front door and stair balusters are examples of Eastlake lathe, gouge, and chisel work. The diamond window at the downstairs landing is a focal point for the house's façade.<sup>77</sup>

**305 Mounts Street**

(Property 212, Photo 7)

Queen Anne, 1898

Contributing (RTHL): Robert Mounts House

Robert Nobel Mounts (1863-1922) and Nannie Lee (Christal) Mounts (1870-1942) constructed this house as the same time his mother's house was being built in 1898. Robert Mounts was important in furthering the ranching industry in Texas. As a young man, he worked at the 15,000+ acre Gregg Ranch northwest of Denton. After the death of Gregg Ranch owner William Gregg in 1889, Mounts managed the ranch for many years. In 1899, Robert and Nannie Mounts moved to Hereford, Texas, where he owned a vast ranch consisting of 84,000+ acres. This Queen Anne Victorian house is a reverse copy of the Mattie Mounts house. Robert Mounts' home was built on the same floor plan as his mother's, the Mounts-Wright House, at 402 Mounts Street. Robert worked at the Gregg Ranch. Gregg Street is named for William Gregg. Haynes Street is named for Mattie Mounts' father, the Rev. John Haynes. Alice Street is named for Alice Mounts, and Sena Street and Aileen Street are named for Sena and Aileen Mounts, Robert's sisters.

The Central Presbyterian Church purchased the house as a manse in 1919, and it was the parsonage for its ministers until 1943. The house hosted numerous weddings that took place in the front parlor, with each bride descending the staircase. The north wing was an early addition to the house, added to accommodate the office space needed when it was used by the Central Presbyterian Church as minister's manse from 1919-1943.<sup>78</sup>

**607 Pearl Street**

(Property 320, Photo 8)

Mission Revival, 1915

Contributing (RTHL): Simmons-Maxwell House

This Mission Revival style home was built in 1915 by prominent civic leader, James W. Simmons, and his wife, Susan S. Gregg, granddaughter of Darius Gregg, Denton county pioneer and founder of the Gregg Ranch. The house is designed with an open floor plan, stucco walls, sunroom, pocket doors, a Mission Revival-style parapet, hemlock front door and leaded glass windows. Col. F. W. and Alice "Louise" Maxwell purchased the home in 1948. Col. Maxwell, wounded in the Battle of the Bulge, was a decorated veteran of WWI and WWII. Louise received the top service award from the

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<sup>77</sup> Mounts House, RTHL marker location.

<sup>78</sup> Robert Mounts House, RTHL marker on location.

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American Red Cross for volunteer work from 1918-1958.<sup>79</sup> The north wing was an early addition to the house, added to accommodate the office space needed when it was used by the Central Presbyterian Church as minister's manse from 1919-1943.<sup>80</sup> In 1948, Colonel Frederick W. Maxwell and his wife, Alice "Louise" Maxwell, purchased the home. In 1980, Kathy Barnett purchased the home from the estate of Mrs. Louise Maxwell. The home was awarded a City of Denton Historic Landmark in 1981 and became part of the original Oak-Hickory Historic District in 1986.

**918 West Oak Street**

(Property 242, Photo 9)

Craftsman, 1895 and 1926

Contributing (RTHL): Lipscomb-Doggett House

Dr. Priestly Lipscomb (1869-1942) built this house for his wife, Molly Binyon (1871-1942). W.T. Doggett (1883-1957), superintendent of Denton City Schools, purchased the home in 1920 and updated it with modern Craftsman-style exterior features.<sup>81</sup> The Superintendent of Denton City School, William Doggett, purchased the house in September 1921. The Doggett family owned the house until 2004.

Craftsman style houses feature low-pitched, gabled (sometimes hipped) roofs with wide, unenclosed eave overhands. Roof rafters are typically exposed complemented with beams or braces commonly under gables. Porches are either full or partial width to the front of the house with roof supports featuring tapered square columns or columns on pedestals extending to ground level. Additional details include triangular knee braces supporting overhanging eaves, exterior chimneys, gabled dormers with windows, and use of stone and/or masonry pillars. An example of Oriental Craftsman styles house is at 818 West Oak. Typical examples fill Congress, Egan, and Panhandle streets.

The peak year for new construction of Craftsman style home was 1924 with 31 homes built around the school. Examples are located at 918 Anderson (Property 42); 1003 Egan (Property 100); 818 West Oak (Property 236); and 6 on Panhandle Street. The building boom continued in 1925 with 15 additional homes, such as 330 Ponder Street (Property 326). Infill building of Craftsman style homes continued for the next several years with seven homes built in 1926, such as 1120 Congress (Property 70), and in 1927 with four new homes like 704 West Hickory (Property 173) and three more homes built in 1928. After 1928, eight additional Craftsman style homes were built.

**1035 West Oak Street**

(Property 252, Photo 10)

Queen Anne (with Neoclassical influence), 1903

Architect: Charles Page

Contributing (RTHL): Evers House

The Evers House at 1035 West Oak Street was built in 1903 for Robert and Mary Evers. Mr. Evers became the owner of Evers Hardware of Denton in 1885, a landmark within the Courthouse Square Historic District. Evers was active in civic affairs, served as a City Council member, and was a member of the volunteer fire department. He helped to secure sewer and water facilities of Denton, was involved as a planner for the City and County and maintained a farm on the north edge of early Denton, now Evers Park next to Evers Elementary school. The Evers house was retained by Dolph Evers, the oldest son until 1980. It is now the home of Renee and Charlie Slaton who purchased the house in 2014.

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<sup>79</sup> Simmons-Maxwell House, RTHL marker on location

<sup>80</sup> Robert Mounts House, RTHL marker on location.

<sup>81</sup> Lipscomb-Doggett House, RTHL marker on location



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One of few Denton homes in the District designed by an architect, Charles Page of Austin, the house was constructed by Frank Craft who built grand homes along West Oak Street. The home has twelve large high ceiling rooms and a smaller room designed for the servant. It includes a small basement and a third-floor family area. Fireplaces in each room provided heating while sleeping porches provided comfort. The horizontal layering of lines and forms combines many design elements: Corinthian columns and capitals supporting festooned entablature, balustrades atop uncovered porches, the Widow's walk, leaded glass bay windows and clear cypress siding. The main entry is framed by three large columns, appearing asymmetrical on the exterior but symmetrical on the interior. The house has three gables, two with a Roman oval arch enfacement. Wrought-iron ventilators to the basement include the "lone star" pattern. The rear entry is designed for carriage admittance. The building at the back was the old carriage house where Mr. Evers kept his horse and buggy. Dolph Evers granted use of the house for the first Denton County Historical Museum in 1980.<sup>82</sup>

**1108 Congress Street**

(Property 65, Photo 11)

Neoclassical, 1922

Contributing: Smith House

This home was built in 1922 by contractor Henry Francis (H.F.) Davidson. Davidson built several significant homes in Denton between 1900 and 1930, most notable the Martin-Russell Home at 911 West Oak Street. He also built the Women's Club building at present Quakertown Park, the home at 1018 West Oak for Eva Long, and the home at 1015 Egan for Robert Storrie. Both the Martin-Russell house and this house incorporate Acme Brick from the local plant. Davidson also built the house across the street at 1109 Congress, the former home of the Tom Harpool family. Various members of the Smith family owned the home from its construction in 1922 until 1975.

Neoclassical style houses feature a dominate, full height porch supported by classical columns completed with Corinthian capitals as in this house. The entrance is symmetrically with a center door and balanced windows. Eaves are boxed with a moderate overhang and cornices. Windows are rectangular with double hung sashes, with uppers displaying multi paned glass transom windows. Porch balustrades follow the upper and lower platform porches partially wrapping the house.

There are ten noteworthy Neoclassical style homes in the district, constructed between 1895 and 1947. Examples of high integrity include 707 West Hickory (Property 174) built in 1895; 705 West Oak (Property 226) built in 1904; 715 West Hickory (Property 177) built in 1911; 614 West Hickory (Property 168) built in 1919 and 709 Congress (Property 44) built in 1924.

**616 West Oak Street**

(Property 222, Photo 12)

Italian Renaissance, 1916

Contributing: Schweer-Jamison House

Built in 1916 by George Harris (1867-1941) for H.F. and Annie Clare Schweer. In addition to fine homes, George Harris built many public buildings such as a passenger train depot in Pilot Point and at least one public school in Denton. He was active in building in Texas and Oklahoma but concentrated his construction of homes in Denton.

Born in St. Louis, Missouri, H.F. Schweer (1850-1931) moved to Denton in 1884. He met and married Annie Clare and began working in the mercantile business in Denton. He became the financing partner to the Hann family of Denton as they opened the "John A. Hann & Co." on the Square in 1884. This dry goods store morphed to ultimately become the

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<sup>82</sup> Dorothy Bertine, Design Elements used in High Victorian Houses, TWU Master of Arts Thesis, May 1975. Private collection, Annetta Ramsay and Randy Hunt.

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“J.W. Gray Co.” Gray lived at 515 Pearl Street behind the home that the Schweer’s built on Oak Street. Schweer remained a financial partner in the store, along with Mrs. John Hann. In 1889, Schweer became the cashier at the First National Bank and by 1920 became the bank president. Schweer was also active in other business developments. He was the Vice President of the Denton Oil and Development Company along with other residents of Oak Street, like R.H. Evers, President and R.P. Lomax, Secretary. They drilled the first well in Denton in 1913. In 1915, he was elected to the Board of the Denton Chamber of Commerce. The house became known as a merrymaking house for wild parties until 1928 when Schweer was arrested and charged with embezzlement from First National Bank. Mrs. Schweer attempted to save her home by opening a women’s clothing shop in her house in February 1930; however, by April 1930 the Schweers sold their home to the Wells who lived next door at 610 W. Oak, and immediately moved to Los Angeles where Mr. Schweer died in December 1931.

Italian Renaissance style houses feature two stories, a low-pitched roof with wide eaves decorated with brackets supports under the eaves. Windows are typically tall and narrow with arched or curved crowns over major windows and entries. Invert U shape create elaborated arched crowns with bracketed pediments over the center door. Cornices line the eaves of Italianate houses, commonly placed on a deep trim band under the eaves. Porches are subtle in elaborations except for small entry porches. Tile roofs, stucco facades and iconic decorations are accents to this style of house. There are two notable examples in the District, the other at 1023 West Oak (Property 251).

**503 Fulton Street**

(Property 136, Photo 13)

Tudor Revival, 1936

Contributing: Surber House

The house was built in 1936 by Clyde Carpenter for George and Jet Surber. Carpenter was active in Denton as the general contractor for many stores and businesses including Voertman’s Book Store, New Boston Store on the Square, and several other commercial locations around the Square.<sup>83</sup> Mr. Surber owned the Surber Furniture Store on the Square during the 1950s. Mrs. Surber converted the Furniture Store to Thomson Furniture Mrs. Janie Thomson in 1962.<sup>84</sup>

Tudor Revival style houses feature steeply pitched roofs with side gables. At least one gable is dominate with displays of half-timbering decorations to accent the tall, narrow windows in clustered groupings. Windows hold multiple panes glazing, sometimes with stained glass. Facades are typically combinations of stucco and stone wall cladding and usually comprised of multiple materials. Massive chimneys are commonly crowed with chimney pots. Heavy gables are expected, occasionally with scalped edging or with decorative designs. Patterned stonework or brickwork is expected in this style, sometimes complemented with slate or designed roofing. There are nine notable Tudor Revival and seven Tudor Revival-influenced buildings constructed between 1922 and 1939. The earliest Tudor Revival residences are large scale and richly detailed, while those following are general interpretations of the style. Four examples displaying prominent levels of integrity are found at 619 West Oak (Property 223), 812 West Oak (Property 235), 1015 West Oak (Property 249) and 1008 Egan (Property 99).

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<sup>83</sup> *Denton Record-Chronicle*, p. 7, 4 April 1935.

<sup>84</sup> Interview with Greg Paulus, September 2017.

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**1010 West Hickory Street**

(Property 206, Photo 14)

Spanish Eclectic influence, 1923

Contributing: Yancey House

The brick home was one of three houses fronting West Hickory built by C.C. Yancey on a last large land lot on West Oak and Hickory Street. Heralded by the Denton Record-Chronicle as “one of the largest residential property (deals) made in a number of years in Denton”, Yancey purchased the empty lot that was part of the Evers home from A. F. Evers for \$18,000 in January 1920. The lot was east of the Evers home with frontage on both W. Oak and W. Hickory streets of 240 feet and a depth of 320 feet.

Yancey, a realtor in Denton, built several residences in the 1920s. Three of these homes would front W. Oak Street and the other three would front to W. Hickory Street. The house at 1023 W. Oak was built by Yancey in 1921 for Judge J.W. Sullivan and his wife. Yancey built two additional homes at 1015 W Oak for Daisy Cunningham who purchased the lot from Yancey in 1924 and later built in 1930. He built the duplex at 1011W. Oak in 1929 for Elizabeth and James Isaac Anderson. During 1922 to 1923, Yancey built the four additional homes immediately behind these three homes on West Oak Street. These homes facing West Hickory are at 1010 West Hickory, 1006 West Hickory, 1004 West Hickory and 1000 West Hickory Street. Charles C. (C.C.) & Maggie Yancey built their home at 918 Haynes Street in 1922 during this activity.

Spanish Eclectic style houses feature low pitched roofs with minimal overhang of eaves perfected with red tile roof covering. Prominent arched entrance doorways are accompanied with a principal window feature. Wall surfaces are usually stucco. The style reflects Spanish architecture as inspiration centered on the entry door and complemented with an ornate surround as from stonework. Double sash, arched, multi-paned window doors frequently open to balconies or porches. Decorative iron window grilles are common as are balustrades on cantilevered balconies. Red tiled porches are typical of this style including designed tilework and iron lighting. This is the only example in the district.

**300 Amarillo Street**

(Property 5, Photo 15)

Minimal Traditional, 1935

Contributing: Farris House

Farris was an early business leader in Denton as a lumber merchant by 1918, shipping lumber to Denton via railroad box cars. He owned the Farris Lumber Company for about 25 years while engaged in farming, ranching, and the cotton business in Denton, and lumber, hardware business in Oklahoma.

A native of Denton, Farris was one of the first students at the North Texas Normal College, earning a certificate in business. He married Sallie Glenn Robinson in Denton on October 21, 1896. In 1913, he became the original homeowner of 610 West Oak Street designed as a Prairie style bungalow. In 1924, he built his next home at 818 West Oak Street as a Craftsman style brick bungalow. His third home was at 300 Amarillo Street where he and his wife resided and where Sallie operated a childcare facility.

Minimal Traditional style houses are a creation of modern American design. They reflect traditional Eclectic styles, without decorative detailing, to accommodate the economic depression and storage of building supplies. Roof pitches are moderate or low. Eaves and overhangs are minimal. Typical for this style is a front facing gable accompanied with a large chimney. Common in design to Tudor style, the difference is a more compact, one-story cottage style with lower roof lines and without decorations. Combinations of wood, brick or stone create the façade.

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There are 27 Minimal Traditional homes in the District built between 1935 and 1949. The earliest example was constructed in 1935 at 300 Amarillo (Property 5) and the last constructed in 1949 at 718 Egan (Property 79).

**815 West Hickory Street**

(Property 186, Photo 16)

Ranch, 1940

Contributing: Ray House

Mable Ray was a librarian in the Junior High School in Denton by 1930. By 1934, she became the English teacher at the Junior High School and became increasingly involved as the Pep Club sponsor, director of plays and activities. Ray is recorded as living at 807 West Hickory in 1935 when she acquired 815 West Hickory. The stated built data is 1940 when Ray built this home, which she sold in April 1945.

The Coit House at 904 West Oak Street burnt in 1944 and severely damaged the Queen Anne style house built in 1893. In 1945, Ray acquired 904 West Oak Street to become her home and is noted as beginning to remodel the two-story frame house in 1948.<sup>85</sup> The following year, Ray built the current Ranch style home on the lot and the remains of the Queen Anne style home were used to construct the two homes at 901 and 907 Gregg Street, immediately behind 904 West Oak Street.

Ranch style houses are a creation of modern American design, created by Californian architects. This style reflects full adoption and dependence on automobiles for transportation to newly created suburbs. Following World War II, compact houses on city lots could become rambling houses on suburban lots. The feature of massive facade widths repeats that lot sizes were larger. This width of the house style is extended further with integral garages incorporated as part of the building. Ranch style features are typically one story, asymmetrical designs with low pitched roof lines, commonly hipped, with wide overhanging eaves. Facades were commonly brick or wood, complemented with decorative iron or wooden porch supports. Private outdoor living spaces in the rear of the house directly contrast to large front and side porches on most earlier house styles.

There are 14 ranch homes in the district, most constructed between 1945 and 1965. Ranch style examples are located at 904 West Oak (Property 239) and 420 Fulton (Property 130).

**700 West Hickory Street**

(Property 172, Photo 17)

Commercial Style, 1927

Non-Contributing: Vance Ice Station and Store; Alterations and non-original materials

F.M. Vance was the original builder of this suburban ice block storage facility. By 1933, the building was repurposed as general store for the neighborhood, carrying ice, cold drinks, fruit, groceries, ice cream and other treats.<sup>86</sup> In 1965, the store was again repurposed to become the Wilson Bakery.<sup>87</sup> Davis Purity Bakery moved to the site in 1973<sup>88</sup> and remained active as the local bakery for over 40 years.

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<sup>85</sup> *Denton Record-Chronicle*, p. 8, 31 October 1948.

<sup>86</sup> *Denton Record-Chronicle*, p. 2, 14 July 1933.

<sup>87</sup> *Denton Record-Chronicle*, p. 11, 18 April 1965.

<sup>88</sup> *Denton Record-Chronicle*, p. 2, 3 January 1973.

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**800-802 Congress Street**

(Property 45, Photo 18)

Commercial Style, 1931

Noncontributing: Bronco Store; Alterations and non-original materials

Silas W. Koiner was the original owner of 802 Congress Street. The Great Depression hit his family hard and in 1934, Koiner built the long narrow building at 800 Congress where he provided haircuts. The business grew to become the Bronco Store selling drinks and lunches, with occasional movies after school, to the students at the Senior High School across the street. The Bronco Store added school supplies and was a staple for the students until 1951.

**1005 West Hickory Street**

(Property 204, Photos 19 and 20)

Commercial Style, 1964

Noncontributing: Alton House Apartments

Alton House is an apartment designed by artist, Myron Stout, born in Denton in 1908. Stout decided to become a fine arts painter while a senior at North Texas State Normal College. He helped start the Denton Art League in 1935 and became its first president in 1936 until he left Denton in 1937 for New York City.<sup>89</sup> In 1948 he traveled to Europe to study with abstract artist where he developed his style of bridging between Abstract Expressionism and Minimalism. In the early 1960s Stout returned to Denton to recover from illness. In recovery, he designed the Alton House building in 1962 for Earnest Simpson, his nephew, to be built on land owned by his family.<sup>90</sup> Stout was awarded the Guggenheim art award in 1969. In 1977 he had a retrospective at the Contemporary Arts Museum in Houston. His work is in the collections of the Museum of Modern Art, the Carnegie Institute Museum of Art, and institutions around the world. Stout died in August 1987.<sup>91</sup> Simpson built Alton House Apartments as the North Texas State University continued to grow. Alton House was open for the start of the fall semester in 1963, featuring the interior design created by Stout based on the Italian Provincial style.<sup>92</sup> Stout included in his design parking for vehicles on the ground floor under the apartments.

**405 Amarillo Street**

(Property 11, Photo 52)

Craftsman Style, 1920

Contributing: McClendon House

The McClendon House is one-story residence built in 1920 for Martha and Richard McClendon. It is front-gabled with partial-width entry porch supported by paired box columns, wood-framed sash windows, narrow wood siding, paneled gable ends, wide cornice boards, and exposed rafter tails. Builder Ira Thomas Naugle built 16 Craftsman style homes in district. This building is representative of the Craftsman style houses in the district. The four McClendon brothers built Craftsman houses on adjacent lots at 405, 407, 409, and 411 Amarillo Street. They all lived in Denton by 1920 and started a house painting and paper hanging company together, advertising their services in the Denton Record-Chronicle as the McClendon Brothers. By 1925, the McClendon Brothers shifted their business to retail, selling paint, varnishes, enamels, window glass and wallpaper at 409 N. Elm Street. By 1930, their parents, Richard and Cynthia McClendon lived a block away at 918 Anderson Street.

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<sup>89</sup> *Denton Record-Chronicle*, p. 4, 21 May 1935.

<sup>90</sup> Mike Cochran, interview, June 2015.

<sup>91</sup> <http://www.nytimes.com/1987/08/08/obituaries/myron-stout-abstract-artist-and-minimalist-is-dead-at-79.html>

<sup>92</sup> *Denton Record-Chronicle*, p. 14, 8 October 1963.

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**1016 Egan Street**

(Property #103, Photo 28)

Craftsman Style, 1923, High School 2 Plat

Contributing: Tom W. and Maude Johnson House

This brick craftsman cottage is characterized by a small arched porch roof over the central door and side porch. Thomas Warren (1884-1969) and Maude (1886-1969) Johnson hired S. K. Withrow to build their Craftsman style home in 1923. The couple secured their house lot the same year as High School 2 was platted. While Maude's parents were from the east coast, she and Tom were Denton natives. Tom's father was born in Ireland, married his mother from Missouri, and was a brick mason in Fort Worth. Tom worked for Acme Brick and purchased one of the first Buicks in Denton in 1905, prior to their wedding on October 27, 1906 in Denton. Prior to 1930, they sold their home to Mrs. W. T. Harris (nee Margaret Currie) the widow of a confederate veteran.

**910 Egan Street**

(Property #91, Photo 30)

Minimal Traditional, 1936, High School 2 Plat

Non-Contributing: Lola and Charles Orlen Gray House

"Harve" (Charles O.) Gray (1903-2002) was a Denton native and Lola Lee Lynch (1903-1990) was born nearby in Stony, Denton County. Harve contracted with A. J. Dobson to build this house as a wedding present prior to his marriage to Lola in 1936. They lived in their home until 1949. The brick house has an unusual blocky composition with a prominent trio of wood-sided gables. The house is noncontributing due to an addition that extended the west bay forward.

**1003 Egan Street**

(Property #98, Photo 49)

Craftsman, 1924, High School 2 Plat

Contributing: B. P. and Eunice Adams House

This craftsman house on a corner lot features a wrapped porch. Ben (Benjamin) Percy (1873-1951) and Eunice Terry Adams (2/6/1882 – 4/21/1955) contracted with local builder Thomas Douglas (T. D.) Wynn on 10/10/1923 for \$4,500 to build a "one, six (6) room, frame bungalow house, together with breakfast room and bath." Ben was born in Georgia and his family relocated to Ellis County, Texas in the 1880s. Eunice was born in Milford, Ellis County, Texas, met Ben and on August 10, 1901 were married in Milford. The couple moved to Justin Texas with their two sons by 1910 where Ben began a real estate sales agency where they lived until moving to Denton when their new home was completed. By 1930, the couple relocated to a home at 520 Amarillo Street.

**1019 Egan Street**

(Property #105, Photo 50)

Craftsman, 1923, High School 2 Plat

Contributing: J. Homer and Werdna Kerley House

James Homer (1898-1981) and Werdna Kerley (1900-1981) were both Denton natives. James hired E. D. Porter to build this Craftsman style home as a wedding present. It sits on a corner lot with a wrapped porch, with tapered box columns on brick piers. Homer owned Home Ice Company, delivering blocks of ice to homes and businesses. He also sold real estate and livestock. The Kerleys sold their home to Fred and Corie (Cordelia) Freeman, who sold their bus line to the Dixie Trailways System in May 1928. They then established the Red Ball Bus Lines and acquired the Yellow Taxi Cab Company of Denton. In 1929, Freeman purchased the 950-acre Golden Hoof Ranch from J.R. Christal (722 West Oak) and continued to raise cattle and other livestock west of Denton.

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**1107 Panhandle Street**

(Property #288, Photo 23)

Craftsman Style, 1926, High School 2 Plat

Contributing: J.W. and Ola Mae Wallace House

James W. Wallace (1884-1971) and Ola Mae Wallace (1892-1960) hired C. G. Wilson to build this Craftsman cottage home on the south side of the street in the High School 2 plat area. It is one of sever such cottages in the district with symmetrical primary facades, with a central doorway flanked by paired sash windows, and a small front stoop under a gabled or arched roof. By 1930, the couple moved to Sherman, Texas to be near his parents while retaining their farm four miles east of Little Elm. They returned to Denton often to visit friends and their daughter, Ruth Marie McLemore, who lived at 920 Panhandle.

**1001 Panhandle Street**

(Property #273, Photo 24)

Craftsman Style, 1938, High School 2 Plat

Contributing: C.E. and Berniece Jones House

Charlie E. (1892-1973) and Berniece (1898-1979) Jones hired J. A. Bevill to build their Craftsman style home. Charlie was born in Chico, Texas, was a WW I veteran, and returned to Denton to marry Berniece. He owned Jones Cleaners while maintaining his farm and ranch. The couple sold the house in 1940 to Mr. and Mrs. Curtis Savage, who moved from Lewisville to Denton to be closer to his work at the Denton Mill and Elevator Company and to his brother Ed Savage who worked at Denton County National Bank. This house is similar to other craftsman cottages in the district but lacks the common precise façade symmetry.

**913 Panhandle Street**

(Property #265, Photo 26)

Craftsman Style, 1924, High School 2 Plat

Contributing: Cora E. and A.S. Keith House

Albert Sidney (1873-1946) and Cora Ellen (1876-1954) Keith hired S. Clyde Carpenter to build their home in 1924. Albert was born in Argyle, earned degrees from the North Texas State Normal and Texas Christian University, and taught in public schools in Lingelville and Greenwood before serving as school superintendent in Tioga. He was principal at Pilot Point until 1913 when he advanced as superintendent. In 1917 he moved to Denton to become principal and mathematics teacher at the North Texas State Normal training school, the teacher preparation school at the college, from which he retired in 1941. The Keiths lived in this house until 1928. The porch has been infilled but with the tapered box columns on brick piers intact, along with the original porte cochere and geometric gable motif.

**809 Panhandle Street**

(Property #258, Photo 27)

Minimal Traditional Style, 1940, High School 2 Plat

Contributing: J.B. & Anna Rose Burrow House

J. B. (1907-1994) and Anna Rose (1908-2009) Burrow contracted with B. A. Wilson to build this house in 1940. They married in 1931 in Marietta, Oklahoma, where they maintained the Burrow family farm. They moved to Denton when Mr. Burrow became part owner of the Salvage & Trade Store. In May 1941, Mr. Burrow became the sole owner of the furniture store (later Burrow Furniture) at 207 North Elm. They moved to 907 West Hickory Street in 1945, as they expanded Burrow Furniture to three locations. The couple helped the founding of Grace Temple Baptist Church in 1948, hosting the original congregation in their home until 1949 when the church opened its first building at 1106 Oak Street in

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Denton. This house stands as an excellent example of a minimal tradition design with a telescoping pair of front gabled projections.

**1120 Congress Street**

(Property #68, Photo 32)

Craftsman Style, 1926, High School 1 Plat

Contributing: Foy E. Jr. and Virgie Wallace House

Foy (1896-1979) and Virgie (1898-1987) Wallace secured the service of W. H. Overall to build their home in 1926. Foy was born in Montague, Texas and grew up in West Texas while Virgie was a native of Bell County, Texas. They were married in 1914 and lived in Fort Worth as he began his career as a preacher during WW I. Foy became known as a gospel preacher, debater, editor of the Gospel Advocate and song writer. He became the minister of Pearl Street Church of Christ in Denton as he built this home. By 1928, Wallace moved to Los Angeles, California as he continued his evangelist travel. The couple sold their house in July 1928 to Tom Ray and Etta Brooks, the founder of Denton's Brooks Dairy (later Borden's Dairy). Future author Larry McMurty lived here as a student at the University of North Texas during the late 1950s, where he started notes for his future novels set in Texas.

**1109 Congress Street**

(Property #64, Photo 33)

Tudor Revival Style, 1924, High School 1 Plat

Contributing: George W. and Elaine Morrell House

George William (1891-1945) and Elaine Chilton Morrel (1890-1962) contracted with Henry Francis (H. F.) Davidson in 1924 to build this "One story and half, eight roomed, brick veneered house, English roof." Elaine, a Denton native, married George in Austin in 1916. By 1920, they were living on West Hickory Street in Denton prior to moving to this house. They sold their home in April 1927, and moved to El Paso, Texas George resumed his commercial traveling in wholesales furniture and Elaine sustained as a public-school teacher. Jack Blewett purchased the house from the Morrells. Jack worked for his father at the Denton Milling Company, which burned in July 1928. The following month, the Blewetts hired Richards Harpool to run the financially failing mill. Richards and his wife, Octa, also became owners of this house. This is a good example of a small Tudor cottage with a high-pitched cross-gable roof with a half-timbered motif and a prominent tapered chimney.

**913 Congress Street**

(Property #52, Photo 34)

Craftsman Style, 1920, High School 1 Plat

Contributing: Charles E. and Thula M. Carruth House

Charles Elmer (1891-1969) and Thula Mae Carruth (1890-1970) purchased this lot from Cuvier Lipscomb Jr. Thula was born in Missouri, grew up in Collin County, Texas and attended the North Texas State Normal in 1916. Charles was born in Collin County, served during the WW I as a member of the psychological unit with the medical corps at Camp Travis in Austin, and married Thula in April 1919 after his discharge from the US Army. He started a photography studio on the north side of the downtown Denton square (Carruth Studio). The couple kept New Zealand White and Chinchilla rabbits in their backyard, selling breeding stock, pelts, and rabbit meat. The couple and their sons Gordon and Glen lived in the house until 1955. This is an excellent example of a smaller craftsman bungalow with narrow tapered box columns set on shingled piers, which match the house's skirting.



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**810 Congress Street**

(Property #46, Photo 51)

Craftsman Style, 1918, High School 1 Plat

Contributing: Mattie Morrison House

Mrs. Mattie Morrison (1876-1968) was a widow when she had this small craftsman home built for herself and her daughter Opal Rae. Mattie McGaha was born in Winfield, Alabama and her family moved to Texas by 1892. She married Charles Morrison in Grayson County in December 1895, and they bought a farm near Valley View, Texas. Charley died in March 1910 and Mattie moved to Denton County with children Paul, Effrey, and Opal. The 1923 city phone book reports Mattie working as a housekeeper, with Opal Ray attending the College of Industrial Arts (now Texas Women's University). In 1926 Opal got married, and the following year, Mattie sold the home to William Taliaferro, and moved to Portland, Oregon near her parents. She consistently returned to Denton to tend to her farm.

**615 Parkway Street**

(Property #306, Photo 35)

Tudor Revival Style, 1933, Carroll Estates Plat

Contributing: Arthur and Bertha Anderson House

This brick Tudor cottage (featuring a slightly flared roof and tapered chimney on the primary facade) was built for Arthur Elba (1894-1985) and Bertha Naugher Anderson (1892-1987). Arthur was born in Corinth, Texas and in 1913 was appointed as the Texas advertising manager for the Kellogg Company. He served in France with the US Army during WW I and returned to Denton. Bertha was born in Lake Dallas, and her family moved to Denton by 1910. The couple was married in 1925 and rented a home at 625 West Hickory Street. Arthur became a salesman at the Williams Store on the square, while Bertha worked for the Denton County Clerk's office and later retired as assistant manager for Denton County Electric Cooperative.

**518 Pearl Street**

(Property #316, Photo 36)

Craftsman Style, 1916, Carroll Estates Plat

Contributing: Milton and Ruth Penry House

Milton Penry (1894-1959) was born near Forney, Texas and his family moved to Denton in 1904. Ruth (1903-1991) was a native of Denton. Milton secured W. L. Overall to build this home in 1916 prior to his service in WW I. Milton served with the Army Air Corps demobilization detachment based at Camp Travis in Austin. The couple married in Denton in 1923. Two years later, they sold their home to his widowed mother Ellen Douglas Penry in 1925 where she lived until her death in 1958. Ruth and Milton and moved to 517 Parkway, directly behind their former home. He served as Denton Postmaster from 1942 until his death in 1959. The house is characterized by a central inset entrance porch and a very low horizontal dormer.

**309 Amarillo Street**

(Property #8, Photo 41)

Craftsman Style, 1919, Mounts 2 Plat

Contributing: John T. and Lula M. Baird House

John T. (1876-1943) and Lula Mae Baird (1881-1968) contracted with I. T. Naugle to build their home in 1919. John was a native of Upshur County, Texas where he met Lula. They married in Gilmer, Texas in 1902. John became a real estate agent in Upshur County where they started their family of five children. When they moved to Denton in 1919, they rented a home on Avenue A prior to the completion of their new home. By 1930, the Bairds had moved to Dallas and rented out

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their former residence until 1941 when E. B and Mary Joy Spalding purchased the house. The nonhistoric cast iron porch supports have been recently replaced with tapered box columns on brick piers, while the porch's gable end was opened and now contains an Asian character motif.

**505 Parkway Street**

(Property #296, Photo 52)

Craftsman Style, 1925, Carroll Estates Plat

Contributing: William T. and Mable Rice House

William Thomas (1895-1987) and Mable Rice (1901-1993) hired C. W. Jacobs to build their Craftsman home in 1925. In 1908, William's family moved from Tennessee to Denton. He became an auto mechanic and worked with his father, David Rice, who was a contractor and carpenter in Denton for over 40 years. William served during World War I, discharged as a Sergeant in 1919. Mable Brown came to Denton from Blooming Grove, Texas, to attend North Texas State Normal. Mable and William married in 1923 and built this home in 1925. William operated the College Café at 107 Ave. A until 1935 when the family moved to Sherman, Texas. The building retains a high degree of integrity despite replacement of the siding.

**Grassroots Historic Preservation**

In the early 1970s, the North Texas State University extended its boundary east, and blocks of residential homes were demolished. The residents of West Oak Street were invited to a neighborhood meeting where city employees presented their plan for the street. The city's vision was for West Oak Street to become a continuous strip shopping mall from the courthouse square to Avenue C, and for Bernard Street to be extended to Oak Street. The Blewett house at 903 West Oak Street would be demolished to accommodate the Bernard Street extension to support the college's eastern boundary. Dolores Vann, a new resident of West Oak Street, had observed the destruction of many elegant old homes along Welch Street (namesake of Col. Otis G. Welch<sup>93</sup>) in the blocks south of West Hickory Street. Vann organized a delegation of homeowners who called on the college president, and the city's plans were discontinued.

Vann's important realization was that the people of the city needed to understand the significance of the historic homes. She set out to educate city leaders by providing presentations to civic and church groups with slides of stately homes and summaries of their histories. Vann tirelessly attended breakfast and lunch meetings, such as the Kiwanis and Lions Clubs, to gain support for preservation. She was aided in this effort by a brochure entitled "Denton's Silk-Stocking Row," prepared by Linda Lavender, who was director of the College Historical Museum and resided on West Oak Street.

In the mid-1970s, city staff "mistakenly" rezoned the entire residential area to become multi-family plats, and many family homes were demolished for the construction of apartment buildings and more student housing. Property values fell as the residential area was threatened with mass conversion to student housing. Since the City Council had quietly rezoned the area, the "mistake" could not be undone. Properties could only be rezoned back to single-family designation by application from each owner. Vann led residents in grassroots efforts for historic preservation and started a campaign for each homeowner to rezone their lots from multi-family back to single-family housing, unsupported by the city and developers.

Vann, with other residents like Elizabeth Lomax, presented the need for historic preservation to community groups, churches, and banks. Vann began writing the histories of homes located on West Oak Street, while her friend Dorothy Bertine created watercolors of these homes. The Denton Record Chronicle published these historical accounts as part of the 1976 Bicentennial newspaper's celebrations of Denton. Vann and Lomax convinced Bertine to create a map of the

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<sup>93</sup> Bates, p. 64.

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historic homes that she had painted in the Denton area which was used as placemats at local restaurants to provide a perspective to residents of the historic treasures in Denton. Yvonne Jenkins, president of the Denton County Historical Commission, directly supported Vann's preservation efforts. Jenkins exerted considerable influence with her position as administrative assist to Congressman Tom Vanderbilt and the manager of his Denton office.

The neighborhood experienced a blow with a devastating fire that almost destroyed the Evers house at 1035 West Oak Street. It lay in apparent ruins for an extended period until the owner, Dolph Evers, decided on restoration of the family home, but was going to remove the second story in the manner that buildings on the square were restored after fire. Yvonne Jenkins, Elizabeth Lomax, and Dolores Vann called on Mr. Evers and convinced him to restore the entire house. The lumber from the Schmidt House being demolished for the expansion of Carroll Boulevard, was donated, and community volunteers descended on the Evers house every weekend for months, clearing out the burned debris. Local architect, Isabel Miller, directed the restoration work.

Vann enlisted the help of Yvonne Jenkins and Bullitt Lowery, chairs of the Denton County Historical Commission. Both became enthusiastic advocates for creating a historic district. The process involved a lengthy series of public meetings with residents, and then with the City Council. Lowry assisted the residents' efforts for historic preservation during this process of acrimonious meetings. Lowry and Vann worked with other residents to establish historic preservation efforts. This led to the 1980 city ordinance to preserve historic resources with the creation of the Oak-Hickory Historic District and the Main Street program. The county led preservation efforts with the restoration of the Denton County Courthouse in 1986, which resulted in the revitalization of the downtown courthouse square around the seat of county government. Denton now proudly advertises its historical buildings. Many beautiful homes have been lovingly restored. Much of what we cherish about this residential area, we owe to the work of Dolores Vann. Historic preservation continues to be powered by grassroots efforts from residents of historic homes in Denton.

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## Section 10: Geographic Data

**Boundary Description:** Beginning at the southwest corner of the intersection of Panhandle and Denton streets, proceed south to the southwest corner of the intersection of Congress and Denton; proceed east to a point at the intersection with the east lot line of the property at 526 Denton; proceed south to the northeast corner of the lot associated with 614 W. Parkway; proceed east to N. Carroll Blvd; proceed south to the southeast corner of the lot associated with 503 Pearl Street; proceed west along the south lot lines to the northeast corner of the lot associated with 302 Denton Street; proceed south along the east lot lines of 610 and 609 W. Oak to the northwest corner of the lot associated with 109 W. Oak; proceed south to the south side of W. Hickory Street; proceed east to the northeast corner of the lot associated with 515 W. Hickory; proceed south to the southeast corner of the same lot; proceed west along the south lot lines of the lots associated with 515 through 815 W. Hickory, and continue along the south lot line of 113 Bernard Street to the west side of Bernard St.; proceed south to the southeast corner of the lot associated with 118 Bernard; proceed west along the south lot line and turn north to the southeast corner of the lot associated with 919 W. Hickory; proceed west to the east lot line of the property associated with 929 W. Hickory; proceed south, the west, the north along the property boundary to the southeast corner of the lot associated with 1005 W. Hickory; proceed west to the northeast corner of the lot associated with 117 S. Welch; proceed south to the southeast corner of the lot associated with 121 S. Welch; proceed west to S. Welch; proceed north along the east side of S. Welch to the southeast corner of the intersection of S. Welch with W. Oak; proceed east along W. Oak to the southwest corner of the intersection of W. Oak and Fulton; proceed north along the west side of Fulton, excluding all properties to the west with the exception of 319 Fulton, to the southwest corner of the intersection of Fulton with Grace Temple Ave.; proceed west to Ponder Ave.; proceed north along the east of Ponder to the northwest corner of the lot associated with 1122 Panhandle; proceed east long the north property lines of 1122 through 800 Panhandle to Alice St.; proceed south the southwest corner of the intersection of Alice and Panhandle; proceed east to the point of beginning.

**Boundary Justification:** The boundary is drawn to include all or part of nine residential area plats filed with the City of Denton between 1856 to 1924 and is further delineated to include the highest concentration of contributing residential buildings. Areas beyond the boundary generally include a high concentration of non-historic apartment complexes and commercial properties along Carroll Boulevard to the east, Ponder Avenue to the west, and beyond Hickory Street to the south. The current high school campus occupies a large area north of Panhandle Street. The eastern panhandle of the High School 3 plat has been included in the boundary, but the bulk of the plat lies west of Fulton. This area, along with a series of later residential subdivisions to the northwest of the district, will be surveyed and possibly nominated at a later point.

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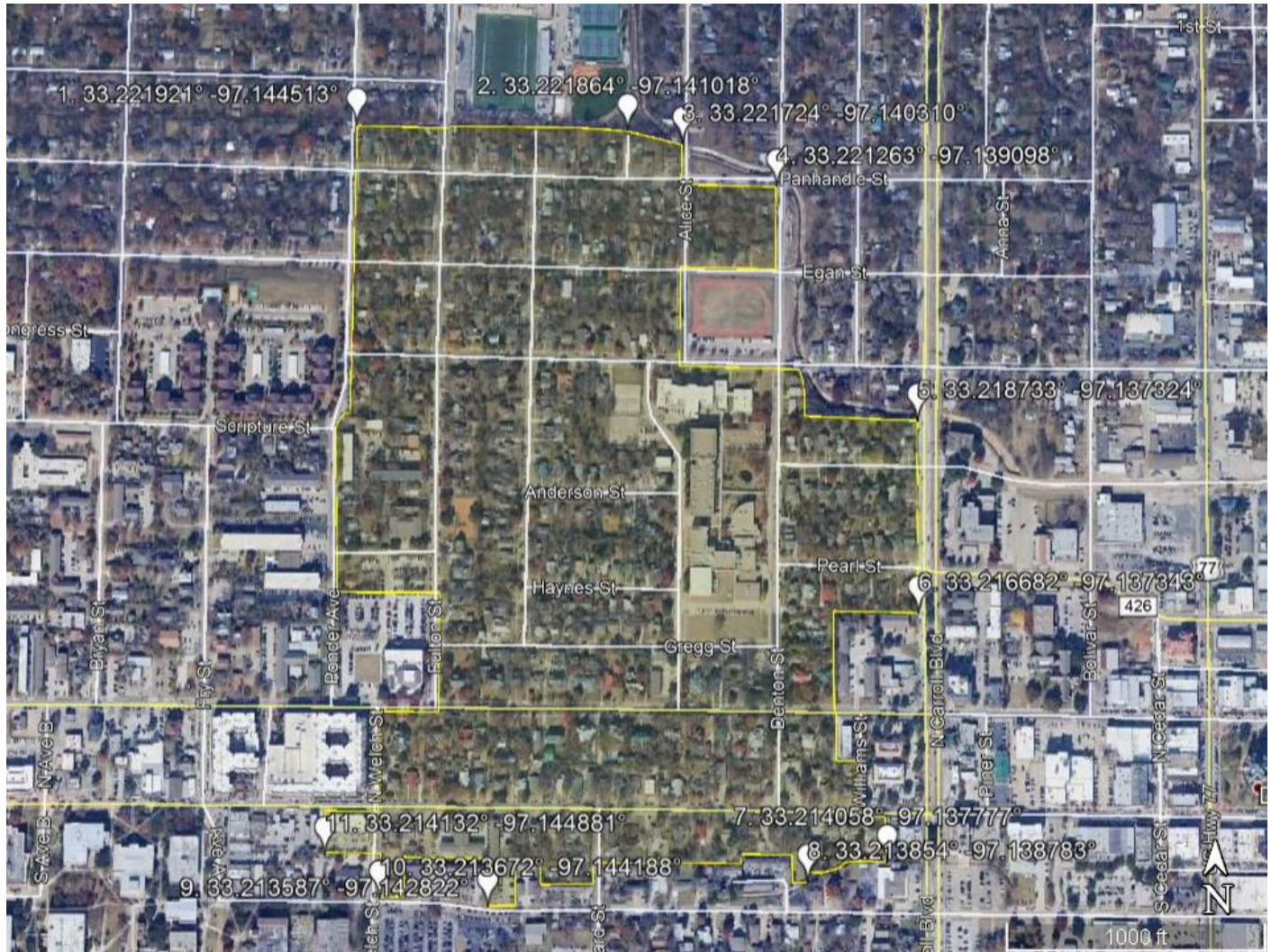
Original Plats, illustrated on a 1942 aerial photograph



- 1856 Puchalski Plat
- 1858 Neill Plat
- 1876 McKennon Plat
- 1895 Mounts 1 Plat
- 1913 Carroll Estates Plat
- 1916 Mounts 2 Plat
- 1917 High School 1 plat
- 1923 High School 2 plat
- 1924 High School 3 plat
- 1925 Collins Addn. plat

West Denton Residential Historic District, Denton, Denton County, Texas

Google Earth Map (accessed June 18, 2019).



1. 33.221921° -97.144513°
2. 33.221864° -97.141018°
3. 33.221724° -97.140310°
4. 33.221263° -97.139098°
5. 33.218733° -97.137324°
6. 33.216682° -97.137343°
7. 33.214058° -97.137777°
8. 33.213854° -97.138783°
9. 33.213587° -97.142822°
10. 33.213672° -97.144188°
11. 33.214132° -97.144881°

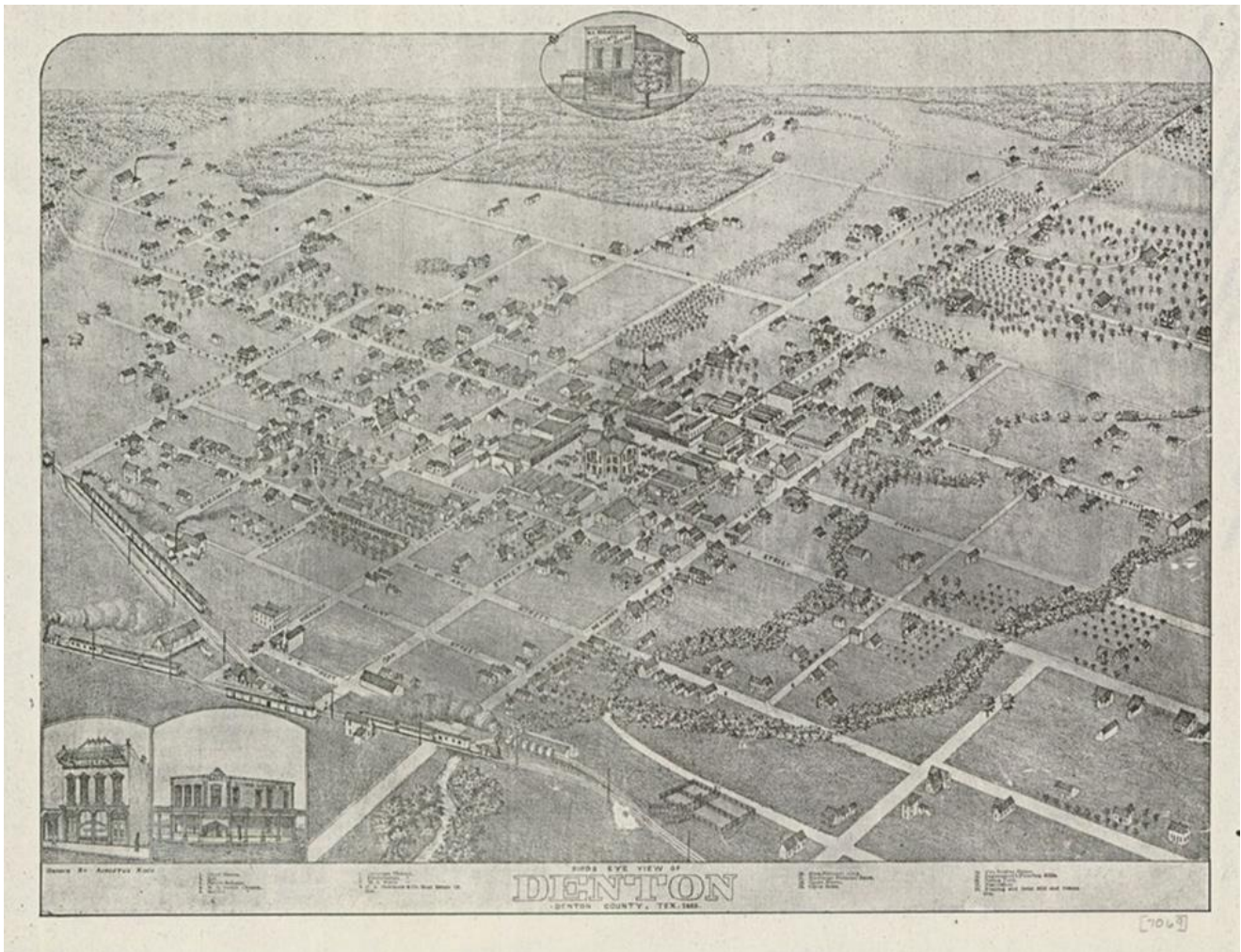
West Denton Residential Historic District, Denton, Denton County, Texas

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**Figures**

Figure 1: Birds Eye View of Denton, Texas 1883 by Augustus Koch; John B. Denton College Neighborhood is towards the top right.

Texas State Library & Archives Commission, <https://www.tsl.texas.gov/cgi-bin/aris/maps/maplookup.php?mapnum=7069>, view October 18, 2016.





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Figure 2: Trolley from the Denton Square toward UNT via West Oak Street.  
Jim Bolz, Tricia Bolz and the Denton County Museums, Postcard History Series: Denton County, Arcadia Publishing, 2010, Page 17, Post Card (Duke and Ayres, c. 1915).

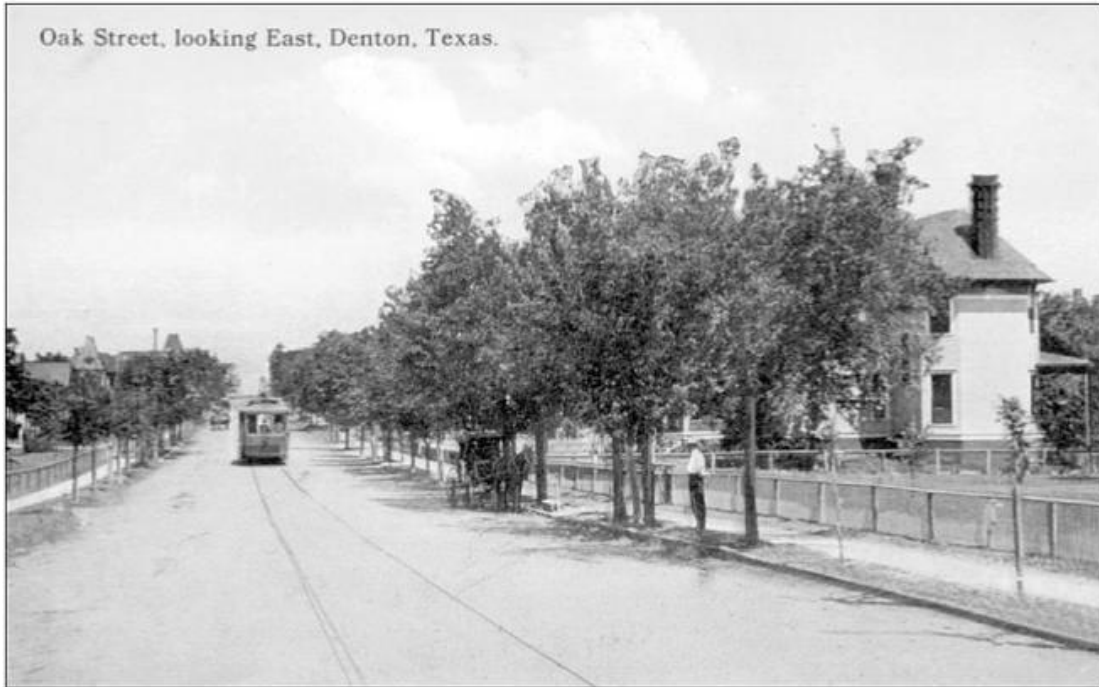


Figure 3: First graduating class of John B. Denton College, 1902.  
Denton County Office of History and Culture, Photo 1902, First Class of the John B. Denton College.



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Figure 4: John B. Denton College, 1902.  
Denton County Office of History and Culture, Photo c.1902, John B. Denton College.



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Figure 5: Former John B. Denton College became the Junior High School with the 1917 completion of the new Denton High School to its right, at the corner of Denton and Gregg Streets. Jim Bolz, Tricia Bolz, Denton County in Post Cards, Arcadia Publishing, 2010, page 62.



Figure 6: The Senior High School fronting Congress Street with the former High School at Denton and Gregg Streets becoming the Junior High School in 1924.

<https://www.flickr.com/photos/mikecochran/albums/72157627794628933/page1>



West Denton Residential Historic District, Denton, Denton County, Texas

Figure 7: G. W. Martin sponsoring newspaper advertisements for residential development. Denton Record-Chronicle, 24 April 1919, Page 16.



## Is Your House Your Home?

*You Will Never Know the Real Happiness of Home Until You Are a Home Owner!*

You Mr. Renter, in compelling your family to live in rented houses—this one now and another next year—not only deny yourself one of Life's greatest satisfactions—but deprive your children of their natural birthright!

Many of our dearest memories are those in our childhood homes. Would you withhold from your little ones these most sacred, happy memories in after years? It is in the Home that your children first learn their concepts of life—of duty and industry and responsibility. Cradling them a home of their own now vides them of these memories and the high ideals, the saving influence, which would help carry them safely through life.

You often the words of Father are those, "I never had a chance!" You owe your children that chance—that opportunity to make good. You owe them your help, your support, your guidance. You owe them the safety and protection of a home, because it is in the owned home, in the home that is theirs, that the cardinal principles of life are most indelibly stamped.

A home that you own, by its very stability and permanency, will imbue your family with that self-respect and responsibility which come through being an established part of a community. Children who live here today and elsewhere, must you never acquire the basic idea of steadfastness and constancy. Instead, they receive impressions to that end which may follow them all through life! It is only right and fair to your family that you provide them the safety and protection of their own home! And the most satisfactory way to secure that home is to build it! It can then be made to accord most with your ideals and desires and to meet the needs of your family. It can be where you would have it and exactly what you would have it.

**Build Now!** There is no possible reason why you should longer deny yourself and your family the privilege of real life. Not a thing is to be gained by waiting. Authorities are agreed that you can build now as economically as at any time in the future that can yet be foreseen. For your own peace of mind—for the happiness and contentment and safety of your family—because of the debt you surely owe your little ones, do not delay.

SEE ADVERTISEMENTS BEGINNING ON

# Chamber of Commerce, Denton

PROPERTY LISTED BY E. W. GIBSON, CHAMBER OF COMMERCE DENTON, TEXAS	PROPERTY OWNED BY E. W. GIBSON, CHAMBER OF COMMERCE DENTON, TEXAS	W. S. MARTIN, President and Finance Committee JUNE 1919, 1920	E. W. GIBSON, CHAMBER OF COMMERCE DENTON, TEXAS
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West Denton Residential Historic District, Denton, Denton County, Texas

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Photographs

\* Supplemental historic photos from the 1946 City of Denton Property Tax Cards (except as noted)

Photo 1: 819 West Oak Street (Property 237)



West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 2: 928 West Hickory Street (Property 200)



West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 3: 811 West Oak Street (Property 234)



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Photo 4: 1003 West Oak Street (Property 246)





West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 5: 722 West Oak Street (Property 230)



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Photo 6: 403 Mounts (Property214)



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Photo 7: 305 Mounts (Property 212)



West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 8: 607 Pearl (Property 320)



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Photo 9: 918 West Oak (Property 242)



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Photo 10: 1035 West Oak (Property 252)



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Photo 11: 1108 Congress (Property 63)



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Photo 12: 616 West Oak (Property 222)





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Photo 13: 503 Fulton (Property 136)



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Photo 14: 1010 West Hickory (Property 206)



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Photo 15: 300 Amarillo (Property 5)



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Photo 16: 815 West Hickory (Property 186)



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Photo 17: 700 West Hickory (Property 172)



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Photo 18: 802 Congress (Property 45)



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Photo 19 and Photo 20: 1005 West Hickory (noncontributing)



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Photo 21: High School Gymnasium (Property 44b)





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Photo 22: High School, north elevation. (Property 44)



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Photo 23: 1107 W. Panhandle (Property 288)



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Photo 24: 1001 W. Panhandle (Property 273)



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Photo 25: 1006 W. Panhandle – Noncontributing (Property 275)



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Photo 26: 913 W. Panhandle (Property 265)



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Photo 27: 809 W. Panhandle (Property 258)



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Photo 28: 1016 W. Egan (Property 103)



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Photo 29: 912 W. Egan – Noncontributing (Property 92)



The house that once stood on the lot was demolished.





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Photo 30: 910 W. Egan (Property 91)



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Photo 31: 813 W. Egan (Property 86)



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Photo 32: 1120 W. Congress (Property 68)



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Photo 33: 1109 W. Congress (Property 64)



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Photo 34: 913 W. Congress (Property 53)



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Photo 35: 615 W. Parkway (Property 306)



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Photo 36: 518 W. Pearl (Property 316)



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Photo 37: 510 Fulton (formerly 1019 Congress). Noncontributing (Property 138)





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Photo 38: 812 W. Oak (Property 235)



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Photo 39: 723 W. Oak (Property 231)



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Photo 40: 822 W. Hickory (Property 189)



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Photo 41: 309 Amarillo (Property 8)



2015 (1946 survey photo not available)

West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 42: 812-810 W. Egan - Streetscape



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Photo 43: 1022-1010 W. Hickory - Streetscape



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Photo 44: 722-716 W. Oak - Streetscape



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Photo 45: 1022 Congress - garage (contributing) (Property 60a)



Photo 46: 917 Egan - garage (contributing) (Property 95a)





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Photo 47: 1035 Oak - carriage house (contributing) (Property 252a)



Photo 48: 619 Parkway - garage (noncontributing) (Property 307a)



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Photo 49: 1003 Egan (Property 98)



West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 50: 1019 Egan (Property 105)



(no historic photo available)

West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 51: 810 Congress (Property 46)



West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 52: 505 Parkway (Property 296)



West Denton Residential Historic District, Denton, Denton County, Texas

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Photo 53: 405 Amarillo (Property 11)



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