

DENTON

HISTORIC PRESERVATION PLAN

Prepared for the City of Denton, Texas



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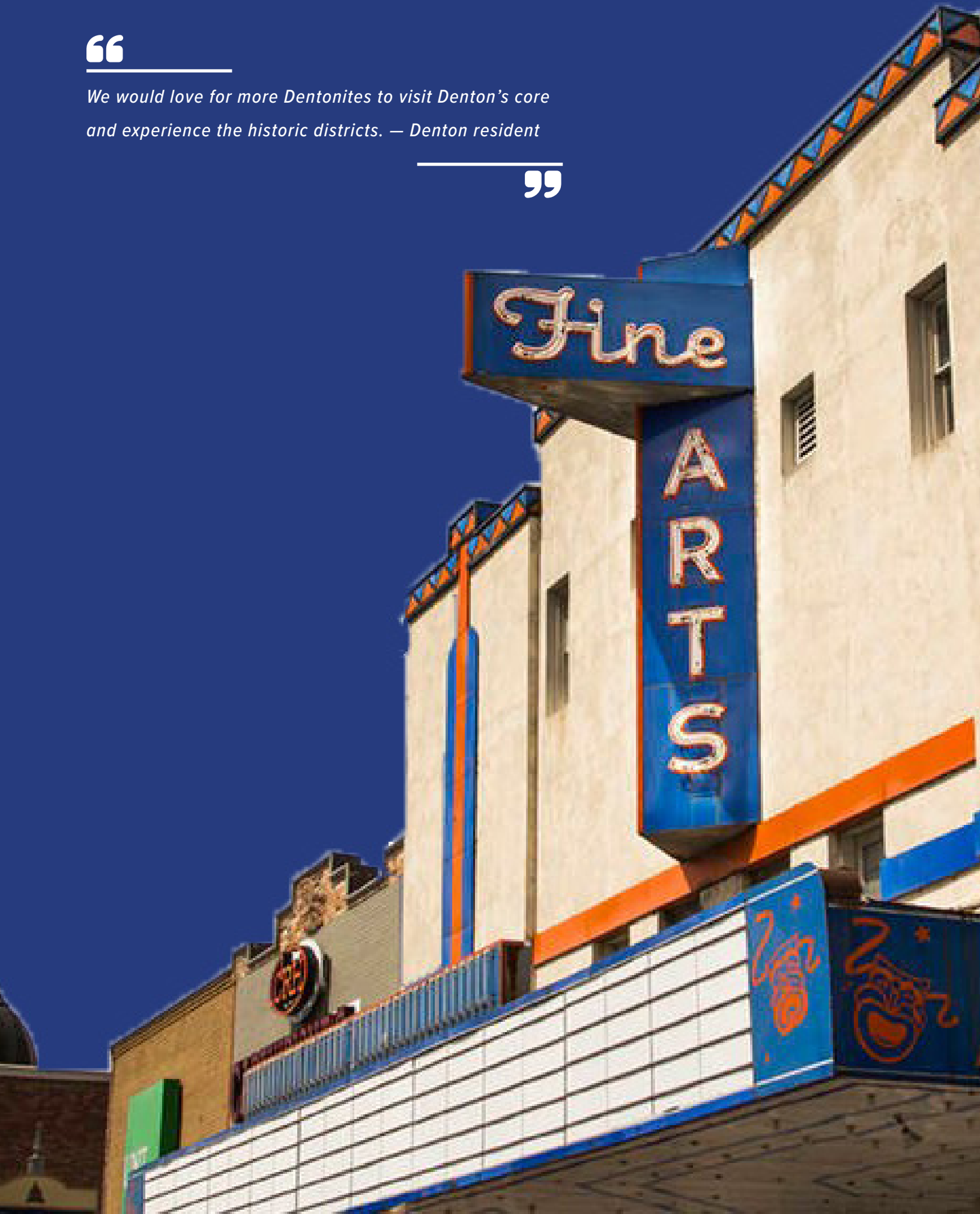
SECTION 1

INTRODUCTION

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*We would love for more Dentonites to visit Denton's core
and experience the historic districts. — Denton resident*

”



INTRODUCTION

This City of Denton *2019 Historic Preservation Plan* was prepared by a dedicated group of community stakeholders and residents concerned with the future conservation and stewardship of Denton's significant heritage resources – the buildings, structures, and sites that contribute to Denton's sense of place and economic vitality. This Historic Preservation Plan builds on the community's previous preservation efforts in advancing Downtown Denton's revitalization, enhancing established neighborhoods, maintaining community character, managing growth, and promoting livability and civic pride, as well as protecting important heritage resources and other tangible links to Denton's past. This Preservation Plan also seeks to inspire and motivate existing stakeholder groups and a new generation of preservation advocates in the implementation and management of Denton's historic preservation program.

Today, Denton's historic resources and assets, including its historic neighborhoods, downtown district, and iconic Denton County Courthouse on the Square, help to define the city's vibrancy, authenticity, and small-town appeal. Such assets help to attract young professionals and entrepreneurs who desire quality working spaces and a unique physical environment in which to start their businesses and creative endeavors. Denton's varied, historic housing stock also contributes to the community's livability, providing a source of affordable quality housing to families and households seeking advantageous locations near Downtown Denton, the universities, parks, and other community amenities. In Downtown Denton, the Denton County Courthouse and surrounding Courthouse Square commercial architecture serve as an appealing setting and backdrop for festivals, cultural events, and entertainment activities. Certainly, Denton's historic resources play a key role in community quality-of-life and in making Denton one of the most livable places in Texas.

HISTORIC PRESERVATION IN DENTON

Denton's formal historic preservation efforts did not begin until the 1980s when the Denton City Council adopted its first Historic Preservation Ordinance and established the Historic Landmarks Commission to administer the designation and management of local landmarks and historic districts. The Ordinance's passage came after years of concern over the future of the West Oak Street neighborhood and its collection of pre-World War I "Silk Stocking Row" houses, threatened during the 1960s by a change in its single-family zoning classification and various demolition and development pressures, including the construction of the Carroll Boulevard thoroughfare on the neighborhood's eastern edge, (*Preservation Plan*, Historic Landmark Commission, City of Denton, 1986, p. 3). The Ordinance's development and adoption was made possible through the assistance of the Denton County Historical Commission with support from the local Chamber of Commerce, downtown businesses, and neighborhood residents (*Preservation Plan*, p. 3). Denton would become one of several Texas communities during the mid to late 1980s to ratify an ordinance, along with Abilene, Corpus Christi, Dallas, El Paso, Fort Worth, Lubbock, Plano, and San Marcos.

Denton's nascent preservation planning efforts came 14 years after the passage of the National Historic Preservation Act in 1966 by the U.S. Congress, which established the National Register of Historic Places, this nation's official list of buildings, sites, structures, and objects worthy of preservation. With the National Register, local communities now had a new preservation planning tool to spur the recognition and designation of landmarks and districts of local significance. Denton's first National Register-listed property was the Denton County Courthouse in 1977.

Since that first ordinance in the early 1980s, the City of Denton has undertaken a number of preservation planning activities, including the creation of its first preservation plan in 1986, the launch of its downtown Main Street revitalization program in 1989, as well as several historic resource survey initiatives in succeeding years. The 1986 *Preservation Plan* provided an overview of Denton's architectural history and important context periods, such as Denton's late 19th century railroad-related development, the growth of Denton's universities, Quakertown, and the community's pre-World War II prosperity. The 1986 *Preservation Plan* also recommended the creation of several historic districts – most notably for the residential neighborhoods between the University of North Texas and Texas Women's University, as well as for the blocks along West Oak Street; the establishment of a downtown Main Street revitalization program; and, the implementation of tax incentives to encourage property rehabilitation.

In 1989, the City of Denton completed its first comprehensive survey, inventorying property types within central Denton for their architectural and historical significance. The survey identified potential local historic districts in Downtown and in the Congress School neighborhood to the northwest of the Courthouse Square, and two conservation districts in the Bell Avenue and Austin-Locust neighborhoods. The Courthouse Square itself was listed in the National Register as part of a multiple property nomination in 2000. In the following years, the City commissioned additional survey and documentation efforts in the Bolivar and Idiots Hill neighborhoods, the latter containing a significant collection of Ranch and Minimal Traditional homes – evidence of Denton’s post World War II residential building boom. Currently, Denton has three locally-designated historic districts and several buildings, sites, and objects listed in the National Register, including the Downtown Courthouse-on-the-Square, the community’s architectural centerpiece.

In 2015, the Denton community embarked on an update to its comprehensive plan — the *Denton 2030 Plan* —and in 2019, completed a substantial revision and update to its zoning and development regulations. The Denton 2030 Plan recommended an update to the 1985 Preservation Plan with a particular focus of identifying historic resources meriting designation and protection.

Since the 1985 Plan and the passage of time, other properties and historic resources are worth documentation and evaluation efforts, including buildings built during the post-World War II years, an important growth period for most communities as they accommodated an increased demand for housing by returning servicemen. In addition, Denton’s heritage story must also be broadened to recognize and interpret the community’s tapestry of ethnic and racial groups that contributed to community’s development – groups often underrepresented in the recognition and of their stories to future generations. The process for preparing this Historic Preservation Plan, therefore, represents a unique opportunity for Denton to assess its current historic preservation program effectiveness, consider future landmarks and districts, and propose a set of planning strategies that address critical preservation-planning needs.



This Plan seeks to balance the community’s broader planning and community development objectives while seeking to strengthen and advance the mission of preservation.

DENTON HISTORIC PRESERVATION CHRONOLOGY

The following is a timeline of significant events and historic preservation efforts since the 1830s:

1846	Denton County established by the Texas State Legislature.
1857	First Denton County Courthouse constructed in Downtown Denton.
1866	City of Denton chartered by the Texas State Legislature.
1877	Second Denton County Courthouse constructed.
1876	State of Texas constitutional authorization for state-wide preservation initiatives; first brick buildings constructed.
1880s-1890s	Series of fires destroyed or damaged numerous Denton Courthouse Square commercial buildings.
1881	Texas and Pacific Railroad connects Denton to Fort Worth and Dallas.
1890	Texas Normal College and Teacher Training Institute founded, later to become University of North Texas in 1988.
1895-1897	Third and present Denton County Courthouse constructed.
1901	Girls Industrial College chartered by Texas State Legislature, later to become Texas Women's University in 1957.
1906	American Antiquities Act signed by President Theodore Roosevelt; first major historic preservation law adopted in the United States.
1929	1819 North Bell Avenue, first Denton residence designed by architect O'Neil Ford.
1931	First local historic district in the United States established in Charleston, South Carolina.
1933-1940	State Centennial Celebration; first State Historical Markers erected.
1939	Little Chapel in the Woods, Texas Women's University designed by O'Neil Ford and architect Arch Swank.
1953	Texas State Historical Survey Committee established to administer statewide historic preservation program.
1962	Formal establishment of the Texas Historical Marker Program.
1963	Texas State Legislature expands the mandate of the Survey Committee with legal authority to protect and preserve significant buildings and sites.
1966	National Historic Preservation Act passed by the U.S. Congress; National Register of Historic Places established
1966-1967	Denton Civic Center and Municipal Building constructed, designed by O'Neil Ford.
1973	Texas State Historical Survey Committee becomes the Texas Historical Commission.
1977	Denton County Courthouse listed in the National Register.
1980	Denton's first Historic Preservation Ordinance adopted by Denton City Council; Historic Landmarks Commission established; amendment to the National Historic Preservation Act by U.S. Congress creates the Certified Local Government Program.
1982	Denton 19th Century Pottery Kiln sites listed in the National Register.
1987	Oak-Hickory Local Historic District established by the City of Denton.
1989	Denton designated a Certified Local Government by the Texas Historical Commission; Oak Hickory Local Historic District established; Denton Main Street Program initiated.
1996	Historical Survey of Denton completed.
1999	Historic and Architectural Resources of Denton Multiple Property National Register Nomination completed; Denton Main Street Program recognized with Great American Main Street Award.
2000	Denton County Courthouse-on-the-Square listed in the National Register.
2004	Rector Road Bridge listed in the National Register.
2005	Bell Avenue Local Conservation District established by the City of Denton.
2008	West Oak Area Local Historic District established by the City of Denton.
2012	Bolivar Neighborhood Historic Resource Survey completed.
2014	Denton Main Street Program reaches 25-year milestone.
2015	Idiots Hill Neighborhood Historic Resource Survey completed; Denton Plan 2030 with historic preservation element adopted by City Council.
2018	Pioneer Circle at Texas Women's University listed in the National Register.
2019	City of Denton revises zoning regulations, including the Historic Preservation Ordinance. Congress School Neighborhood listed in the National Register of Historic Places City Council adopts 2019 Denton Historic Preservation Plan

HISTORIC PRESERVATION PLAN PURPOSE AND OBJECTIVES

A historic preservation plan identifies and outlines the vision, goals, and strategies for enhancing and strengthening a local historic preservation program, recognizing that effective long-range planning can help identify, protect, and manage significant historic resources and key elements of a community's built environment. Creating a historic preservation plan is also an opportunity to engage and inform local stakeholders on the community's history and heritage, preservation's benefits, and the roles and responsibilities of a local historic preservation commission. Traditionally, historic preservation plans focused on the identification and documentation of important historic resources and future landmarks and districts. Today, municipal leaders, preservation advocates, and community planners view historic preservation as essential tool for encouraging reinvestment activity in traditional commercial districts and older neighborhoods, achieving placemaking and urban design objectives, and in promoting community sustainability.

Historic preservation plans are prepared for local historic preservation commissions, municipal staff, and other commissions, departments, and elected leaders, serving as the key policy document for local decision-making regarding preservation issues and priorities. Non-profit preservation advocacy organizations and other preservation partners also use historic preservation plans to guide local advocacy and outreach efforts, educational initiatives, and survey and property documentation activities. In many communities, community comprehensive plans address local preservation planning with an identification of key preservation issues and planning goals, objectives, and strategies. However, in the case of Denton and other cities, comprehensive plans may recommend the creation of a stand-alone preservation plan that identifies key historic resources worthy of preservation and additional policies and guidance relative to the local preservation program.

The Denton 2030 Plan, as part of its policies and action items for community character areas and urban design, recommended an update to *"...the Historic Preservation Plan for Denton to identify historic resources that should receive local protection and state and national recognition by 2030 (Denton 2030 Plan, 2015, p. 100)."* The 2030 Plan also proposed policies related to ongoing updates to the community historic resources survey and the identification and designation of future landmarks and historic districts, the adoption of new incentives, and the promotion of historic preservation-based economic development initiatives. Therefore, this Denton Historic Preservation Plan serves as a supplemental policy document for local decision-makers and augments the planning strategies and recommendations already incorporated within the Denton 2030 Plan.



This Historic Preservation Plan has the following objectives:

1. Review prior community preservation planning efforts, including completed architectural and historical surveys and inventories, and National Register nominations and Local District designations to determine future survey, documentation, and designation priorities.
2. Explore new historic contexts spanning Denton's 19th century beginnings to its post-World War II decades that consider the "untold" stories, such as important local industries, the African and Hispanic American experience in Denton, and the Ranch subdivisions of the 1950s and 60s. Such exploration provides a more complete understanding of Denton's historical development and their associations with existing buildings, structures, and sites worthy of documentation, interpretation, and protection.
3. Assess the effectiveness and efficiencies of local landmark and historic district designation processes and design review tools and procedures, as well as Historic Landmark Commission operations and administration.
4. Understand the location and condition of community "character areas" and how conservation districts and other design management tools could be employed to enhance and maintain these areas not ordinarily considered eligible for historic designations.
5. Determine any barriers to preservation efforts and what new programs, incentives, and initiatives can help spark investments in property maintenance, building rehabilitation, and adaptive use.
6. Explore opportunities for strengthening preservation-based economic development efforts, especially in Downtown Denton, the community's most significant collection of historic commercial architecture. In addition, integrate preservation planning policies within other community development initiatives related to housing, neighborhoods, and growth management to achieve long-term community sustainability.
7. Propose an ongoing program of outreach, education, and advocacy efforts that builds a strong community historic preservation ethic and cultivates support from a wide range of community stakeholders and those that are not customarily engaged in preservation activities, such as local youth and minority populations.
8. Develop and adopt an action-oriented Historic Preservation Plan implementation program that prioritizes specific initiatives and identifies potential implementation partners and key funding sources.

PRESERVATION PLAN APPROACH

The *U.S. Secretary of the Interior's Standards for Preservation Planning* provides a framework approach for the creation and development of a community historic preservation plan. The standards for effective local preservation planning include:

- **Standard I: Preservation Planning Establishes Historic Contexts.** Historic contexts describe the significant broad patterns of development in a community – patterns reflected in existing historic buildings and properties. Essentially, the "*historic context organizes information based on a cultural theme and its geographical and chronological limits*" (*Secretary of the Interior Standards for Historic Preservation Planning*, National Park Service, 2001). Historic contexts are the foundation for decisions about the identification, documentation, evaluation, and designation of historic properties as landmarks or districts. This Historic Preservation Plan includes an overview of key Denton historic contexts.
- **Standard II: Preservation Planning Uses Historic Contexts to Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties.** In traditional historic preservation planning, the development of historic contexts leads to a series of goals and priorities in the identification, evaluation, and designation of historic resources representing each historic context. For instance, if a historic context describes post World War II subdivision development in Denton, goals and priority actions are prepared for surveying, documenting, and designating historic resources and districts in these areas. The Denton Historic Preservation Plan outlines specific priorities for documentation and registration of historic resources related to established historic contexts.

- **Standard III: The Results of Preservation Planning Are Made Available for Integration into Broader Planning Processes.** Effective local historic preservation plans integrate information regarding historic resources into other planning initiatives and activities, especially as they relate to traditional downtown districts and neighborhoods, significant landscapes or archaeological areas, or other places of architectural and historical importance. Such integration serves to inform planning bodies, whose activities and initiatives may affect historic properties and private interests about community preservation goals and priorities (*Secretary of the Interior Standards for Historic Preservation Planning*, 2001).

In addition to the three Standards, successful preservation planning processes also require active and ongoing engagement of various stakeholders groups and participants in defining the community's vision and core values regarding the long-term stewardship of Denton's historic architecture and heritage. This in turn will lead to community acceptance of preservation planning decisions.

PLANNING PROCESS

The preservation planning process for Denton involved two distinct phases. The first phase, the "State of the City," was a review, assessment, and understanding of known historic contexts; existing historic resources, landmarks, and districts; and, adopted community plans, documents, and policies that affect historic properties. Phase 1 also included field work, focus group and stakeholder interview sessions, and a community workshop that garnered community insight on important preservation planning issues. The second phase, the "Preservation Plan," involved the development of specific preservation planning goals, strategies, and implementation actions necessary for achieving Denton's future historic preservation vision, and a second community open house to gain feedback on preservation strategies.

To assist in preparing the Historic Preservation Plan, the City of Denton engaged The Lakota Group, a preservation planning firm based in Chicago, Illinois. The City's nine-member Historic Landmark Commission served as the Preservation Plan Steering Committee. The planning process encompassed the following tasks:

PHASE 1: STATE OF THE CITY

Key Phase 1 activities included:

- **Project Website (September 2018)**

A project website was created to help inform local stakeholders on the preservation planning process, key planning process milestone dates, and upcoming community meetings and the community open house. Draft planning documents were also posted for public access and review.

- **Project Start Meeting (September 13, 2018)**

The City's Historic Preservation Officer and other planning staff conducted a project start meeting with the Lakota Group to discuss key preservation planning goals and objectives, local preservation issues, and project schedule and timeline.

- **Field Work (October 8-10, 2018)**

Lakota visited Denton to photograph and document the community's historic resources, including various landmarks, historic districts, and neighborhoods.

- **Stakeholder Listening Sessions (December 9-12, 2019)**

The City of Denton and The Lakota Group conducted focus group and key stakeholder listening sessions with City officials and relevant department heads, property and business owners, local developers and realtors, preservation advocates, university representatives, neighborhood associations and residents, and civic organizations and economic development agencies.

- **Community Open House #1 (February 18, 2019)**

More than 60 Denton residents, property owners, and preservation advocates attended the first Historic Preservation Plan Open House providing input on preservation issues through a series of exhibits and interactive exercises. The workshop also included information exhibits on Denton's historic architecture and a voting box exercise to determine community preservation planning preferences and priorities. Section 5,

"The Community Speaks" chapter of this Historic Preservation Plan, summarizes Community Open House proceedings and results. The Open House was held in the lobby atrium space of the Hickory Street Office Building in Downtown Denton.

- **Online Workshop and Questionnaire (March – May 2019)**

To gain additional community feedback on local historic preservation issues, The Lakota Group created and posted to the project website an online questionnaire version of the Community Open House exhibits and voting exercises. The Community Speaks section summarizes the online workshop results.

- **State of the City Report (June 5, 2019)**

The State of the City Report was prepared and delivered to the City.

PHASE 2: PRESERVATION PLAN

The second phase of the planning process included second community open house to gain community stakeholder feedback on initial preservation planning strategies. A Draft Plan document was delivered in August 2019; the Final Plan document was adopted by the Denton City Council on October 22, 2019.

Key Phase 2 activities included:

- **Community Open House #2 (June 17, 2019)**

A second community open house presenting draft preservation planning concepts and strategies was conducted at the Denton Senior Center. Open House exhibits included future survey areas and potential districts, new incentive programs, and outreach and educational initiatives.

- **First Draft Historic Preservation Plan (August 5, 2019)**

A First Draft Historic Preservation Plan was prepared and delivered to the City of Denton on August 16, 2019.

- **Draft Historic Preservation Plan Presentations (August 19-21, 2019)**

A Draft Historic Preservation Plan was presented to the Historic Landmarks Commission, Planning and Zoning Council, and City Council.

- **Draft Historic Preservation Plan Second Reading (October 8, 2019)**

A Draft Historic Preservation Plan was presented for a second City Council reading.

- **Final Historic Preservation Second Reading (October 22, 2019)**

A Final Historic Preservation Plan was adopted by the Denton City Council.

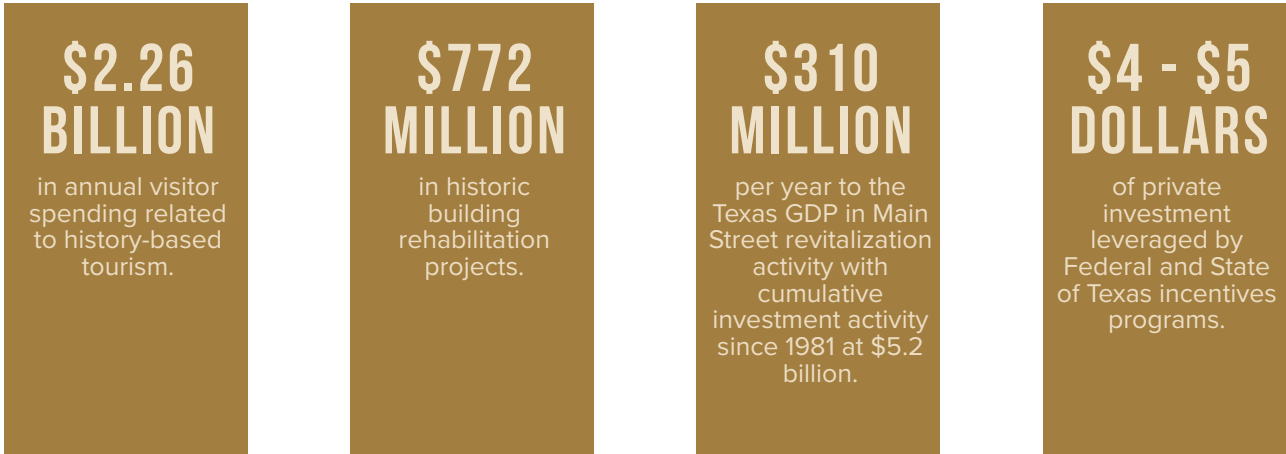


LOCAL HISTORIC PRESERVATION BENEFITS AND PRESERVATION VALUES

Denton’s historic resources are key elements to the community’s visual appeal and urban design, economic vitality, tourism, growth management and sustainability, and overall quality of life. Historic preservation is also an effective strategy for revitalizing traditional downtowns and commercial districts and maintaining older neighborhoods and the quality and affordability of a community’s existing housing stock. As noted in the Denton 2030 Plan, historic preservation must “...*suggest mechanisms for integrating historic resources into cultural tourism, creating centers of community, and contributing to placemaking and urban vitality*” (Denton 2030 Plan, p. 113). The benefits of preservation are substantial and contribute to the local communities in the following ways:



According to a recent report, the *2015 Economic Impact of Historic Preservation in Texas*, historic preservation generated the following economic benefits:



Source: *Economic Impact of Historic Preservation in Texas (Update 2015)*, University of Texas and Rutgers University

REVITALIZING DOWNTOWNS

Downtowns have always represented a community's economic and social center. They are often the places with the most significant collection of historic architecture – buildings that provide affordable, flexible ground-floor spaces for new businesses and adaptable upper-stories for offices and apartments. For many communities, downtown buildings offer the mixed-use environment that encourages people to walk to shopping, dining, and entertainment activities. Many communities like Denton have established and maintained Main Street revitalization programs that have generated substantial reinvestments in buildings, businesses, and public infrastructure. In 2018, Main Street programs across the country produced \$4.39 billion of downtown investment, including a net gain of 25,300 jobs and 8,100 building rehabilitations. Since 1980, Main Street programs have generated over \$79 billion in downtown reinvestment. According to the *2015 Economic Impact of Historic Preservation in Texas*, Texas Main Street communities generate more than 5,000 jobs on an average annual basis with \$23.6 million garnered in building rehabilitation activity in the year 2013 alone. Since 1990, Downtown Denton has seen cumulative public and private investments of \$139,821,000.

HOUSING AND REVITALIZING NEIGHBORHOODS

Historic homes and neighborhoods contribute to a community's identity and sense of place. Often, these neighborhoods are distinguished by their diversity of housing types and architectural styles. The diversity in the housing stock in turn provides opportunities for households of different income levels to live in more established neighborhoods close to the downtown district, local schools, parks, churches, and other community services and amenities. Neighborhood historic districts also promote greater ethnic, cultural, and socioeconomic diversity than most other neighborhoods and places. In addition, past studies have concluded that landmark and historic district designations have positive impacts on neighborhoods, often increasing property values significantly. A study from the early 2000s, focused on nine CLG communities in Texas, including such cities as Abilene, Dallas, Fort Worth, and Grapevine, demonstrated that historic designations contributed to property value appreciation of five to 20 percent with the most significant increases seen in the smaller of the nine communities (*Historic Preservation and Residential Property Values: An Analysis of Texas Cities*, Urban Studies, 2001.)

PLACEMAKING AND THE CREATIVE ECONOMY

Historic places are “placemaking” assets – they contribute to a community's identity and sense of place, which can help attract jobs and workers, especially in today's creative industries. Creative industries are concerned with the use of information in the production of goods and services, especially in the design and applied arts fields, such as architecture, fashion and filmmaking, arts and crafts, and technology and software development. Today, with access to the internet and broadband technologies, creative businesses can locate almost anywhere; however, they often prefer quality environments that offer a high level of design character and authenticity most often found in historic downtowns, neighborhoods, and former industrial areas. Creative industries, in turn, invest in the rehabilitation and adaptive use of historic buildings, often serving as catalytic projects in revitalizing downtowns. Beyond the jobs-generating aspects, placemaking also capitalizes on historic environments by making them important backdrops for vibrant public spaces, and community gatherings and cultural activities. Many communities have integrated art and urban design enhancements in historic downtowns and neighborhoods to promote safe and comfortable pedestrian environments.

HISTORIC ENVIRONMENTS AND HEALTH AND WELL-BEING

An emerging study in historic preservation is the relationship between historic buildings and places and personal well-being. For many, historic buildings provide a sense of sanctuary, order, continuity, authenticity, and memory that can enhance the mental and emotional health of people. Historic places also improve physical health given their walkability and location near downtowns, cultural institutions, and parks and green space. In turn, historic places promote the feeling of community attachment, belongingness, and livability.

COMMUNITY SUSTAINABILITY

The U.S. Environmental Protection Agency (U.S. EPA) has estimated that existing landfill space is more than one-third occupied by building demolition debris. It can take between 10 to 80 years for a new energy efficient building to overcome the climate change impacts created by new construction. Buildings constructed before World War II are also generally more energy efficient due to higher quality construction materials and construction methods. Preservation of historic buildings also retains “embodied energy” of building materials – the energy used to harvest, fabricate, transport, and install the materials on the building rather than replacing them. If the original construction materials are lost, so is its embodied energy, generating significant new energy consumption in the material’s replacement. Furthermore, historic preservation serves as an effective growth management tool by concentrating investment and growth activity in existing developed areas and focusing local resources on maintaining and reusing historic resources.



Denton Civic Center, Creative Art Studio, Little Chapel in the Woods





SECTION 2

DENTON HISTORIC PRESERVATION PLAN

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*We need to preserve and interpret all histories and cultures in
Denton. — Denton resident*

”



Courthouse Square © Denton Main Street

DENTON HISTORIC PRESERVATION PLAN

The City of Denton Historic Preservation Plan presents four key preservation planning goals to guide local decision-making for the City, the Historic Landmark Commission, and its preservation partners. These goals are based on the Denton Historic Preservation Vision Statement — a testimony of local stakeholder aspirations regarding the roles historic preservation will take in shaping Denton’s visual environment and urban design, economic development, neighborhood vibrancy, and overall quality of life. The Vision Statement was crafted by Denton stakeholders during the planning process.

VISION STATEMENT

Denton, Texas — a growing, prosperous, and diverse city — implements and manages an effective, model historic preservation program, one that engages all local stakeholders in preserving Denton’s rich history and historic architecture. Historic preservation has and continues to play a vital role in a revitalized downtown Courthouse Square district with buildings adapted and rehabilitated for a variety of businesses, restaurants, cultural and entertainment functions, offices, and upper-story living. The preservation and conservation of Denton’s central and Mid-Century neighborhoods provide opportunities for those who desire walkable places with authenticity and character. Preservation also contributes to the Denton’s distinctiveness and visual qualities, helping to balance new development with the existing built environment. Preserved buildings and places also tell the story of Denton — its early days as a farming town before the Civil War, its emergence of the city as a center for high learning in the decades leading to the 20th century, and its residential neighborhood expansion before and after World War II. Ongoing educational programs and outreach efforts help to tell these stories in innovative ways to a broad segment of the Denton community, inspiring a new generation of Denton preservation leaders and advocates. For Denton stakeholders, the stewardship of the community’s unique and irreplaceable heritage is always an essential priority, acknowledging its important impact on Denton’s economy, neighborhood cohesiveness, and long-term sustainability.

In addition to the Vision Statement, the Denton community espouses a set of core beliefs in historic preservation’s role in community vitality.

VALUE STATEMENT #1

HISTORIC BUILDINGS AND RESOURCES DEFINE DENTON’S IMAGE AND IDENTITY.

In its goals and policies, the *Denton Plan 2030* recognizes that embracing and maintaining Denton’s small town character is a key to achieving “smart and balanced growth,” “innovation,” and “creativity.” Certainly, Denton stakeholders believe the city’s historic resources, as represented in its Courthouse-on-the-Square commercial buildings and its historic housing stock, contributes immeasurably to Denton’s small town image and identity, providing a sense of scale, and visual attractiveness and familiarity that are often associated with quality small town environments.

VALUE STATEMENT #2

HERITAGE RESOURCES ARE VITAL ELEMENTS TO MAINTAINING A PROSPEROUS DOWNTOWN DENTON.

Denton is a leading example in Texas and the nation in revitalizing its downtown using the Main Street revitalization approach — the rehabilitation and reuse of downtown’s historic commercial buildings is a central element to that success. In turn, renewed historic buildings help to incubate small businesses, create new jobs, and help drive other investments in public spaces and infrastructure, and in new development that compliments the existing historic fabric, making Downtown Denton the economic and social heart of the community. Denton stakeholders will continue to advocate for a preservation-based approach to Downtown Denton’s management and long-term prosperity.

VALUE STATEMENT #3

PRESERVATION ENHANCES RESIDENTIAL NEIGHBORHOODS.

Residential historic districts throughout the country serve to protect and reinforce distinct neighborhood character, design, and authenticity — they are the essential reasons why such neighborhoods remain desirable places to live. In addition, Denton's older, historic neighborhoods are located in close proximity to the Downtown commercial area and the university campuses; they also comprise a source of attainable housing as compared to newer developments. Denton residents desire the conservation and preservation of historic neighborhoods as a means to offering a range of living opportunities in historic, character-rich environments, and as an effective strategy for achieving community sustainability.

VALUE STATEMENT #4

HISTORIC BUILDINGS ARE VISIBLE REMINDERS OF DENTON'S HISTORY AND TIME PAST.

Historic buildings provide continuity with the past — they are physical expressions of time and history. They also offer a sense of orientation to our own time and forge an emotional attachment to place and local traditions. Denton stakeholders value historic preservation as the critical link to understanding Denton's rich past and heritage and the possibilities of the future.

VALUE STATEMENT #5

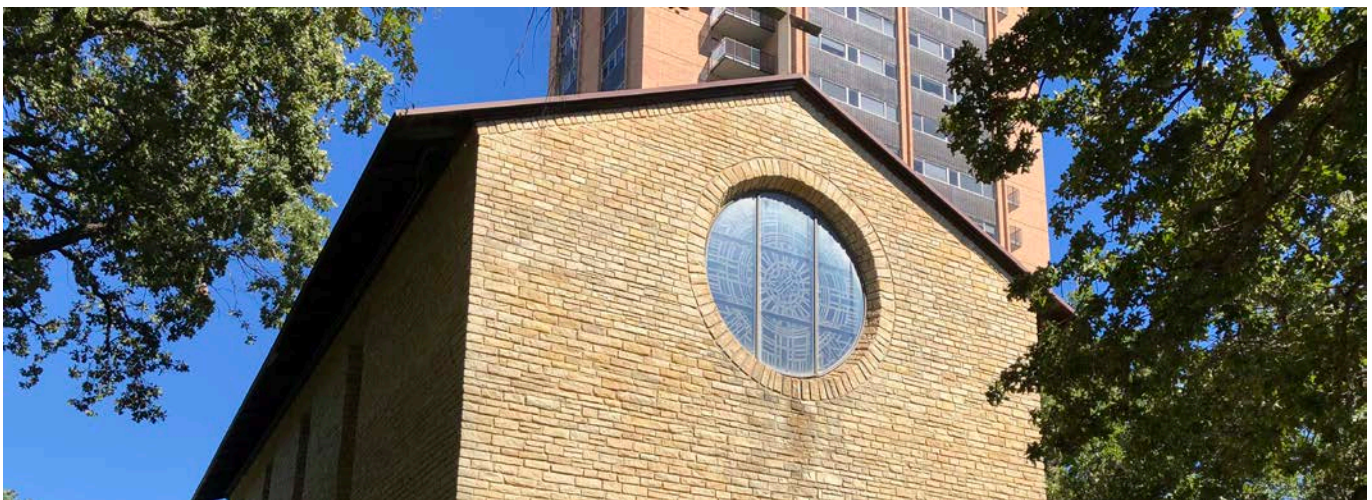
A STRONG AND EFFECTIVE LOCAL HISTORIC PRESERVATION PROGRAM REQUIRES COLLABORATIVE EFFORTS BETWEEN MANY DIFFERENT PRESERVATION PARTNERS.

The Denton community believes that successful heritage preservation and stewardship requires continual commitment on part of the municipality and other preservation partners and advocates to support and implement various key preservation initiatives. Collaborative efforts help leverage existing financial and organizational resources, engages new stakeholders as future preservation advocates, and builds a strong community historic preservation ethic.

VALUE STATEMENT #6

PRESERVATION EFFORTS IN DENTON RECOGNIZE ALL GROUPS AND POPULATIONS THAT HAVE CONTRIBUTED TO DENTON'S BUILT ENVIRONMENT.

The preservation movement today recognizes that racially, culturally, and ethnically diverse groups are important to understanding a community's complete story. The citizens of Denton consider the preservation of key sites, memories, and legacies of the city's diverse populations a high priority. Even without the physical evidence of buildings and locations with which to associate the stories of such groups, the City will find new and innovative ways to tell and interpret such stories to the broader community.



PLAN GOALS, POLICIES, AND RECOMMENDATIONS

The Denton Historic Preservation Vision and Values Statements serve as the guiding framework for implementing a comprehensive local historic preservation program — a framework created by local stakeholders during a consensus-building, collaborative planning process. The Historic Preservation Plan also includes goals, policies, and recommendations that advance the Vision and Value Statements, providing a complete framework for local preservation action. As such, the Denton Historic Preservation Plan is organized as follows:

- **Goal Statement:** An overarching statement of intent that guides program decisions over the short and long-terms.
- **Policy Statement for Decision-Makers:** A more specific statement that guides policy decision-makers, including the Denton City Council, the Landmarks Preservation Commission, the Planning and Zoning Commission, other boards and commissions, and City staff.
- **Recommendation:** An initiative or set of initiatives that identifies the actions and programs needed to achieve the preservation vision set forth in this Historic Preservation Plan.

The Historic Preservation Plan includes four major goals addressing all aspects of an effective community preservation program, including historic contexts and future survey areas and districts, preservation incentives, education and community engagement, and local program administration. These goals and their respective policy statements include:

GOAL #1: DOCUMENT, INVENTORY, AND PRESERVE DENTON’S SIGNIFICANT HISTORIC, CULTURAL, AND ARCHITECTURAL RESOURCES.

Ongoing survey and documentation activities — including field surveys, oral histories, and the development of context statements — are the principal methods for understanding the potential significance of historic buildings, sites, structures, and objects, and their eligibility as landmarks and districts. In recent years, the City completed surveys for the Bolivar and the Woods neighborhoods, both identifying potential National Register districts and landmarks, as well as additional conservation districts, in neighborhoods adjacent to Downtown Denton and in residential subdivisions developed after World War II. Maintaining a comprehensive, active, and ongoing survey and inventory program is a requirement of retaining Denton’s Certified Local Government status with the Texas Historical Commission and the National Park Service.

Policies for Decision-Makers:

Policy 1.1: Conduct on-going field surveys and documentation efforts as a basis for designating future historic and conservation districts and individual landmarks

Policy 1.2: Seek a diversity of funding sources for survey and documentation efforts undertaken by the City of Denton.

Policy 1.3: Prioritize and designate eligible buildings and areas for potential landmarks and historic districts, especially for listing in the National Register of Historic Places.

Policy 1.4: Make survey information and reports, resource documentation, and other data widely accessible to the Denton public.

Policy 1.5: Ensure future documentation efforts are inclusive of all histories and peoples in Denton.

GOAL #2: PROMOTE THE PRESERVATION, ADAPTIVE USE, AND STEWARDSHIP OF HISTORIC RESOURCES AS INTEGRAL ELEMENTS TO A VIBRANT AND SUSTAINABLE DOWNTOWN DENTON AND RESIDENTIAL NEIGHBORHOODS.

Without question, preserving and adapting historic buildings stimulates economic activities, job creation, and reinvestment in traditional commercial districts such as downtown Denton. For more than 25 years, the Denton Main Street program has demonstrated the effectiveness of a preservation-based economic development approach — since the Main Street program’s establishment, the downtown has achieved a lower vacancy rate, a diverse business mix, and increased utilization of ground and upper-floor spaces. Denton’s residential historic districts have higher property values than other neighborhoods and also contribute to Denton’s quality residential design character and attraction as desirable places to live. Going forward, Denton stakeholders desire a continued emphasis on preservation-based approaches to maintaining the vitality and vibrancy of its downtown and neighborhoods, including the use of new tools, such as enhanced incentives, additional conservation districts, and the increased use of sustainable design measures for historic buildings, making them more resilient and energy efficient.

Policies for Decision-Makers:

Policy 2.1: Continue ongoing support for Main Street revitalization efforts and other preservation-based economic development initiatives, including heritage tourism, as a means to preserve, adapt, and reuse Denton’s historic resources.

Policy 2.2: Support the creation of new tools, incentives, and other programs that maintain the livability of Denton’s historic neighborhoods.

GOAL #3: MAINTAIN A WELL-MANAGED, INTEGRATED MUNICIPAL HISTORIC PRESERVATION PROGRAM THAT FACILITATES LOCAL PRESERVATION ACTIVITY.

Local community historic preservation programs must have the proper mechanisms and tools for protecting significant historic resources — homes, commercial buildings, parks and sites, churches, and schools, among others — from neglect, demolition, and inappropriate changes that may alter the authenticity, feeling, and character of Denton’s important historic places. One important tool, the Denton Historic Preservation Ordinance, enables the City to designate local landmarks and districts, which mandates design review for property demolitions and exterior alterations. Since its adoption in early 1980s, the Ordinance has served the community well with the designation of three Local Historic Districts and more than 50 Local Landmarks. Going forward, the City could consider additional enhancements to the Ordinance, including a demolition-delay designation program that would offer short-term protection for properties identified as significant through survey work but not yet designated a Local Landmark. Additionally, the City should continue to integrate preservation objectives in other planning efforts at the sub-area and neighborhood levels, and in housing rehabilitation efforts provided through its ongoing housing programs.

Policies for Decision-Makers:

Policy 3.1: Ensure adequate resources and support for the Denton Historic Landmark Commission.

Policy 3.2: Promote collaboration between the City, the Denton Historic Landmarks Commission, and other preservation partners and organizations on various preservation initiatives.

Policy 3.3: Update, adopt, and implement preservation and other regulatory codes and mechanisms that support the preservation and reuse of Denton historic resources.

GOAL #4: INCREASE THE AWARENESS OF HISTORIC PRESERVATION BENEFITS THROUGH ONGOING OUTREACH AND EDUCATIONAL ACTIVITIES, YOUTH ENGAGEMENT, AND OTHER PROGRAMMING ACTIVITIES.

Encouraging participation among property owners and stakeholders in the local historic preservation program requires active educational and advocacy efforts on part of the City of Denton and its preservation partners. While many residents and property owners have benefited from past preservation efforts and have become firm preservation advocates in the community, there is also an ongoing need to engage and inform new stakeholders — developers and investors, new residents, business owners — on how historic preservation serves the economic and social welfare of the community. Involving and engaging local youth and young adults in local preservation activities helps to groom them as the next generation of Denton preservation leaders and advocates.

Policies for Decision-Makers:

Policy 4.1: Support education initiatives that inform, engage new audiences, and tell the stories of Denton's multi-cultural and generational populations.

Policy 4.2: Use available technologies and other educational tools to increase awareness of Denton's history and historic architecture.

Policy 4.3: Create and enhance partnerships with organizations and entities that maintain a variety of educational and advocacy activities.

HOW TO USE THIS PRESERVATION PLAN

The Denton Historic Preservation Plan should function as a work program of preservation action for both the City's Historic Landmarks Commission, City Departments, and other preservation partners, including the Denton Main Street Program, the Denton County Office of History and Culture and the Denton County Historical Commission, and other related agencies, groups, and organizations. While the City of Denton will take the lead in implementing activities related to design review and district and landmark designation, other preservation partners can play key roles in informing property owners and other stakeholders on available preservation incentives, the advantages of adaptive use and preservation-based economic development, and the many other benefits of historic preservation and neighborhood conservation available to local stakeholders. The Denton community can also use the Historic Preservation Plan to monitor preservation activities, make adjustment to preservation policies over time, and determine other needed preservation actions that achieve the community's vision for historic preservation.



SURVEY AND REGISTRATION

Survey and registration are key elements to a local historic preservation program: it concerns the ongoing identification of historic resources which include buildings, sites, and structures worthy of some form of recognition, dedication, conservation, or protection. Surveys create neighborhood inventories which inform local planning policies and identify potential historic resources. Some resources may be listed in the National Register of Historic Places or designated as a Local Landmark or as part of a Local or Conservation Historic District by the Denton Historic Landmarks Commission. Local designation provides an optimal level of protection for historic resources, mandating reviews for demolition and any exterior alterations. Communities conduct documentation activities principally through field surveys and inventories of neighborhoods, downtowns, and industrial areas, and the preparation of National Register and local landmarks and district nominations. Other types of documentation activities include oral histories, context statement development, and measured and photographic recording of buildings and resources, among others.

ISSUE SUMMARY

Survey and registration efforts in Denton focused on four specific areas in recent years: the Woods (also known as Idiots Hill) and Bolivar neighborhoods, the Courthouse Square District, and the old Congress School area. Prior to these surveys, the City sponsored a more comprehensive city-wide survey that inventoried 2,409 properties, 323 properties identified a “high priority” for preservation. Of these properties, 51 were considered eligible for the National Register of Historic Places.

Going forward, future survey areas may include the residential neighborhoods to the west of the Woods neighborhood, north of the Oak-Hickory Local Historic Districts, and in neighborhoods to the south and southwest of Downtown Denton. These neighborhoods represent mainly residential resources developed just before and after World War II, including Minimal Traditional and Ranch types within planned subdivisions. Portions of these neighborhoods may reveal potential National Register and Local Historic Conservation Districts, as well as resources related to the African-American legacy in Denton.

In terms of historic and conservation districts, since the City’s adoption of the Historic Preservation Ordinance in 1980, three Local Historic Districts have been created: the Oak-Hickory, West Oak, and the Bell Avenue districts, the latter recently a designated Historic Conservation District. The only National Register Historic District in Denton is the Courthouse-on-the-Square, although there are five other separate National Register designations related to archaeology and other structures within the community. Past surveys have also identified potential National Register-eligible districts and individual properties in portions of the Woods neighborhood. Going forward, the City’s Historic Landmarks Commission should take a more pro-active approach in nominating and listing local districts and properties in the National Register.

KEY HISTORIC CONTEXTS

Section 3 of this Historic Preservation Plan includes a description of Denton’s major periods of development extending from its early decades of settlement during the 1840s and 1850s to its post-World War II housing boom years. An important element in preservation planning is the identification of priority historic contexts and associated buildings, sites, and resources that have yet to be evaluated or studied for significance. Going forward, the following key historic contexts provide the basis for future survey, documentation, and designation efforts in Denton.

Post-World War II Subdivision Development

As noted above, the decades after World War II represented a significant growth period for most American communities as returning servicemen, the availability of federally-sponsored financing programs, and the rise of large-scale land subdividers and developers made possible the rapid development of new residential subdivisions at the periphery of older neighborhoods. Although this new type of cultural landscape consists of building resources constructed within recent memory, it continues a trend interrupted by World War II, of the outward extension of cities that since the turn of the last century with the advent of gasoline-powered automobile and American’s increasing

desire to attain the middle-class aspirations of homeownership. This context is evident in the many post-War subdivisions surrounding Downtown Denton and the adjacent older neighborhoods — Woods and the Southridge subdivisions, for instance. While the Woods neighborhood has already been surveyed and a future National Register Historic District identified, other Post-War and Mid-Century subdivisions are worth close study and examination through future survey and documentation work. The Southridge subdivision in particular is representative of the larger lot Ranch and Styled Ranch property types found in many subdivisions of the time period in many Texas communities.

Other Pre- and Post-World War II Resources

Denton has a number of other resources related to period before and after World War II including Mid-Century commercial resources in or near the downtown and other neighborhood commercial areas, schools, the FEMA Regional Headquarters Building, the Emily Fowler Central Library, and the remaining hangers at Hartlee Field. The Historic Landmark Commission should document these resources in some fashion and considered for possible landmarking.

Semi-Rural Resources

The outer-edges of Denton including unincorporated areas within the extraterritorial jurisdiction may have resources of some significance. A windshield and reconnaissance survey of these areas may identify resources worthy of additional documentation and protection.

O'Neil Ford Buildings

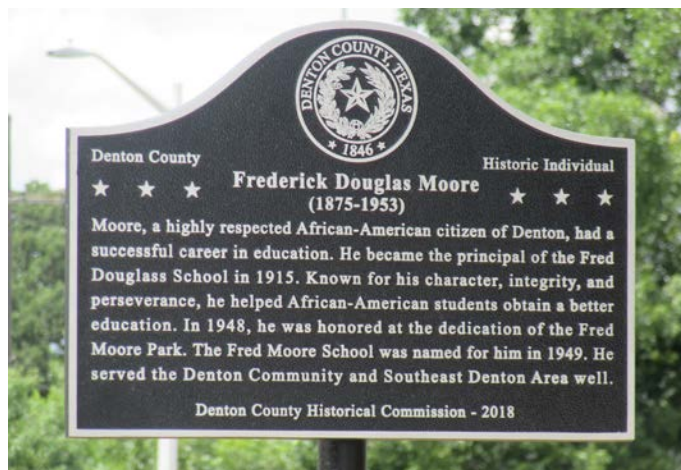
Clearly, O'Neil Ford is Denton's most significant architect of the 20th century, his designs leading the way for a distinctive Texas Modern style of architecture. His Little Chapel-in-the-Woods on the campus of Texas Woman's University, designed with Arch Swank, is an early, splendid example of the Texas Modern stylistic approach. His other works, the Denton City Hall and Civic Center and the First Christian Church of Denton are other O'Neil Ford buildings worthy of local landmark designation and possible National Register listing.

African Americans and Other Diverse Populations in Denton

Denton's Quakertown story includes the forced relocation of the African American community to Solomon Hill and other areas of Denton's east and south sides. While there is a Texas Historical Commission Marker in Quakertown Park that provides some information about Quakertown, additional research and survey work for this context would identify properties, blocks, and areas of cultural significance worthy of preservation and protection. The *Historic and Cultural Resource of Denton, Texas 1882-1949, Multiple Property Listing*, identifies four original surviving Quakertown homes that may be worthy of local designation and protection.

Denton Industrial Development

Few buildings remain in central Denton representing the community's growth period as a wholesale and industrial center during the latter and early decades of the 19th and 20th centuries; of those that remain, several have been municipal warehouse and now a designated Local Landmark. Remaining buildings provide a tangible link to Denton's industrial past and warrant further study and inventory to determine what significant properties remain extant. The Morrison Milling Company complex is one such example.



SURVEY AND REGISTRATION GOALS, POLICIES, AND RECOMMENDATIONS

GOAL #1: DOCUMENT, INVENTORY, AND PRESERVE DENTON'S SIGNIFICANT HISTORIC, CULTURAL, AND ARCHITECTURAL RESOURCES.

POLICY 1.1 FOR DECISION-MAKERS: CONDUCT ON-GOING FIELD SURVEYS AND DOCUMENTATION EFFORTS AS A BASIS FOR DESIGNATING FUTURE HISTORIC AND CONSERVATION DISTRICTS AND INDIVIDUAL LANDMARKS.

POLICY 1.2 FOR DECISION-MAKERS: SEEK A DIVERSITY OF FUNDING SOURCES FOR SURVEY AND DOCUMENTATION EFFORTS UNDERTAKEN BY THE CITY OF DENTON.

Recommendation #1.1: Survey and inventory Denton's Post-World War II residential neighborhoods and subdivision developments.

Over the last 20 years, more than 4,000 properties in Denton have been subject to a survey and inventory project, mainly in Downtown Denton, in the surrounding central neighborhoods adjacent to the Downtown, and in portions of the City's extraterritorial jurisdiction. In recent years, the City sponsored surveys of the Bolivar and Idiots Hill neighborhoods using Certified Local Government grants from the Texas Historical Commission and the National Park Service. Both surveys documented a range of historic resources constructed during the early 20th century, consisting mainly of Craftsman homes and bungalows, as well as various Revival styles, to the Ranch home types of subdivisions built after World War II. The surveys identified three potential National Register Historic Districts in both neighborhoods; the Idiots Hill survey recommended the designation of the Bell Avenue Conservation District as a Local Historic District.

Going forward, future survey work should focus on other outlying residential neighborhoods, principally those constructed during the post-World War II period of the 1950s and 1960s with architectural resources mostly similar to those found in Idiots Hill: Ranch types, Split-Levels, and other housing types built before the onset of World War II. Ideally, the City of Denton should conduct future survey efforts at an intensive level, which allows for a careful, detailed documentation of historic resources, their condition, integrity, and potential architectural and historical significance. Survey areas with less intact architectural fabric, known integrity issues, and neighborhoods with a common building type may be conducted at the reconnaissance level with significant resources subject to more detailed documentation at a later date.

Future survey areas include (see Survey Area maps on following pages):

- **Survey Area 1 – Hercules Lane-Windsor Court (Figure 1, page 28)**

This survey area, bounded by Loop 288 on the north, Yorkshire Street and Kings Row on the east, Windsor and Coronado Drives on the south, and North Bell and Redstone Roads on the west, incorporates portions of the Cooper Crossing, Cooper Landing, Heritage Oaks, Sun Valley, and Royal Acres subdivisions built during the 1950s and 60s. This area consists mostly of simple Ranch or Styled Ranch types, in some ways a logical extension of the Ranch housing types found in the neighboring Idiots Hill neighborhood. A reconnaissance-level survey is suggested for this area given the prevalence of this property type. This area may be eligible as a potential Historic Conservation District.

- **Survey Area 2 – Hinkle Drive-Windsor Drive (Figure 2, page 28)**

Located to the northwest of Downtown Denton between Emery Street and Windsor Drive east of Hinkle Drive and north of Amherst Drive, this survey area includes the North University Place and North Lake Park Addition subdivisions, with resources dating from the decades after World War II. Like the Hercules Lane-Windsor Court survey area, building resources include simple brick-constructed L-Shape, Front-Gabled and Side-Gable Styled Ranch forms constructed in brick. A reconnaissance-level survey is suggested for this area given the prevalence of Styled Ranch property types.

- **Survey Area 3 – West Denton Neighborhoods (Figure 2, page 28)**

Bounded by Bonnie Brae Street on the west, Emery and Cordell Streets on the north, Oak Street on the south, and Carroll Boulevard to the east, the West Denton survey area incorporates several subdivisions constructed between the 1920s and 1960s with Craftsman bungalows predominating on the eastern blocks and simple Ranch homes with Colonial Revival features common to the west near Bonnie Brae Drive. The 1996 Historic Resources Survey identified the blocks near the Calhoun Middle School (formerly the Congress Middle School) as eligible for listing as a district in the National Register of Historic Places (National Register listing pending). Beyond this, the larger West Denton neighborhood is suggested for a future Historic Conservation District designation. A second reconnaissance-level survey of this area would re-evaluate existing properties for potential individual local landmarking or for use in the development of any Conservation District design guidelines.

- **Survey Area 4 – Withers Street-Mingo Road (Figure 3, page 30)**

Located east of Downtown Denton along Mingo Road, Bell Avenue and Withers Street, this survey area consists mainly of early 20th century Craftsman homes and bungalows — some with high integrity — along with contemporary multi-family housing construction. This area should be surveyed and inventoried at an intensive level.

- **Survey Area 5 – East Denton Neighborhoods (Figure 3, page 30)**

Bounded by Mingo Road on the northwest, Texas and Paisley Streets on the north, Audra land on the east, and McKinney and Sycamore Streets to the south, the East Denton neighborhood survey comprises the College View neighborhood and several smaller subdivisions. Like the west Denton neighborhoods, architectural resources range from Craftsman bungalows on its eastern blocks to Ranch types in its eastern edges. Given issues with building integrity in this area, mainly exterior material re-siding, altered porches, and window replacements, it is unlikely neighborhood blocks would qualify for National Register district listing, although individual eligible properties may be identified, especially those related to the neighborhood's African-American community. The neighborhood are suitable candidates for Historic Conservation District designations. Any future survey efforts should include oral histories and other forms of documentation to fully capture the neighborhood's history African-American legacy.

- **Survey Area 6 – Highland Park Road – Willowood Street (Figure 4, page 31)**

Located in the southwest quadrant of the City of Denton south of Interstate 35, like the Hercules Lane-Windsor Court and Hinkle Drive-Windsor Drive survey areas described above, this survey area includes Ranch housing types, Split-Levels and Colonial Revivals with built-in garages. Some Ranch examples incorporate Mid-Century and French Colonial stylistic features, including exposed roof beams and pyramidal roof shapes. Older Craftsman, Minimal Traditionals and other pre-World War II housing types are located on scattered sites in the neighborhood. It is unlikely the neighborhood is National Register eligible, but may qualify for conservation district designation. A reconnaissance level survey may also document individual resources worthy of local landmark designation.

- **Survey Area 7 – Southridge Subdivision (Figure 5, page 32)**

The Southridge Subdivision, located along Teasley Lane and Lillian Miller Parkway south of Interstate 35, is a distinctive post-World War II subdivision noted for its curvilinear street pattern and intact collection of contemporary and Styled Ranch homes, along with resources constructed during the last 20 years designed as “millennium mansions” with Neo-Traditional stylistic features. This area would benefit from a reconnaissance-level survey to determine possible National Register eligibility.

FUTURE SURVEY AREA S1



Figure 2: Future Survey Areas 2-3

FUTURE SURVEY AREAS S2 - S3

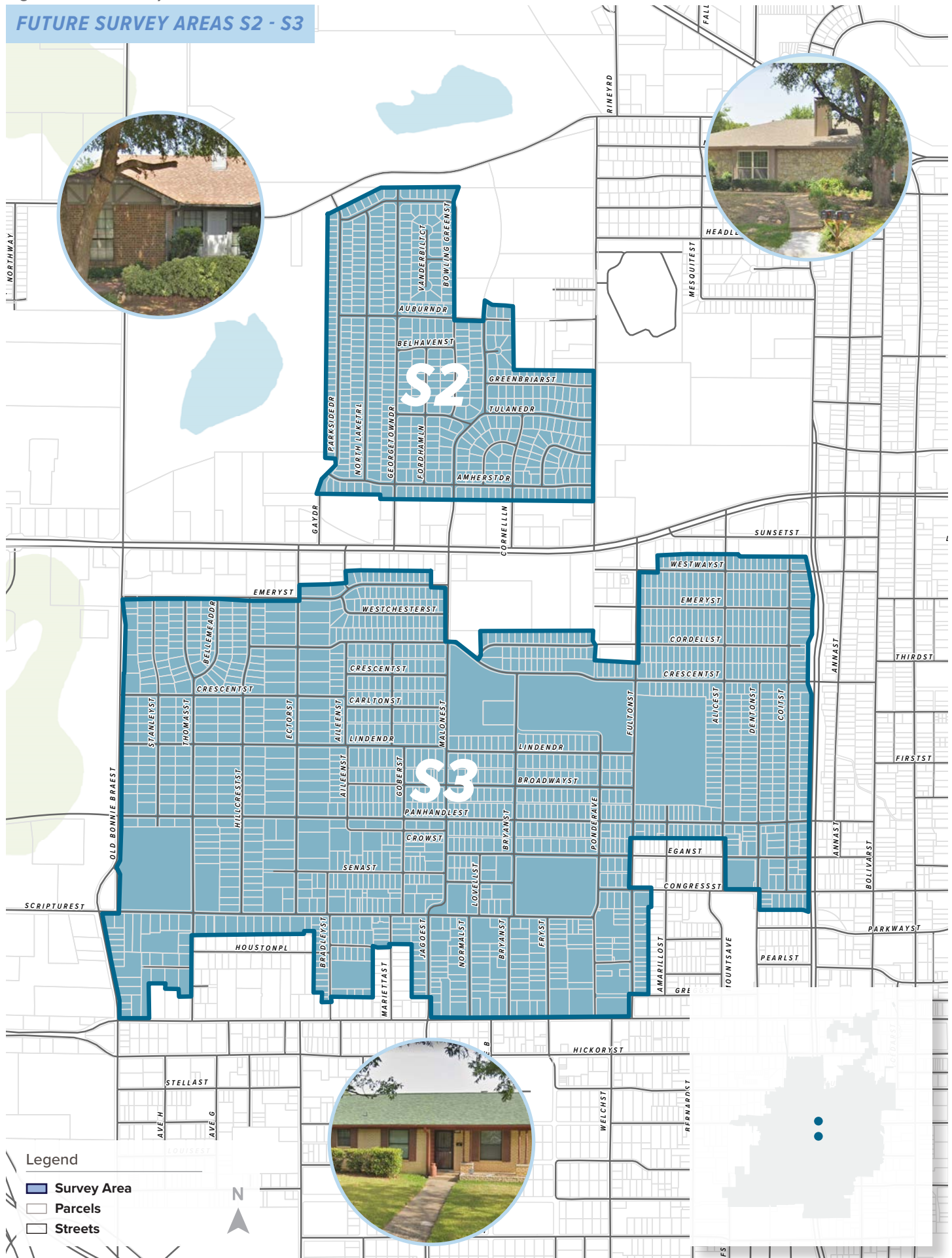


Figure 3: Future Survey Areas 4-5

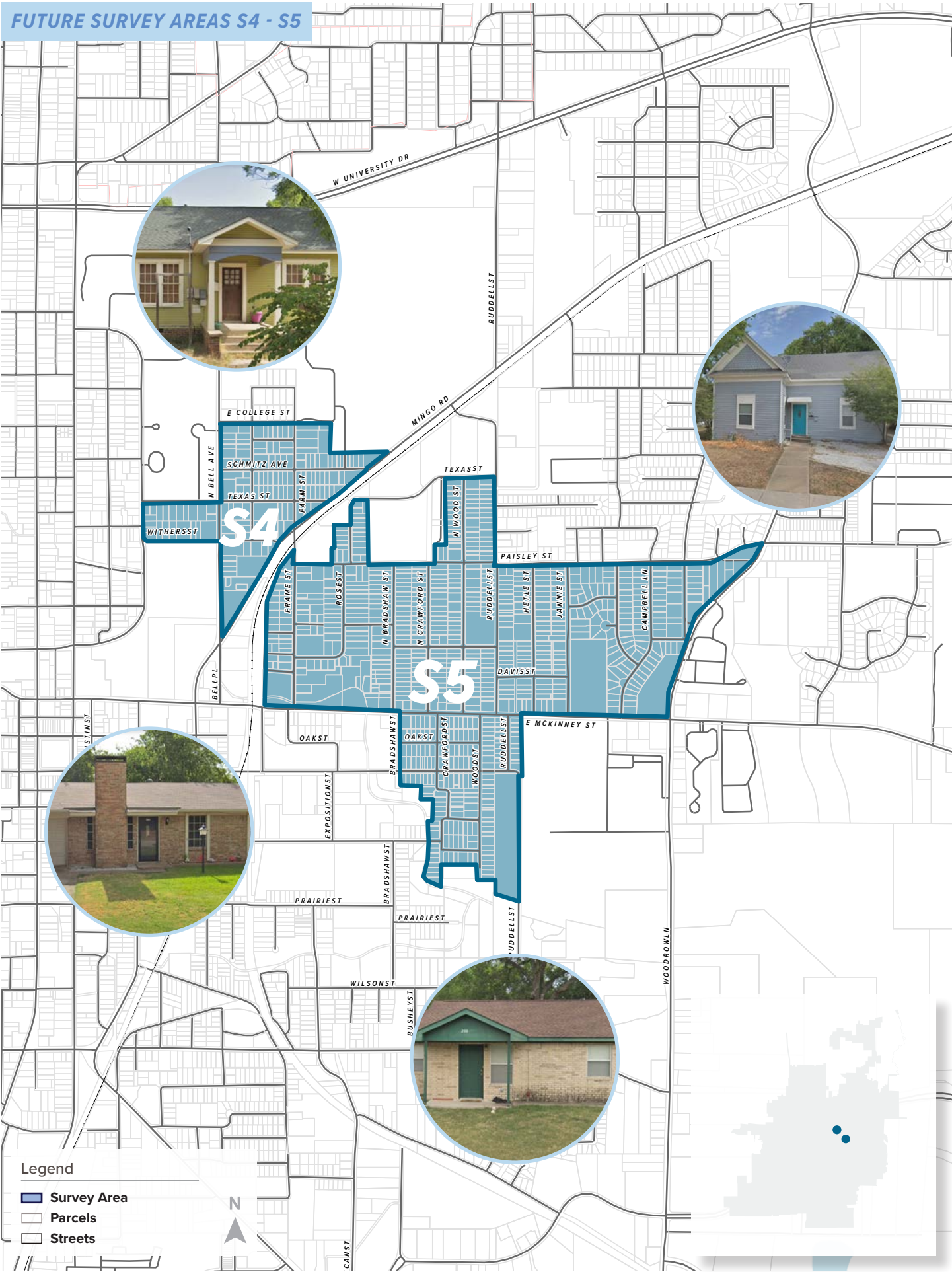


Figure 4: Future Survey Area 6

FUTURE SURVEY AREA S6

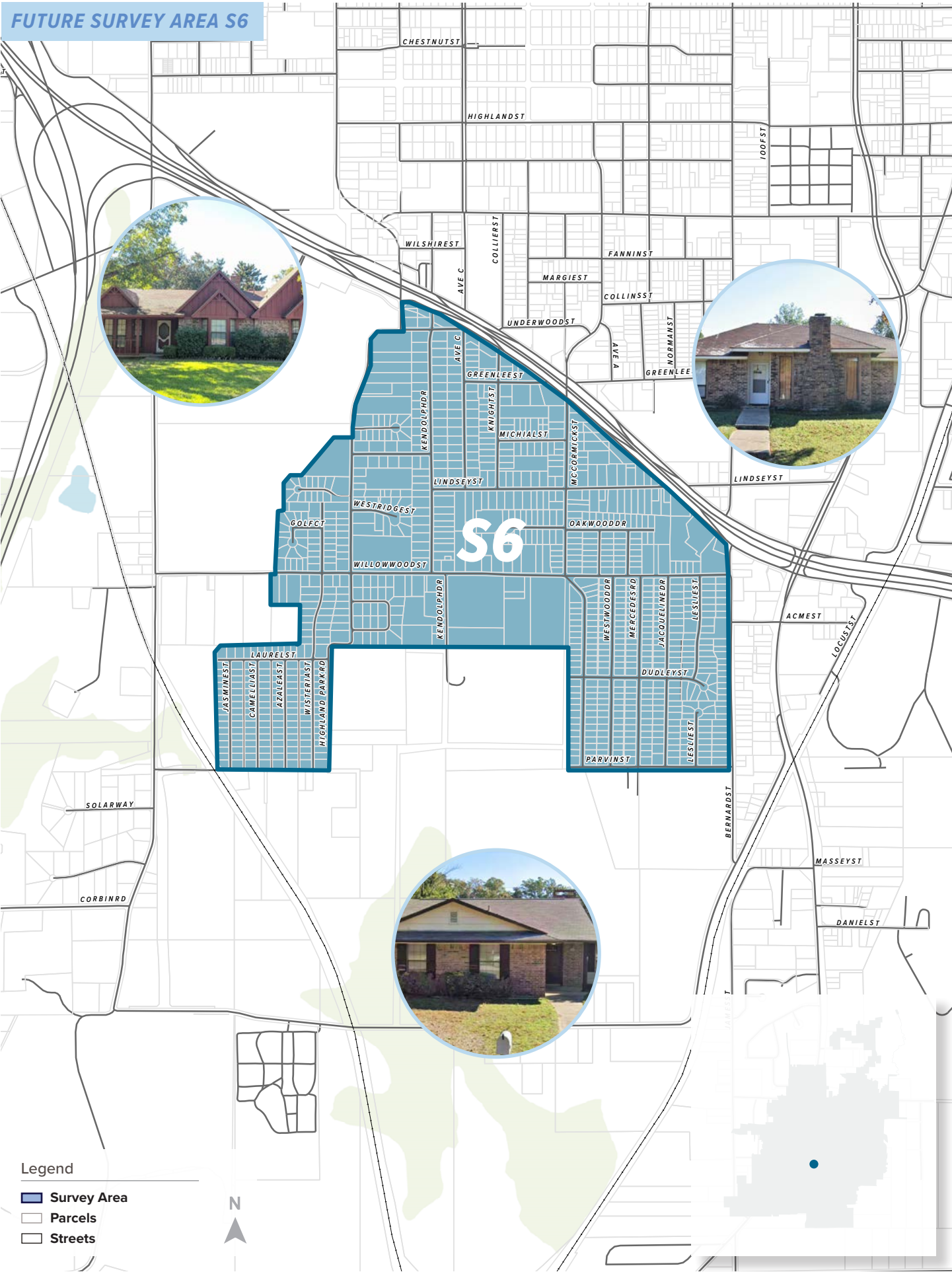


Figure 5: Future Survey Area 7



Recommendation #1.2: Update the inventory of documented historic resources located on the University of North Texas and Texas Woman's University campuses.

The *Historic and Cultural Resource of Denton, Texas, 1882-1949, Multiple Property Listing* recognizes the profound influence both Texas Woman's University and the University of North Texas had on early 20th century residential development in central Denton. This was largely a result of increased student enrollments on both campuses leading to the construction of new educational buildings and facilities, several designed in distinctive iterations of the Gothic and Georgian Revival and early Modern styles. The collection of such architecturally distinctive buildings creates a unique landscape of each university's development and evolution in Denton. The 1996 Survey already identified and inventoried historic buildings on both campuses. Given the passage of time, an intensive property survey update and a complete context statement would help to provide a broader understanding and public awareness of the significant university historic buildings and facilities.

Recommendation #1.3: Conduct a reconnaissance level survey of Denton's extraterritorial jurisdiction and undeveloped areas within Denton's corporate boundaries.

In communities across the country that exercise extraterritorial jurisdiction, historic resource surveys are helpful in identifying significant historic properties and sites worthy of future preservation considerations. The City, in collaboration with the Denton County Office of History and Culture, should undertake a reconnaissance-level historic resources survey and inventory of the extraterritorial jurisdiction to determine potential significant resources that may be subject to future preservation measures by the County over the short term and by the City in any future annexation. Additional windshield surveys of Denton's undeveloped areas may also yield resources worthy of additional investigation.

Recommendation #1.4: Secure additional CLG grants and other sources of funding for additional survey and documentation work.

As has been customary practice in recent years, the City of Denton should continue to secure CLG grants from the Texas Historical Commission to undertake and complete future survey and documentation efforts. Where needed and desired, the City and the Historical Landmark Commission could partner and collaborate with the Denton County Office of History and Culture, the local universities, and other entities to underwrite and participate in future survey and documentation efforts.

POLICY 1.3 FOR DECISION-MAKERS: PRIORITIZE AND DESIGNATE ELIGIBLE BUILDINGS AND AREAS FOR POTENTIAL LANDMARKS AND HISTORIC DISTRICTS, ESPECIALLY FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

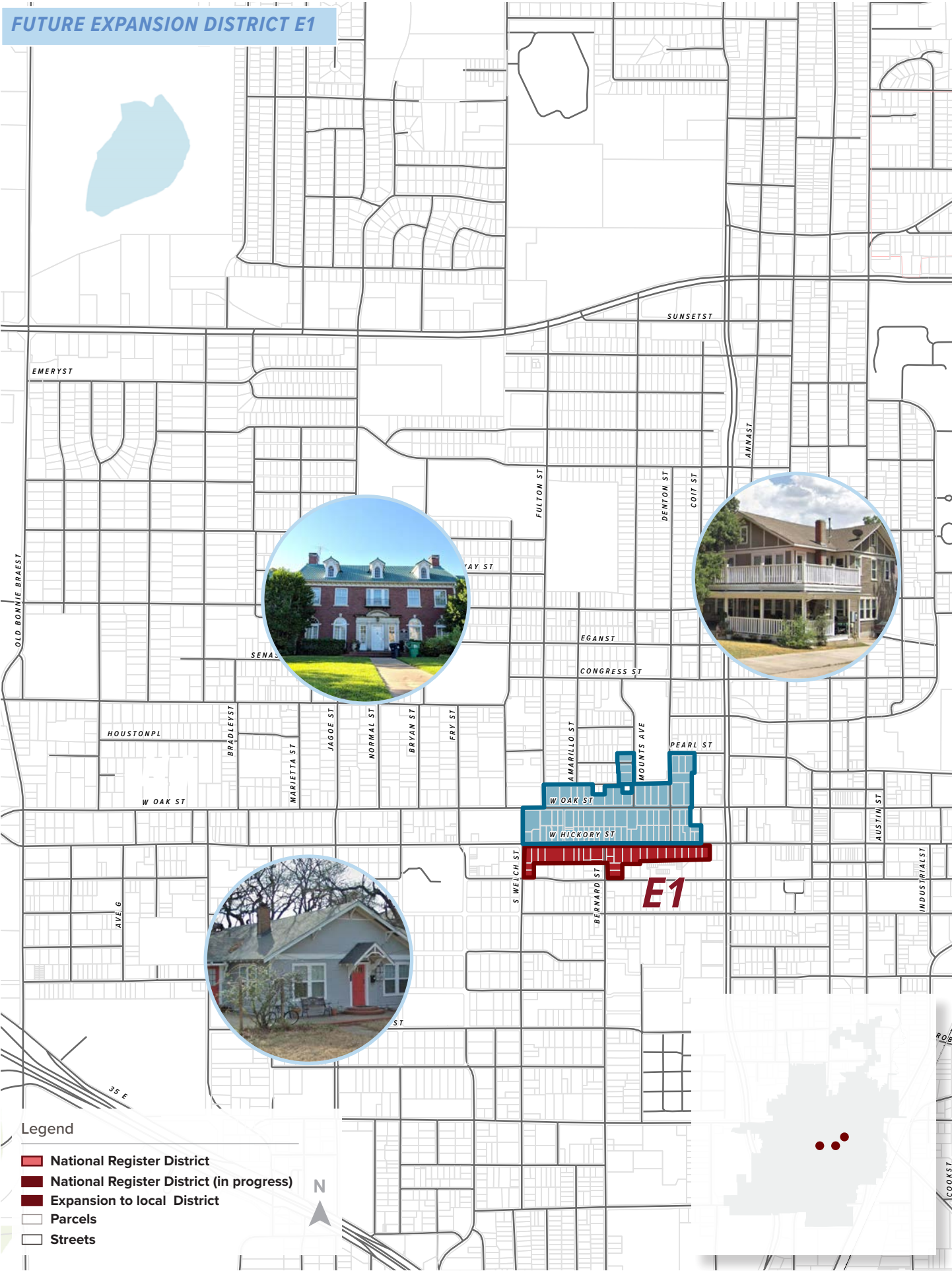
Recommendation #1.5: Support National Register of Historic Places listings for eligible neighborhoods and existing Local Historic Districts.

The City should support National Register nominations in high priority areas. Previous surveys, including the 1996 Historic Resources, and the Bolivar and Idiots Hill surveys, conducted in 2012 and 2015 respectively, should be used to identify potential National Register districts. The City and the Historic Landmark Commission should consult with the Texas Historical Commission on other possible National Register eligible areas and districts. The purpose of listing these areas in the National Register is for recognition as significant neighborhoods and for eligibility for rehabilitation tax credits. More information of National Register of Historic Places is available on page 98 and 149.

Recommendation #1.6: Explore potential boundary expansion of the Oak-Hickory Local Historic District south of Hickory Street.

The Oak-Hickory Local Historic District currently consists of 70 residential buildings constructed between late 19th century to the decades before World War II, representing various styles and property types from Queen Anne to Craftsmen bungalows. Given similarities of property types and building styles, the City and the Historic Landmark

Figure 6: Future Expansion of Oak-Hickory Local Historic District



Commission should examine a possible boundary expansion of the Oak-Hickory Local Historic District to include the properties of the south side of Hickory Street between Welch and Carroll Boulevard. These properties contain sufficient integrity to warrant inclusion (see map on preceding page).

Recommendation #1.7: Conduct research and determine eligibility of additional Recorded Texas Historic Landmarks in Denton.

Administered by the Texas Historical Commission, Recorded Texas Historic Landmarks (RTHL) are buildings, sites, and structures significant to the history of Texas. Currently, there are 14 Recorded Texas Historic Landmarks in Denton. The City should consider pursuing additional RTHL designations for properties that likely meet the eligibility criteria, including buildings associated with noted architect O'Neil Ford. These properties include:

- Denton Woman's Club, 610 Oakland Street (1928) – architect Wiley G. Clarkson
- Denton County National Bank, 100 North Locust (1913)
- Old Denton Post Office, 218 North Locust (1919)
- Scripture Building, 123 North Elm (1881-82)
- Denton Municipal Building and Civic Center (1966-1967) – O'Neil Ford
- Gertrude Gibson House, 1819 N. Bell (1928) – O'Neil Ford
- First Christian Church, 1203 N. Fulton (1959) – O'Neil Ford

Designation as a RTHL does provide a property a level of protection and design review; however, RTHL listing requires owner consent.

Recommendation #1.8: Prepare an annual study list of potential landmarks and districts.

Annually, the Historic Landmark Commission should prepare and update a study list of potential Local Landmark and District designations — the list primarily comprised of properties and other historic resources that may meet the eligibility requirements for listing in the National Register of Historic Places or the City of Denton designation criteria. Completed survey and other documentation efforts identify potential eligible buildings and districts. The Historic Landmark Commission should form a Landmarks and Districts subcommittee to review survey findings and prepare the study list for yearly designation activities.

POLICY 1.4 FOR DECISION-MAKERS: MAKE SURVEY INFORMATION AND REPORTS, RESOURCE DOCUMENTATION, AND OTHER DATA WIDELY ACCESSIBLE TO THE DENTON PUBLIC.

Recommendations #1.9: Create a historic resource inventory information digital database

In recent years, many municipal historic preservation programs have turned to web-based historic and cultural resource management systems to provide greater public access to survey data and property information. Such systems include interactive digital maps to aid in locating specific properties or districts and individual property survey forms that can be updated on an ongoing basis as the City and the Historic Landmark Commission undertake future survey and documentation projects. Web-based cultural resource management technologies can also be used with iPads, iPhones, and other tablets and electronic technologies to document historic properties in the field by electronically transmitting photos and building documentation to the online survey database. Well-known web-based inventory platforms include RuskinArc; Arches, developed by the Getty Conservation Institute and used recently in the Survey Los Angeles project; SiteVista; and, Landgrid, developed by Loveland Technologies and used in a comprehensive survey effort of Detroit, Michigan. Several historic property inventory platforms, such as Arches, are open-sourced while others, including RuskinArc, require a yearly fee to maintain survey data on their servers.

Recommendation #1.10: Compile and publish survey report publications and brochures.

In addition to an online survey database, the Historic Landmark Commission should make paper publications of existing and future survey reports more widely available in the Denton Public Library, the local university libraries, the Senior Center, Denton City Hall, and other locations that enhance public accessibility to survey information.

Recommendation #1.11: Include community engagement activities in survey and documentation projects.

Survey and documentation initiatives should always integrate community engagement activities — community meetings and social media postings, for instance — to inform local property owners and residents regarding the purpose of the survey and its findings. Survey projects are key opportunities to inform stakeholders on their local neighborhood history, predominant architectural styles and building types, why some properties are more significant than others, and how the survey information will be used in future community planning purposes.

POLICY 1.5 FOR DECISION-MAKERS: ENSURE FUTURE DOCUMENTATION EFFORTS ARE INCLUSIVE OF ALL HISTORIES AND PEOPLES IN DENTON.

Recommendation #1.12: Complete in-depth historic context research of Denton’s African American community and neighborhoods.

Previous National Register nominations and community histories provide key background information on Quakertown’s development and dissolution with the construction of Quakertown Park. However, there is still much to document of Quakertown’s history and the people who lived in the neighborhood and played significant roles in Denton’s cultural, commercial, and civic life. Just as important is to understand what happened to the African American community after Quakertown and to what extent there are remaining historic and cultural resources associated with the displaced Quakertown community. A more in-depth Quakertown context statement could help furnish that more complete understanding, exploring themes such as Quakertown’s first settlement and neighborhood-building, what industries the Quakertown residents worked in, the community’s religious and cultural life, and how the Quakertown diaspora rebuilt their community in Denton after the park’s construction. Previous research and oral histories already exist to illuminate the Quakertown story; therefore, much of the context work would focus on developing a detailed narrative that may lead to future Local Landmark designations, new oral histories, exhibits, potential festivals and events, and new interpretive and education initiatives. The context statement should be prepared in advance of any survey of African-American-associated neighborhoods.

Recommendation #1.13: Conduct context research for Denton’s Mid-Century neighborhoods

Given the number of post-World War II neighborhoods suggested for future survey work, new context research would help identify key landowners, subdividers, and developers, and help provide an understanding of the potential significance of these neighborhoods. Context research would also assist in evaluating significance prior to the on-site field work.

Photo, right, courtesy the Denton County Office of History and Culture.



COMMUNITY DEVELOPMENT

Facilitating investment in historic properties — as a means for promoting job creation, enhanced property values, and stable and vibrant neighborhoods and commercial districts — should always be a focus of any effective community preservation program. This element of the Preservation Plan recommends initiatives that support increased activity in building rehabilitation and reuse, and preservation-based economic development. Existing incentive programs are described in Section 5: City Planning and Program Administration.

ISSUE SUMMARY

Denton has had considerable success with preservation-based economic development efforts, especially with its Main Street revitalization program, which has been in operation since 1989. In 1999, the program was recognized with a Great American Main Street Award from the National Main Street Center for its outstanding track record in facilitating storefront and building improvements, new business start-ups, and in producing new events and downtown marketing activities. While the Downtown remains vibrant and continues to implement initiatives at enhancing the downtown physical realm and business environment, efforts are still needed to ensure quality infill development and adaptive use initiatives for some of downtown's key properties. In the residential neighborhoods, Local Historic District designations have helped enhance property values and maintain their overall quality design environment. Managing preservation and development design in other older and historic neighborhoods that may not ordinarily qualify for National Register or Local Historic District designation is a key concern expressed by many Denton stakeholders.

Conservation Districts

Like many Texas communities with municipal historic preservation programs, Denton allows for the establishment of conservation districts as a tool for maintaining the building fabric of existing neighborhoods that might not ordinarily qualify as National Register or Local Historic Districts. It is also an effective tool for managing and accommodating growth in neighborhoods or areas where residents and local stakeholders desire to maintain a sense of neighborhood character, scale, and integrity. This is especially the case in college communities where the conversion of the historic housing stock into student housing often impacts a neighborhood's design character, often through porch enclosures and poorly-designed and over-scaled additions. However, conservation districts also serve as a revitalization tool where capital improvements and rehabilitation incentives can help stabilize and facilitate private-sector in property maintenance and rehabilitation. Future surveying activities and neighborhood-level planning initiatives should identify future conservation districts. Conservation district implementation could also be paired with neighborhood planning efforts, as has been addressed in the *Oak Gateway Area Plan*.

Downtown Incentives

The City of Denton offers two historic preservation incentives for downtown business and property owners. The City's Economic Development Office and Main Street Program administer the downtown incentive programs. These incentives include:

- **Downtown Reinvestment Grant.** The Downtown Reinvestment Grant awards up to \$25,000, on a reimbursement basis, for building improvement expenditures, not to exceed 50 percent of the total project costs. Eligible expenses include façade improvements, such as architectural work, awnings and signs, foundation, and roof repairs and for interior improvements. The broad eligibility of projects makes the grant flexible in its use.
- **Signage, Paint, and Façade Improvement Grant.** The Signage, Paint, and Façade Improvement Grant is a smaller cash award of up to \$500 offered for signage and cosmetic improvements to the building façade only. The grant is awarded on a reimbursement basis and may not exceed 50 percent of the project cost.

The signage and paint grant program has been used infrequently in recent years, with only a few grants awarded annually. The application is a simple one-page form, but the low award amount is not motivating for most property owners except for the smallest of projects. The Downtown Reinvestment Grant, on the other hand, sees wider use with four or five grants awarded in typical years. Four grants totaling \$45,000 were awarded in fiscal 2019 for a total project value of \$930,000. The largest number of grants awarded in the last ten years was in fiscal year 2014 when ten grants were approved. The grants in 2014 had a total value of \$139,900 and leveraged a total project value of \$6.7 million. While the maximum award is \$25,000, the average grant is \$10,000. The Economic Development Office has documented an overall leverage rate of \$30.00 for every \$1.00 awarded through a Downtown Reinvestment Grant. The grants have become a critical tool to motivate preservation-sensitive rehabilitation projects downtown.

Both the Federal Historic Preservation Tax Credit and the Texas State Historic Preservation Tax Credit programs are available for commercial buildings listed in the National Register, but no rehabilitation projects in downtown Denton have accessed the tax credits in the last ten years with the exception of the current Fine Arts Theatre project in Downtown Denton. The Federal and State Tax Credit programs provide 20 percent and 25 percent credits, respectively, on eligible rehabilitation costs.

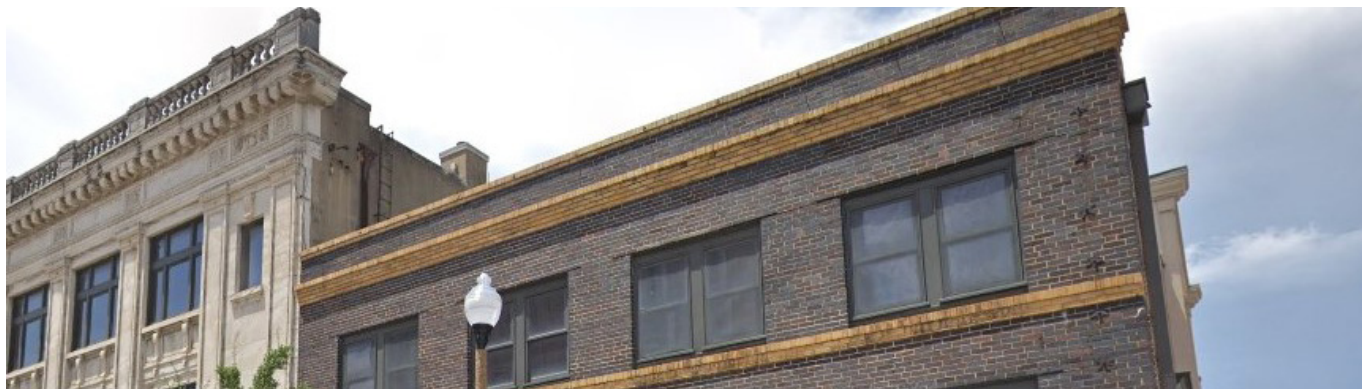
Residential Incentives

The City of Denton offers a property tax exemption on building improvement expenditures to designated historic landmarks citywide. Eligibility of any property is determined by listing as a local historic landmark.

The City's Historic Preservation Office and Historic Landmark Commission administers the exemption program applying to projects over \$10,000 in expenditures. The owner may receive a tax abatement on the value of the improvement for a period of 10 years. The City's Historic Preservation Officer may provide administrative approval of an exemption for ordinary maintenance or minor alterations. More substantial projects require a Certificate of Appropriateness from the Historic Landmark Commission, granted after a public hearing process.

The program encourages the maintenance and rehabilitation of historic properties by exempting approved improvements from ad valorem tax. While the tax exemption is available to both commercial and residential properties, the program's experience has been that most applicants are homeowners. Of the 30 exemptions granted since 2010, 25 of the exemptions were residential properties and five were commercial.

The program is not accessed frequently by local property owners, with two or three projects approved in each of the last three fiscal years. Significant use of the incentive of the exemption since 2009 (when an updated ordinance was adopted and the exemption period reduced from 15 years to 10 years) occurred in 2010, when 13 projects were approved. There are two primary barriers to broader use of the tax exemption: First is the need to apply for local landmark designation prior to receiving the exemption, which requires a certification and verification process. Second is the program's low visibility to the public. For example, beyond the text of the ordinance itself, the City provides little public information on the program on its website.



Historic Districts and Property Values

Generally, historic preservation and Local Historic District designations have had a positive impact on local property values in communities across the country. Based on public data of home values from the Denton Central Appraising District, homes in designated districts appreciated at a slightly faster rate than residences in the rest of Denton over the last 13 years. Homes in the Oak Hickory Local Historic District had the highest average values across Denton.

The three designated districts account for 160 homes, or 0.5 percent of the approximately 35,000 recorded residential properties in the City of Denton. Homes in the Oak-Hickory Local Historic District, a compact and walkable neighborhood, had the highest average values across Denton, regardless of home size or lot size.

Table 1: Home Values in Designated Districts

DISTRICT	NO. OF HOMES
Homes in Bell Ave Historic District	25
Homes in Oak Hickory Historic District	58
Homes in West Oak Area Historic District	76
Total Homes	159

Table 2: Average Annual Change in Home Values

AVERAGE ANNUAL INCREASE IN HOME VALUES, 2010-2018

Citywide	5%
Bell Ave Conservation District	6%
West Oak Area Historic District	7%
Oak Hickory Historic District	7%

Many communities are challenged to offer meaningful incentives for historic preservation, and Denton provides a set of tools that facilitate private investment. Data illustrates that incentive investments in preservation projects yield many benefits that are directly measurable. For example, Downtown Reinvestment Grant data illustrates the private investment leveraged. The tangible impacts of the tax exemption are harder to quantify but no less meaningful, as maintenance projects incentivized by the tax exemption might otherwise have been deferred or not undertaken.

Denton Main Street Association and Downtown Reinvestment

The Denton Main Street Program, is a 501 (c) 6 non-profit organization that works in cooperation with the City of Denton's Economic Development Department to implement the Main Street Approach to traditional commercial districts revitalization, as created by the National Trust for Historic Preservation during the late 1970s. Main Street Denton manages various initiatives related to promotions and marketing, business development, and building rehabilitations and design incentives. All Downtown promotion events are funded by sponsorships and memberships in the DMSA from the private sector. The Denton Main Street Association Board of Directors represent a cross-section of key Downtown stakeholders.

The Denton Main Street Association, established in 1989, is one of the early participants in the Texas Main Street Program and one of the first urban programs in the country. Denton Main Street's preservation-based revitalization work has been instrumental in creating today's vibrant downtown Denton, built around its historic Courthouse Square and its core of existing historic commercial buildings.

In addition to its extensive marketing and promotion programs and free architectural services, Denton Main Street tracks overall investments in downtown buildings and infrastructure and reports economic development data to the Texas Main Street Program. Since 1990, Denton Main Street has recorded the following cumulative investments:

Table 3: Denton Main Street Cumulative Investments

CATEGORY	VALUE
Building rehabilitations	\$44,536,000
New Construction	\$39,534,000
Properties Sold	\$35,894,000
Public-Private Partnerships	\$2,957,000
Public Improvements	\$16,900,000
Total Investment	\$139,821,000

Heritage Tourism

Denton has several attractions that serve as key heritage tourism assets. Although Denton’s tourism industry stems mainly from its historic downtown and Courthouse Square, it is recognized that Denton’s heritage assets have the potential to provide a greater tourism draw if specific heritage sites are enhanced and marketed together more effectively. Heritage tourism assets include:

- **Downtown Denton – Courthouse Square.** The historic Courthouse Square includes the former Denton County Courthouse building, which houses a museum and county offices. The central business district surrounding the courthouse is the host to events and concerts, which draws people to the downtown.
- **Denton County Courthouse Museum.** The Denton County Courthouse building was constructed in the Romanesque Revival style in 1896 and designed by architect W. C. Dodson. The Courthouse Museum is operated by the Denton County Office of History and Culture and the building dominates the downtown square in terms of size and architecture.
- **Architect O’Neil Ford.** The architect spent many years in Denton and designed numerous homes, churches, and institutional buildings in Denton and throughout Texas that capture his unique Texas Modern style of architecture.
- **Denton County Historical Park.** The two-acre park site, located at 317 W. Mulberry Street just south of the Downtown Square, is a collection of five historic properties moved to the site to preserve them from demolition. The 1898 Bayless-Selby House was first moved to the site in 2001 and has since been restored and turned into a house museum. Another historic house has been converted into the Denton County African American Museum. Other homes are being restored for future public access.
- **Texas Woman’s University.** Texas Women’s University, which was founded in 1901, includes a number of heritage sites including architect O’Neil Ford’s modern architectural masterpiece Little Chapel-in-the-Woods (1939), the 15-foot tall white marble Pioneer Woman statue (1938) by sculptor Leo Friedlander, as well as a number of Classical Revival and Georgian Revival academic buildings dating from the 1920s through the 1940s.



COMMUNITY DEVELOPMENT GOALS, POLICIES, AND RECOMMENDATIONS

GOAL #2: PROMOTE THE PRESERVATION AND ADAPTIVE USE OF HISTORIC RESOURCES AS INTEGRAL ELEMENTS TO VIBRANT COMMERCIAL DISTRICTS AND RESIDENTIAL NEIGHBORHOODS.

POLICY 2.1 FOR DECISION-MAKERS: CONTINUE ONGOING SUPPORT FOR MAIN STREET REVITALIZATION EFFORTS AND OTHER PRESERVATION-BASED ECONOMIC DEVELOPMENT INITIATIVES AS A MEANS TO PRESERVE, ADAPT, AND REUSE DENTON'S HISTORIC RESOURCES.

Recommendation #2.1: Broaden the tax-exemption eligibility criteria for improvements to historic buildings.

The current property tax exemption on building improvements is currently available to all individually-designated local landmarks, citywide. If a property is in a historic district, the owner must still apply for landmark designation to receive the exemption. Applying for designation creates a barrier to participation in the program. It is recommended the program criteria be broadened to permit participation of “contributing” buildings in a historic district – buildings not individually designated, but that form the collective basis for the district’s designation. There is a precedent for this approach: When a district is listed in the National Register (an honorary listing that makes commercial properties eligible for Federal Historic Preservation Rehabilitation Tax Credits), all buildings in the district that “contribute” to the historic character are treated as if they were individually listed. It is more efficient than having to prepare a nomination for each building, and it recognizes that the historic buildings within the district add character to the whole. The City of Denton should consider further study and evaluation for a change in eligibility criteria.

Recommendation 2.2: : Explore a program allowing for the partial or full property tax exemption from City of Denton and other applicable taxing authorities for locally designated homes.

In addition to a City of Denton tax exemption for building improvements in locally-designated historic districts, tax exemptions from other applicable tax authorities may also be offered to encourage local rehabilitation activity. The City of Denton and other local taxing bodies should explore the initiative’s feasibility.

Recommendation #2.3: Increase the size of the downtown signage, paint, and façade improvement grant program.

The sign-and-paint grant was intended to stimulate modest storefront improvements downtown. It offers a maximum grant of \$500, if matched by an investment of at least \$500 by the owner. The grant maximum has remained unchanged since the 1990s. As construction costs have risen, \$500 is no longer seen as motivating property and business owners. Raising the maximum award to \$2,500 while maintaining the 50-50 match requirement may provide more incentive for downtown business owners to invest in new façade and signage improvements. This may require increasing the grant’s budget allocation. A fewer high-quality \$5,000 façade projects will have a larger impact than a smattering of smaller projects.

Recommendation #2.4: Offer design assistance to commercial properties considering façade improvements.

To increase the value of the signage and façade improvement grant program, the City's Development Services Office could establish a contract with a local architecture firm to provide design concepts as part of façade improvement grant awards. This service would increase the value of the modest grants and would leverage the incentive to generate higher-quality projects.

Recommendation #2.5: Offer technical feasibility analyses for historic downtown commercial buildings.

For property owners considering a commercial or income-producing building rehabilitation or an adaptive use project, and are applying for the Federal Historic Preservation Tax Credit program, the City could coordinate with the owners on an as-needed basis and prepare conceptual pro-forma analyses, through a consultant, to test potential reuse concepts. These initial feasibility assessments can help building owners consider creative development schemes or, even, new ways to use storefront spaces as overall demand for traditional retail space declines. The City should target this service to the larger historic downtown commercial buildings where tax credits would be more feasible to use as part of development financing.

Recommendation #2.6: Offer design assistance to residential properties applying for the building improvement tax exemption.

For home improvement projects or building changes, owners applying for the tax exemption must apply for a Certificate of Appropriateness from the Historic Landmark Commission. For owners not using their own architect, the City could offer design concept services to homeowners in designated historic districts planning a rehabilitation project. This will both improve the likelihood that the change will be approved and result in better design outcomes.

Recommendation #2.7: Offer permitting fees and sales tax waivers to eligible preservation projects in the Downtown Denton area.

For rehabilitations and building improvements requiring a Certificate of Appropriateness by the Historic Landmark Commission, the City could offer a waiver of permitting fees to incentivize adaptive use projects in Downtown or to encourage smaller-scaled rehabilitation and maintenance projects in the residential historic districts. A few cities also offer a waiver of city sales taxes on construction materials used for qualifying preservation projects. In Boulder, Colorado, for example, at least 30 percent of the materials must be used for exterior renovations. In Denton, the



Generally, historic preservation and Local Historic District designations have had a positive impact on local property values in communities across the country.

waiver would amount to a modest 1.5 percent, but could be granted automatically to projects awarded a Certificate of Appropriateness. In the Downtown, the waiver could be provided through an adaptive use overlay that may also relax other zoning and parking requirements to facilitate rehabilitation and adaptive use of key historic buildings. In other cities, a municipality may require a building owner, investor, or developer to seek historic preservation tax credits first before any waivers are granted.

Recommendation #2.8: Consider preservation easement donations as an incentive tool.

An easement donation can be used to secure the preservation of a residential or commercial building façade. The easement is a legal agreement that donates the appraised value of the gift (the façade) to a nonprofit organization that serves as the steward. The donor is entitled to a one-time charitable deduction on their federal income tax. To be eligible for the tax deduction, the building must be individually listed in the National Register or be a contributing structure in a designated National Register Historic District.

Recommendation #2.9: Explore the feasibility of establishing a home-repair loan fund or bank partnership.

A loan program can help qualified owners of historic homes complete needed repairs. The property serves as collateral and the municipality may underwrite the loan directly, or it may partner with a bank and buy down the interest rate. As examples, the City of Boston underwrites and funds loans directly to homeowners; the City of Philadelphia administers its “Restore, Repair, Renew Program” in partnership with local lenders. Both of these programs are income-qualified.

Photo, below, Downtown Denton, 1956, courtesy the Google Commons.



POLICY 2.2 FOR DECISION-MAKERS: SUPPORT THE CREATION OF ADDITIONAL HISTORIC CONSERVATION DISTRICTS AND OTHER TOOLS AND PROGRAMS THAT MAINTAIN THE LIVABILITY AND VITALITY OF DENTON'S HISTORIC NEIGHBORHOODS

During public meetings and stakeholder interviews the following were expressed as places and neighborhoods worthy of being considered as Historic Conservation Districts. They are also identified in survey documents.

- **Idiots Hill Neighborhood**
- **Bolivar Neighborhood**
- **West of Downtown Neighborhoods**
- **South of Downtown Neighborhoods**
- **Hickory and Oak Street Commercial Areas**

Recommendation #2.10: Designate new Historic Conservation Districts in portions of the Woods and Bolivar neighborhoods.

Past architectural and historical surveys identified the Idiots Hill (also known as Idiots Hill) and Bolivar neighborhoods as potential National Register districts, including five separate districts within the Woods. However, given field observations conducted as part of this preservation planning assignment, the far northeastern subdivisions in the Woods exhibits a higher level of integrity than the blocks to the southwest along Locust Street and University Drive. Therefore, the Historic Landmark Commission should consider, with consultation from the Texas Historical Commission, one cohesive Idiots Hill National Register Historic District. The remaining blocks could be designated as one Historic Conservation District. As with the Woods, the *2012 Bolivar Historic Resources Survey* recommended the listing of the entire survey area as one potential National Register Historic District; however, given integrity concerns and the higher number of non-contributing properties along the blocks east of Elm Street, portions of the neighborhood may be more suitable as a Historic Conservation District. In addition, these areas were called out as neighborhoods with characteristics worthy of conservation during the community engagement process (See Figure 7 on following page).

Recommendations #2.11: Designate additional Historic Conservation Districts in West Denton and in neighborhoods to south of the Downtown.

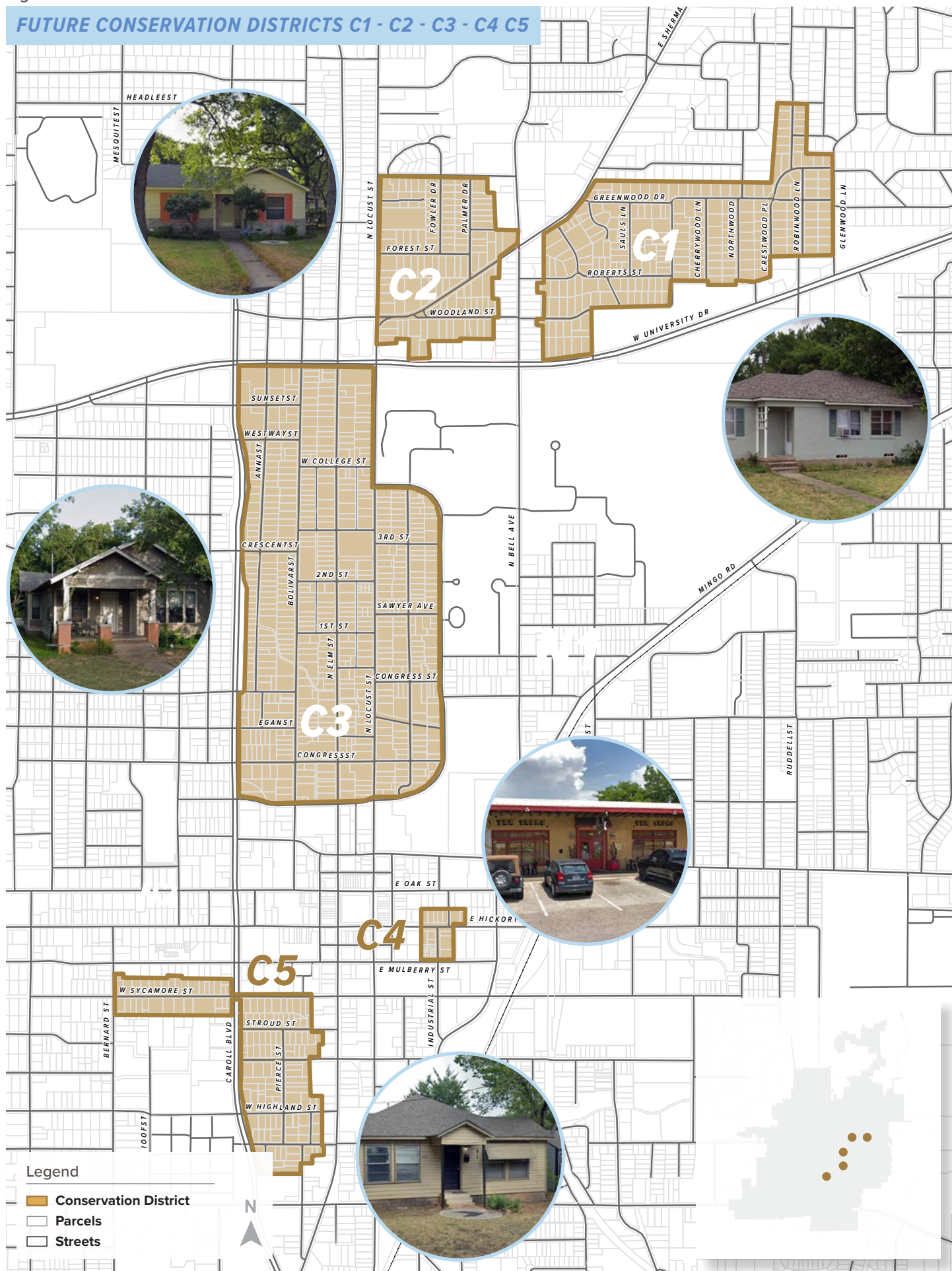
The Oak Gateway Area Plan identified a Historic Conservation District designation for portions of the West Denton neighborhoods adjacent and near the Oak-Hickory and West Oak Local Historic Districts (see Figure 7 on following page). The neighborhood blocks in this area contain a range of historic building resources in varying states of integrity and use with the design relationship between old buildings and new development a priority concern among local residents. In addition to the Oak Gateway area, the residential blocks south of Denton Street along Prairie and Sycamore Streets contain a predominant number of Craftsman homes in varying states of condition and integrity. A Historic Conservation District in this area would help to maintain the housing stock within walking distance of Downtown Denton. In addition, these areas were called out as neighborhoods with characteristics worthy of conservation during the community engagement process (See Figure 7 on following page).

Recommendation #2.12: Consider designation of the Hickory and Oakland Street commercial area as a Historic Conservation District.

The Hickory and Oakland Street commercial area directly to the east of Downtown Denton contains mostly one-part commercial-industrial buildings that have largely been converted to retail and dining and entertainment uses (see Figure 7 on following page). While the area's buildings have been sensitively rehabilitated and reused over the years, some alterations to existing buildings may preclude the district from being eligible to the National Register. It may, however, qualify as a Historic Conservation District due its cohesive and distinctive character. It would still be worthwhile for the City and the Historic Landmark Commission to consult with the Texas Historical Commission on potential National Register eligibility for the area (See Figure 7 on following page).

Figure 7: Future conservation districts

FUTURE CONSERVATION DISTRICTS C1 - C2 - C3 - C4 C5



Recommendation #2.13: Develop illustrated design guidelines for Historic Conservation Districts.

In special cases where a Historic Conservation District may contain distinctive property types, such as a Styled Ranch, or critical infill development design needs, an illustrated set of design guidelines for use in City and Historical Landmark Commission design review processes would help provide additional guidance. By nature, conservation district design guidelines should be simple and straightforward in addressing design issues present in conservation districts. However, photos, line drawings, and other images will help to accurately convey design goals and principles in conservation neighborhoods. It should be noted that Texas House Bill #2439 would limit local municipalities in the regulation of building materials in new conservation district designations. However, application of House Bill #2439 to new historic and conservation districts will be subject to future interpretation.

Recommendation #2.14: Target Community Development Block Grant, capital improvement, and other housing program funds to Conservation District reinvestment activities.

The City of Denton has long-used its allocation of Federal Community Development Block Grant and other housing funds for housing rehabilitation activities. Consideration could be given to targeting a defined level of CDBG and housing funding in neighborhood conservation districts for design-appropriate rehabilitation and infill development opportunities that also meet programmatic objectives related to meeting local affordable housing needs.

Recommendation #2.15: Maintain an inventory of vacant or deteriorating historic properties.

The Historic Landmark Commission should create and maintain a list of vacant and deteriorating properties in the historic and conservation districts to determine and implement code enforcement and other intervention strategies.

POLICY 2.3 FOR DECISION-MAKERS: ENCOURAGE ACTIVITIES AND INITIATIVES THAT INCREASE VISITORSHIP AND VISIBILITY TO DENTON'S HERITAGE ASSETS AND HISTORIC DISTRICTS.

Recommendation #2.16: Develop specific Courthouse Square viewshed protection provisions within the Unified Development Code.

Denton's Unified Development Code permits exceptions to height standards in Mixed-Use Districts, including the Downtown Denton historic core only with a specific use permit and a viewshed study that determines whether any views to the Denton County Courthouse may be blocked by the additional height. However, this existing zoning requirement does not specify measuring points and boundary areas of a protected viewshed area. Ideally, the City should incorporate additional viewshed protection provisions within the Development Code that accurately defines a buildable zone envelop around the Courthouse Square with a determined origination point for that zone plane – perhaps the front ground floor entrances of the Courthouse building. Horizontal and vertical angles emanating from these points will define the envelope in which height may restricted and reviewed. In addition, new construction beyond or outside of this envelope that protrudes into the viewshed or protected area and obstructs the view of the Denton County Courthouse shall be subject to review by the City staff and the Planning and Zoning Commission.

Recommendation #2.17: Create a more comprehensive interpretive and wayfinding signage plan for Denton's heritage sites.

Existing stands and plaques in Quakertown Park and along Kerley Street in southeast Denton interpreting the Denton African-American experience is a model interpretive effort that could be extended to other heritage sites and places in the city, perhaps integrating wayfinding signage as part of the overall interpretive program. The City and the Historic Landmark Commission should develop the expanded interpretive program in collaboration with the Denton County Office of History and Culture and other partners.

Recommendation #2.18: Market heritage sites on other websites and tourism facilities.

The City and the Denton Convention and Visitors Bureau could incorporate heritage tourism information on their websites. The Discover Denton Visitor Center and the Denton County Courthouse Museum could also serve as locations for providing heritage tourism information and starting points for interpretive tours.

Recommendation #2.19: Pursue preservation-based activities as part of the Denton's downtown cultural district planning efforts.

In 2019, the City of Denton applied to the Texas Commission of the Arts to receive designation as an official Texas Cultural District. Cultural districts are special areas where local efforts are concentrated to promote arts-based economic development and related cultural activities. Cultural districts also help advance historic preservation efforts, including building rehabilitations that may support live-work spaces for artists, performance venues, and the reuse of spaces for various creative industries. The City's application explored reuse of City Hall West as a potential cultural arts facility. The Historic Landmark Commission, the City, and other advocates for downtown, should collaborate on various cultural district planning that involves adaptive use possibilities.

Photo, below, courtesy the Denton County Office of History and Culture



PROGRAM ADMINISTRATION

A key element in any community preservation program is the management of processes related to landmark and district designation and design review — both administered by the Historic Landmarks Commission. The City's Historic Preservation Ordinance currently governs designation and design review processes. Some refinement to the Ordinance is recommended to provide clarity to processes and to integrate preservation best practices.

ISSUE SUMMARY

Denton's Historic Preservation Ordinance, incorporated as part of the Denton Development Code, requires review of all rehabilitation, maintenance, and new construction projects located within Local Historic Districts. The Development Code also includes specific design review standards within each Local Historic and Conservation District, adopted as overlay zoning districts within the Development Code. The overlay zoning provides basic standards for rehabilitation regarding facades and materials, roofs, color, window, doors, and fencing that property must meet in order to receive a Certificate of Appropriateness from the Historic Landmark Commission. The standards could benefit with supplemental guidelines to help historic property owners on how to best meet the standards, whether through a more comprehensive update to the Development Code standards or guidelines for historic districts, or the creation of a separate design guidelines manual used primarily for educational purposes.

At the time of this Historic Preservation Plan, the City prepared a design overlay for Downtown Denton, listed in the National Register of Historic Places, but not designated as a Local Historic District. The Historic Landmark Commission is currently not slated to administer the new overlay. Managing growth and business development in Downtown Denton while not impacting or sacrificing the integrity and authenticity of the National Register District is a key concern for the City of Denton and local preservation advocates and residents, especially given the loss of Courthouse Square buildings due to a recent fire.

Key Program Administration Entities

Denton Historic Landmark Commission

The Denton Historic Landmark Commission's central mission is to preserve and maintain the City's historic resources, historic districts, and landmarks. As empowered through the Denton Development Ordinance, the Commission recommends to the Planning and Zoning Commission and City Council buildings, structures, sites, districts, and areas to be preserved and designated as historic landmarks, and manages a design review process for designated properties and districts. The Commission, along with the City Council, is responsible for maintaining the community's Certified Local Government status.

Planning and Zoning Commission

The Planning and Zoning Commission's principal responsibilities include providing recommendations to the City Council regarding Comprehensive Plan implementation, the Denton Development Code, long-range planning, zoning changes, platting, and other development-related policies. The Commission also reviews Local Historic District designations as overlays to the Denton Development Code and zoning map.

Development Services Department

The Development Services Department is responsible for preparing and implementing the Denton Plan 2030 and other small area plans, administering the Denton Development Code, overseeing building permits and code inspections, and implementing community development programs. The Department staffs the Historic Landmark Commission and various commissions and boards, including the Planning and Zoning Commission and the Zoning Board of Adjustment.

Community Improvement Services

Community Improvement Services manages the process and system for addressing property maintenance and code violations for dilapidated buildings.

PROGRAM ADMINISTRATION GOALS, POLICIES, AND RECOMMENDATIONS

GOAL #3: PROMOTE AN EFFECTIVE, WELL-MANAGED AND INTEGRATED MUNICIPAL HISTORIC PRESERVATION PROGRAM THAT FACILITATES THE PRESERVATION AND STEWARDSHIP OF DENTON'S ARCHITECTURAL AND HISTORICAL RESOURCES.

POLICY 3.1 FOR DECISION-MAKERS: ENSURE EFFICIENT OPERATIONS AND SUPPORT FOR THE DENTON HISTORIC LANDMARK COMMISSION.

Recommendation #3.1: Form advisory Historic Landmark Commission subcommittees to manage and implement various tasks related to survey and education efforts.

Preservation commissions in other communities often form advisory subcommittees that recommend actions to the HLC such as survey and landmarking activities, and ongoing education and outreach efforts, such as an annual preservation awards program. A survey and landmarks subcommittee can help plan for future neighborhood survey initiatives, as well as generate the annual study list of potential districts and landmarks for recommendation to the Commission. A subcommittee for education and outreach programs may dedicate its time to preparing brochures and informational materials, organizing technical training workshops for local building owners, and finding partners and sponsors to work with the HLC on homeowner fairs and events taking place during National Historic Preservation Month in May.

Recommendation #3.2: Maintain Denton's Certified Local Government status.

Denton's designation as a Certified Local Government (CLG) provides opportunities for securing matching grants for future survey and landmark and district designation activities. It also allows the City of Denton and the Historic Landmark Commission to participate in trainings and networking sessions with other preservation commissions sponsored by the Texas Historical Commission. The THC requires local participating communities to conduct ongoing survey, preservation planning, and designation activities to maintain their CLG status. For National Register landmark and district designation activities, the City of Denton and the Historic Landmark Commission should use CLG grants for professional assistance in nomination and report preparation.

Recommendation #3.3: Conduct regular trainings and create orientation materials for new commissioners to the Historic Landmarks Commission.

City staff and the Historic Landmark Commission should organize yearly orientation sessions for new commissioners focused on Commission procedures, design review processes, annual work planning, and the Historic Preservation Ordinance within the Denton Development Code. As part of the training, the City should prepare a binder or folder comprised of relevant sections of the Development Code, listings of Local and National Register Landmarks and Districts, subcommittee work plans, the annual landmark study list, survey report summaries, and the latest Commission-produced brochures and information materials. The City of Denton should also encourage commissioners to attend other preservation-related training sessions offered by the Denton County Office of History and Culture, the Preservation Texas advocacy organization, as well as the Texas Historical Commission.

Recommendation #3.4: Maintain a rules of procedure document.

The Historic Landmark Commission currently does not have rules in procedure in place to assist in guiding Commission operations and Historic Preservation Ordinance administration, including various aspects of Commission officer duties; roles of subcommittees; and, processes for preparing and adopting historic preservation plans, surveys, and designation documents. Rules of procedure may be prepared as a separate policy document or integrated as separate provisions within the Denton Development Code.

Recommendation #3.5: Adopt an annual Historic Landmark Commission work plan.

Annually, the Historic Landmark Commission should work with the Historic Preservation Officer to prepare and adopt a work plan of activities that guide landmarking and designation activities and other special projects related to surveys and advocacy and educational efforts. The work plan should incorporate the landmark and district study list along with specific tasks and projects to Commission subcommittees.

Recommendation #3.6: Complete designation reports for landmarks and districts.

In the designation of Local Landmarks and Districts, the City and the Historic Landmark Commission should prepare formal designation or nomination reports to document how a landmark or district meets eligibility criteria, the architectural and historical significance of the building or district, and its existing integrity and overall physical conditions. This way, the Landmarks Commission, the Planning and Zoning Commission, and the City Council will have a thorough, transparent public record for designation purposes. In some communities, previous National Register nominations may also serve as the basis for a local designation report. Local designation reports also serve as useful documentation and information for property research, context statement development, and other designation efforts.

POLICY 3.2 FOR DECISION-MAKERS: UPDATE, ADOPT AND IMPLEMENT PRESERVATION AND OTHER REGULATORY CODES AND MECHANISMS THAT SUPPORT THE PRESERVATION AND REUSE OF DENTON HISTORIC RESOURCES.

Recommendation #3.7: Update the Denton Historic Preservation Ordinance to promote clarity in Certificate of Appropriateness procedures and Historic Landmarks Commission responsibilities, among other Ordinance enhancements.

From time to time, a review and evaluation of the Historic Preservation Ordinance is necessary to ensure it is advancing community preservation goals and incorporates best practices in historic preservation planning. An assessment of Denton's Historic Preservation Ordinance, using the Texas Model Historic Preservation Ordinance and other Texas community preservation codes as comparisons, was undertaken as part of this Historic Preservation Plan and a summary of key recommendations is made below. Included in Appendix 4 is the complete Denton Historic Preservation Ordinance with evaluation notes. Future updates should consider:

- Expanding the list of roles and responsibilities of the Commission in regard to creating and using design guidelines, providing comments to the Texas Historical Commission on National Register nominations, recommending changes and modifications to Local Historic Districts, and clarifying its role as an advisory body to the Planning and Zoning Commission.
- Defining the difference between contributing and non-contributing properties to Local Historic Districts.
- Reorganizing parts of the Ordinance to provide more clarity in designation and design review procedures.

In addition to these points, the City and the Historic Landmarks Commission should consider adoption of a demolition delay provision within the Historic Preservation Ordinance that would add a temporary layer of protection for properties identified and evaluated as architecturally and historically significant but not designated as a Local Landmark. A delay period could range a length of time from zero to 60 days. The cities of Dallas and Fort Worth have demolition delay provisions within their ordinances. The purpose of the delay is to work closely with property owners on potential options to demolition, including potential assistance on property rehabilitation or sale. Specific historic resources that could be subject to the delay include properties already individually listed in the National Register of Historic Places or evaluated as potentially eligible for the National Register or Local Landmark designation as determined through surveys or other documentation activities.

Recommendation #3.8: Prepare a citywide design guidelines manual.

The City of Denton and its Historic Landmark Commission has acknowledged the importance of maintaining the community's historic character with the establishment and identification of Local Historic Districts, Landmarks, as well as Historic Conservation Districts. A unique feature of the Development Code is the establishment of unique sets of design guidelines for each Local District or Historic Conservation District. In the future, if the number of designated Local Landmarks and Districts and Historic Conservation Districts in Denton continues to grow over time, the City and the Commission may want to consider adopting a comprehensive, citywide set of design guidelines to facilitate predictable design review outcomes through consistent application of commonly-accepted preservation rehabilitation procedures. A city-wide set of design guidelines would likely address design review issues across all landmarks and districts in Denton:

- Identification of common property types and architectural styles.
- Characteristic architectural features found for each style and property type.
- Recommended rehabilitation procedures for common architectural features, materials, roofs, and accessory buildings.
- Appropriate in-kind replacement and alternative building materials.
- Property additions and infill development.
- Design issues related to Mid-Century and Ranch property types.
- Site design and landscape issues.

With a citywide design guidelines manual, the City would no longer be required to create new guidelines and update the Development Code for each Local District when established — the Code can simply reference the citywide manual for Commission design review purposes. Illustrations, photos, and other line drawings can also make the manual more educational and informative to property owners planning a rehabilitation project. However, given that Historic Conservation Districts may serve a broader purpose than just regulating the exterior appearance of existing properties — addressing extensive infill development as a major focus of design review, for instance — warranting the continued need for more customized design guidelines in these areas.

Recommendation #3.9: Prepare a more detailed hazard mitigation plan for historic resources in Denton.

Local weather and hazard mitigation planning is conducted at the county level; in 2010, Denton County completed the *Local Mitigation Plan* to assess and identify predominant hazard events and their impacts on local communities, as well as provide key strategies and initiatives for addressing future hazards, such as flooding, fires, tornadoes and other storm events. The Mitigation Plan's goals and strategies focus on preventive actions, such as local planning efforts and ordinances to address issues around losses to properties during repetitive hazard events, education programs to inform residents living near hazard-prone areas about proper mitigation measures, and on installing mitigation and sustainable design features to public facilities and infrastructure. However, the Local Mitigation Plan does not address historic buildings and districts in any detail. Going forward, the City of Denton and the Historic Landmark Commission should consider a partnership with Denton County, its Office of Emergency Services Department, the Office of History and Culture, and the North Central Texas Council of Governments in the preparation of a hazard mitigation plan and associated education materials related to landmarks and historic districts.

Such a plan could address specific issues such as:

- Site and staging areas for response equipment and personnel in or near historic districts.
- Debris removal and disposal sites.
- Planning for salvage.
- Damage assessments to landmarks and districts.
- Demolition permitting processes and criteria in case of disasters affecting landmarks and districts.
- Designating temporary housing sites.
- Prioritizing post-disaster recovery activities in historic districts.

The Commission can also address disaster planning for historic resources in Denton by integrating accepted procedures and treatments for preparing historic properties in advance of storm hazards in local design guidelines and in ongoing educational workshops.

Recommendation 3.10: Adopt and implement a historic property deconstruction program.

In 2016, Portland, Oregon, became the first city in the country to adopt a property deconstruction program requiring any property owner or developer seeking a demolition permit to fully “deconstruct” the building for material salvage, recycling, and reuse. The requirement applies to single-family housing and duplexes constructed before 1916 or located in a designated historic landmark. Salvageable materials include doors, lighting, sinks, wood siding and trim, wood shake and metal roofing materials, windows, miscellaneous hardware, toilets, and various appliances, including furnaces, kitchen and bathroom cabinets, and wood stoves. Since Portland’s enactment of the ordinance, Milwaukee, Wisconsin has adopted similar requirements for all properties constructed before 1929 or located within a designated historic district. In other cities, such as Austin, Texas, similar ordinances require a percentage of all construction debris, whether rehabilitation or new construction, be diverted from landfills and recycled. The City of Denton and the Historic Landmark Commission could consider such an ordinance to encourage and facilitate building material re-use for housing rehabilitation projects. The City could establish a study committee to explore and evaluate the feasibility, need, and administration of such a program.





EDUCATION AND OUTREACH

A community that is engaged and informed about the advantages and benefits of historic preservation is a critical element to a successful historic preservation program at the local level. Engaged stakeholders can become investors in historic properties, involved citizens in neighborhood and commercial district revitalization, and effective advocates at the municipal level for appropriate preservation policies. Therefore, going forward, promoting the importance of historic preservation and the stewardship of Denton's historic resources should be a high priority for the City, the Historic Preservation Commission, and its preservation partners. Opportunities should always be explored with entities, non-profit groups, and governmental agencies to forge new partnerships in preservation advocacy activities.

ISSUE SUMMARY

Currently, the Denton County Office of History and Culture and the Denton County Historical Commission lead many preservation education and outreach efforts in the Denton community. The Office of History and Culture manages the Courthouse-on-the-Square Museum and Historical Park, an ongoing lecture series, activities during National Historic Preservation Month, guided tours, and a research room and a special collections archive. Beyond the County's programs, the City of Denton and Historic Denton, Inc., also sponsor various tour and outreach activities. While local education and advocacy efforts are significant, local stakeholders recognize that developing broader support for preservation in Denton and providing additional technical assistance service to local residential property owners is needed. That will help change the perception that the Historic Landmarks Commission does not work with or assist local property owners.

Preservation Partners

The following are key or potential preservation partners, organizations, and entities in the City of Denton.

Denton County Office of History and Culture

Headquartered in Denton and established in 1969, the Denton County Office of History and Culture operates the 1896 Courthouse-on-the-Square Museum and the Denton County Historical Park. In addition to overseeing the Denton County Historical Society, they provide education and outreach to Denton County citizens, which includes the following programs:

- **Traveling Museum and Speakers Bureau** – presents information on historical topics for school children in grades 1-8.
- **Denton County Junior Historians** – provides an opportunity for high school students (grades 9-12) to work together to discuss and engage in local history in new and interesting ways. Members attend meetings twice a month on Tuesday evenings, volunteer at special events, and work together on group projects.
- **Tea and History** – is an open house held once a month at the Denton County Historical Park that serve as question and answer session on Denton history.
- **Denton County Heritage Business Program** – promotes and recognizes longstanding businesses throughout the county that have been in operation for over 50 years. Eligible businesses receive a Heritage Business decal along with a framed copy of the resolution and a photo.

Denton County Historical Commission

The Commission's goals are to preserve, protect, and promote the history of Denton County. Members are appointed by the Denton County Commissioner's Court, and meetings are held monthly at the Denton County Historical Park (except for June, July, November, and December). The Commission oversees the Denton County Historical Marker program, which provides recognition for significant buildings, structures, sites, and people within the county.

Texas Historical Commission

The Texas Historical Commission, located in Austin, is the state agency for historic preservation, which consults with counties, local communities, citizens, and organizations to preserve the state's architectural, archaeological, and cultural resources. The Commission manages several programs including the National Register of Historic Places, the Certified Local Government program, the Recorded Texas and Antiquities Landmark programs, Federal Section 106 reviews and state archaeology protection programs. The Agency also reviews project applications for the Federal and State Historic Preservation Tax Credits.

Denton Main Street Association

The Denton Main Street Association is a 501 (c) 6 non-profit organization that works in cooperation with the City of Denton's Economic Development Department to implement the Main Street Approach to traditional commercial districts revitalization. Since the Denton Main Street Association establishment, the downtown has seen storefront and building improvements, new business start-ups, new events and downtown marketing activities, a diverse business mix, and increased utilization of ground and upper-floor spaces. While the Downtown remains vibrant, work is still required to ensure quality infill development and adaptive use initiatives for some of downtown's key properties.

Preservation Texas

Preservation Texas, based in Austin, is the statewide preservation advocacy organization; the organization manages several initiatives, including a statewide endangered properties list and an annual awards program. It also conducts a "preservation day" and "preservation summit" on important preservation issues when the Texas legislature is in session.

Historic Denton, Inc.

Historic Denton, Inc., is a local non-profit preservation advocacy organization.



EDUCATION AND OUTREACH GOALS, POLICIES, AND RECOMMENDATIONS

GOAL #4: INCREASE THE AWARENESS OF HISTORIC PRESERVATION BENEFITS THROUGH ONGOING OUTREACH AND EDUCATIONAL ACTIVITIES, YOUTH ENGAGEMENT, AND OTHER PROGRAMMING ACTIVITIES.

POLICY 4.1 FOR DECISION-MAKERS: SUPPORT INNOVATIVE EDUCATION INITIATIVES THAT INFORM, ENGAGE NEW AUDIENCES, AND TELL THE STORIES OF DENTON'S MULTI-CULTURAL AND GENERATIONAL POPULATIONS.

Recommendation #4.1: Create “crowdsourced” Denton history websites.

Increasingly, many heritage organizations and preservation entities have turned to crowd-sourced developed websites to collect archival information — photographs, newspaper clippings, and obituaries, for example — to engage and inform local Denton residents and stakeholders on the community's history, historic buildings, and important people that shaped the city's development over time. Crowd-sourced heritage websites also helps facilitate volunteer involvement in archival information collection and posting and building a sense of community over the long-term between contributors and users of the information. Such websites could focus on different topic areas, such as Denton's African-American story, the development of the Courthouse Square, the universities, or Denton's historic neighborhoods. Ideally, however, one website could house information for any number of topics of interest to local stakeholders and entities. Key elements of a successful crowd-sourced website include:

- **Accessibility** — data and archival information should be easily accessible from the website to the public.
- **Usability** — uploading and contributing information to the website should be straightforward and require a minimal level of effort.
- **Attractive Design** — websites that employ a consistent, clean, graphic-rich, and organized design are more likely to attract regular users.
- **Interactivity** — functions that allow users to interact with the content, post comments, and subscribe to newsletters and updates from the website.
- **Content sharing** — incorporating sharing functionality allows user to share information with those who outside the website's community.
- **Current** — the website is updated regularly and actively-managed.

The City and the Historic Landmark Commission, the Denton County Office of History and Culture, the local universities, or other organizations and entities could potentially organize and manage such a website. In other cities, neighborhood associations have also sponsored and maintained crowdsourced history websites of their neighborhoods.

Recommendation #4.2: Encourage public participation in crowdsourced community history storytelling activities.

The objectives behind crowd-sourced history websites can also apply to public “storytelling” activities — for instance, temporary exhibits created from artifacts collected and donated by local residents or organized events that bring different generations together to share stories and memories, such as local Denton war veterans joined with high-schoolers to learn about Denton life during World War II or the Korean and Vietnam wars. Another storytelling activity could involve the noted architect O'Neil Ford focused on interviews with those who knew, worked with him, or lived in one his Denton dwellings. The Historic Landmark Commission could partner with the Denton County Office of History and Culture, the Denton Main Street Association, and other entities on organizing such activities.

Recommendation #4.3: Use social media and other digital technologies to promote Denton history and placemake public spaces.

Social media such as Facebook, Twitter, and Instagram can be useful tools in promoting local preservation and education and advocacy activities. Some communities use Twitter or developed specialized smartphone applications to host question and answer sessions on historic home rehabilitation topics or how to access local incentive programs. Still other communities have produced digital projection shows displayed on empty downtown building walls or public plazas highlighting key figures and events in a local history.

Recommendation #4.4: Create a Denton committee of young preservation professionals.

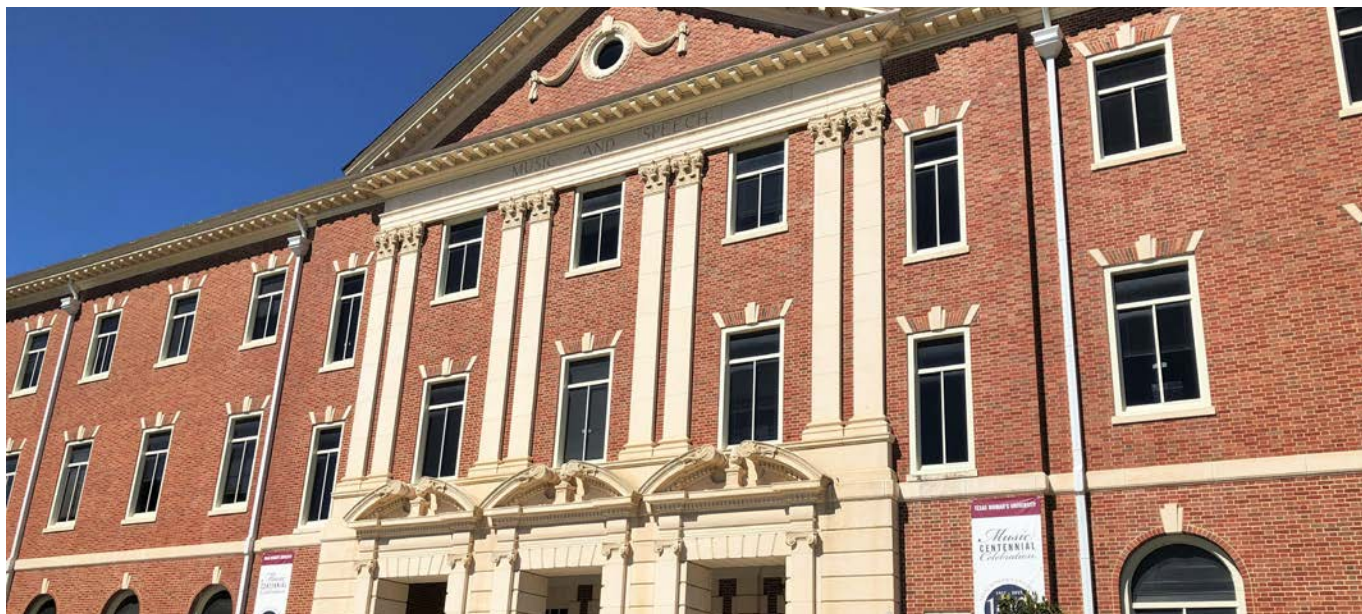
Mentoring the next generation of preservation advocates and stewards of local history is a high priority for many communities. The Denton County Office of History and Culture organizes a Denton County Junior Historians program for high school students to work together on local history projects. Perhaps, this group's activities could be expanded to include preservation advocacy efforts, networking activities, and annual social events to broaden its involvement among high schoolers as well as local university students and African Americans. The program could also be more formalized to include a base membership fee to underwrite activities, a bi-annual newsletter, discounts at local events, and a yearly awards program recognizing special volunteer contributions or project accomplishments.

Recommendation #4.5: Create a construction trades training program focused on historic building rehabilitation.

A local program focused on training the next generation of tradesman in preservation carpentry, window restoration, masonry repair, and other skills could pro-actively engage diverse youth in preserving places linked to the African-American experience in Denton. Such a program could be housed and managed within the construction engineering department of North Texas University, with the City of Denton and the Denton County Office of History and Culture and other entities as program partners.

Recommendation #4.6: Develop an Internet-accessible database for headstones in Denton's historic cemeteries.

Denton has several historic cemeteries — important cultural landscapes that tell the stories of Denton's important citizens — including two municipal-owned ones, the Oakwood and IOOF cemeteries, as well as the Cooper Creek Cemetery located just outside the Denton city limits. These cemeteries are significant resources for those with genealogical interests. A headstone and grave markers inventory could be prepared and digitized in a database for internet access, linked to the websites of the City and Denton County Office of History and Culture.



POLICY 4.2 FOR DECISION-MAKERS: PROMOTE THE USE OF EXISTING PROGRAMS AND TOOLS TO EDUCATE THE PUBLIC ON HISTORIC PRESERVATION'S BENEFITS AND ADVANCE COMMUNITY PRESERVATION GOALS.

Recommendation #4.7: Improve visibility and awareness of tax exemption program to increase participation.

Typically, two to three projects per year are approved under the existing tax exemption program. Currently, the ordinance establishing the tax exemption for improvements to “historically significant sites” (City Code §10-133) is not mentioned on the City’s website — an interested citizen would have to gain knowledge of the program by word of mouth or by reading the Denton Development Code. The City could market the program through downloadable PDF brochures from the City’s historic preservation website page or through other news and social media channels.

Recommendation #4.8: Increase awareness and use of Federal Rehabilitation Tax Credit.

This program, established in 1976, offers a 20 percent tax credit off the bottom line of qualified rehabilitation costs for rehabilitation of a National Register-listed, or eligible, commercial building. In Texas, it is administered by the Texas Historical Commission. The tax credit is best suited to larger commercial buildings in downtown Denton; however, it has seen no use in recent years. The Denton Historic Landmark Commission and the Development Services Office should promote and target the tax credit to downtown properties that could best take advantage of the incentive.

Recommendation #4.9: Include additional historic preservation information materials in the City of Denton website.

In addition to information on incentives, the City’s historic preservation website page should include other downloadable information pieces, including design guideline publications, nomination and designation reports, workshop and training announcements, and the Denton Historic Preservation Plan, and links to other community plans and planning documents.

Recommendation #4.10: Create a marketing plan to encourage additional Local Landmark designations.

An annual landmark designation study list, consisting of properties determined significant through ongoing survey and documentation work, should serve as the basis for targeted outreach and marketing efforts in encouraging new Local Landmark designations. For instance, a Local Landmarks study list subcommittee of the Historic Landmark Commission, could develop and mail a designation benefits brochure or conduct a workshop on the designation process to property owners. Some form of ongoing marketing and outreach should result in new property owners willing to learn more about the opportunities for local landmarking.

Recommendation #4.11: Provide training to local realtors and bankers.

Training programs that educate local realtors and bankers on City of Denton historic districts and preservation procedures, available incentives, and overall preservation benefits will provide them the necessary knowledge to inform prospective home buyers. Realtors and bankers are key intermediaries in the sale and disposition of historic properties and should be aware of preservation’s benefits to the value of homes and neighborhoods. For example, the City of San Antonio Office of Historic Preservation offers an annual certification training to local realtors and developers.

HISTORIC PRESERVATION AND SUSTAINABILITY

The City of Denton and its Historic Landmark Commission have acknowledged the importance of maintaining the community's historic character with the establishment and identification of Local Historic Districts, Landmarks, and a previous Conservation District. Subsection 4 of the Denton Development Code regulates construction activities in these neighborhood areas. Section 2.9.2.A.10 of the recently adopted Denton Development Code insightfully encourages the use of sustainable practices in design. This concise section calls for referencing the Secretary of Interior's Guidelines on Sustainability for Rehabilitating Historic Buildings as a guide for decisions. This reference provides the Historic Landmark Commission, the Historic Preservation Officer, citizens, and all applicants substantial guidance regarding what may be permitted and how to approach the application of renewable technologies.

In addition to elaborating upon sustainable design approaches, this section also provides recommendations on revising and expanding upon existing Local Historic District and Historic Conservation District design guidelines for the City of Denton. Published, illustrated design guidelines often serve as an important educational tool for historic preservation commissions nationwide when working with property owners and community stakeholders and ideally should incorporate additional guidelines on how to balance green building improvements with sensitive rehabilitation of historic properties.

INHERENT HISTORIC BUILDINGS SUSTAINABLE DESIGN FEATURES IN HISTORIC BUILDINGS

Historic buildings have design and architectural features that are typically environmentally friendly and inherently sustainable. Designed and constructed in an era before air conditioning, these buildings were originally designed on a low-energy budget; in fact, there is a saying in preservation circles – *“the greenest building is one already built.”* When property owners plan for building rehabilitation and energy efficiency improvements, consideration should be given to maintaining and enhancing such features.

Building Materials

Most historic buildings that were constructed during the 19th and early 20th centuries were constructed with durable materials, such as stone, brick, and dense hardwood, that were meant to stand in place and last for decades or even centuries. These historic materials have proven their durability by surviving to this point and are likely to prove more durable than modern construction materials installed today.

Masonry Walls

Many historic buildings were designed with thick masonry walls to help with interior temperature regulation. Such walls trapped heat inside during winter months while maintaining cooler temperatures during warmer months.



Stone historic building © Eater San Francisco



Brick historic building © Curbed Atlanta

Windows

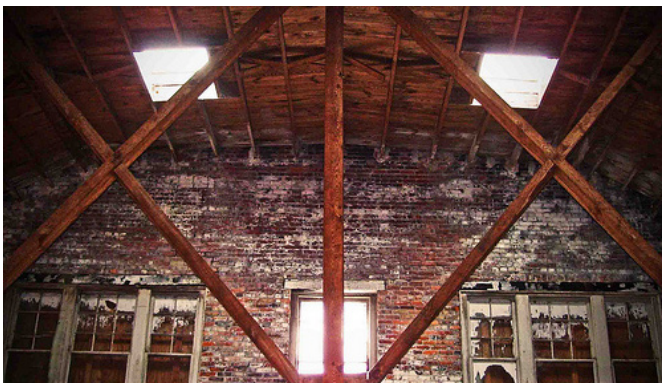
Windows were originally designed to be operable so that both sashes could be moved to circulate air to a building's interior. For example, opening the top sash of a typical double-hung window allowed warm air to circulate from the interior ceiling outside. Opening the bottom sash of window on a shady side of room allows cooler air to circulate inside. Ceiling fans can also aid this air circulation pattern. Maintaining the operations of such windows can certainly help in lowering air conditioning bills in the summer.

Porches, Awnings, and Overhangs

Shading elements provide significant energy efficiency for historic buildings if they are properly installed and maintained. Some of the heat is absorb in the building flooring, which may be radiated back into the interior space as the building cools in the late afternoon and evening. Retractable awnings can be rolled up during winter months when sunlight and heat are desired within the building and rolled back down when shading and cooling is desired during the summer.

Skylights, Clerestories, and Recessed Entrance-Ways

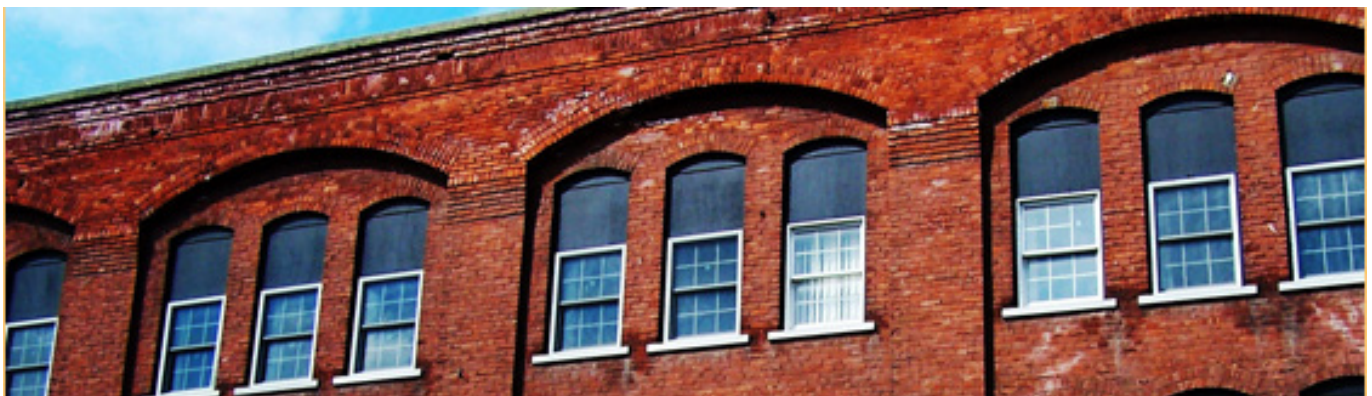
Transom windows, clerestories, and skylights provide natural light into a building, which can save on lighting costs. Recessed entrance-ways help to prevent cold or hot air from entering a business when the door is opened.



Skylights



Original windows (right) versus modified window opening (left)



Modified window openings

ALTERNATIVE ENERGY SYSTEMS

Before considering the installation of alternative or renewable energy sources, one should first attempt to minimize the energy load of a building – the least expensive power for a building is the power that does not need to be purchased, a “negawatt” as it were. Before estimating the energy load for a building, ensure to integrate building envelope improvements, weather-stripping, landscaping, and other energy improvement strategies, in order to minimize the anticipated load.

Solar PV

Photovoltaic systems (solar PV) convert the sun’s energy directly into electricity. Increasing in popularity, the cost per kilowatt of solar power has been steadily declining, while the efficiency of these systems has been rising, with standard systems over 20 percent efficient and newly discovered technologies driving the efficiency of experimental panels up towards 50 percent efficiency. The installation of PV systems can present several challenges to historic properties and historic districts – cost and visibility. The cost of these panels is frequently prohibitively expensive, although prices have been declining and there are now a number of funding mechanisms to support the purchase, installation, and operation of solar panels. These panels can also be very visible, as the panels need to face in a southern direction. This visibility can create problems in historic districts as they typically do not blend in with the existing architecture. Clear guidance from the Historic Landmark Commission, detailing appropriate placement, can encourage the installation of this alternative energy source while minimizing impacts to the community’s historic context.



Solar PV installed on flat roof

Design Guidelines and Sustainable Design

National Park Service

Technical Guidance from the National Park Service regarding conformance with the Secretary of the Interior’s Standards can be found here: <https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm>.

National Alliance of Preservation Commissions

The National Alliance of Preservation Commissions has published model language for Design Guidelines that can be found here: <https://www.growsolar.org/wp-content/uploads/2015/08/Sample-Guidelines-for-Solar-System>

Solar and Historic Buildings

An excellent example of design guidelines addressing solar panels in historic districts can be found within the Baltimore City Historical and Architectural Preservation Review Design Guidelines.

The City of Baltimore Historical and Architectural Preservation Commission encourages the use of sustainable technology, including the use of solar panels where the installation is sensitive to the historic nature of the building and its setting. Specific guidelines include:

- Install new solar panels where they are least obtrusive, do not damage historic fabric, and are not visible from the street.
- Do not install solar panels where they can be easily seen from the street. When panels are placed on buildings, locate panels on flat or rear sloping roofs. Select panels that are low in profile and small in scale.
- When panels are located in a yard or landscape, panels should be screened to minimize visibility. Do not alter character-defining features of the landscape. For more information, see *Chapter 4: Design Guidelines for Historic Landscapes*.
- Do not damage or remove historic fabric when installing solar panels. Install panels on non-historic buildings and additions whenever possible.

Solar Thermal

Solar thermal systems use the sun's energy to make hot water. Solar thermal is a more mature technology than solar PV, with lower cost per kilowatt and an efficiency that can exceed 70 percent. Solar thermal panels also present several challenges to projects in historic districts—visibility and usefulness. Similar to solar PV systems, solar thermal panels can also be very visible on low-rise buildings as roof-mounted systems must face south, creating challenges for historic districts and properties. Depending on the use of the building, there may also be a problem finding a use for large quantities of hot water, especially during the summer months. Uses such as restaurants can take advantage of large quantities of hot water produced by the panels, while residential and commercial office spaces may not have any need for significant quantities of hot water throughout the day.

Wind

Wind power is another form of renewable power that has recently gained favor, especially in larger “utility scale” installations that are, unfortunately, not appropriate for historic districts. When contemplating the installation of a wind turbine, there are several variables to consider. First, most wind turbines cannot be mounted onto existing buildings as most buildings are not designed to resist the lateral loads that wind turbines can place on a structure. Second, wind turbines are not a traditional element in most historic districts and may look out of place or cause concern for historic districts, although it may be appropriate to place smaller scale wind turbines away from a structure on a secondary elevation. Third, and perhaps most importantly, one should confirm that there are sufficient prevailing winds to power a turbine. Many parts of the country simply are not windy enough to make wind power practical.

Geothermal/Geo-Exchange

Geo-exchange systems (sometimes referred to as geothermal systems) take advantage of the naturally constant temperature of the earth, providing heat in the winter and cooling in the summer by using a ground-source heat pump. Geo-exchange systems should not be confused with true geothermal systems that take advantage of much higher temperatures in geologically active areas such as Iceland. Geo-exchange systems can be a good choice when there is sufficient land available with the appropriate soils to support the installation of the required wells. Geo-exchange systems tend to have minimal visual impact to the exterior of historic properties and districts.

BUILDING ENVELOPE IMPROVEMENTS

While not always specifically discussed in design guideline documents, the majority of building envelope improvements to historic buildings can be made with minimal to no visible alterations to the building, it is important to educate property owners regarding the importance of understanding the implications of any proposed alterations to the existing conditions in historic buildings. Inappropriate renovations, alterations or additions can actually do significant damage to an historic building if the effects of these alterations are not understood.



Solar roof tiles and panels installed on accessory buildings are suitable alternatives for historic properties.

The goal of building envelope improvements is to reduce heat transfer, which can signify transfer from inside a building to the outside during winter or from outside to inside during summer. It is also important to remember that heat can be lost (or gained) through any exposed surface and that the rate of heat transfer is tied to the temperature differential between inside and outside. What this means is that one can lose or gain heat through all exterior building elements – roofs, wall, windows, doors, and floors.

Before undertaking a comprehensive rehabilitation project, it is a good idea to understand where the “weak links” in the building envelope are and how a building consumes energy, in order to prioritize where improvements should be made. Consulting an architect, energy modeler, mechanical engineer, or energy consultant is also an excellent idea.

Roofs

Starting from the top down in a building, the first thing to consider is the roof. In unimproved low-rise buildings, roofs are frequently the largest source of heat loss. There are many variables to consider when studying a roof (repair versus replace, type of roofing system, life-cycle cost, etc.) that are beyond the scope of this document. However, the two primary considerations from an energy conservation perspective are insulation and color. When re-roofing, it is typically better to specify a light-colored or “cool roof” instead of a dark colored roof, as the unwanted heat gained during the cooling season is usually greater than the desired heat gain through the roof during the heating season. Light colored roof systems can also have a greater lifespan because the reduced temperature differential (dark roofs can heat up to nearly 200 degrees Fahrenheit while light roofs may only heat up to 120 degrees Fahrenheit, at the same time while the interior temperature is a conditioned 75 degrees Fahrenheit or so) reduces thermal stresses on the roof assembly. In reducing the heat gain through a roof assembly, not only is one reducing the thermal stress of the roof assembly, but also significantly reducing the heat gain that can be radiated into the building interior, which translates directly to reduced mechanical loads, and potentially significant financial savings.

- **Sloped Roofs** - Sloped roofs can be composed of many materials, including wood shakes, slate, clay tile, metal, and most common now, asphalt or composite shingles. Insulation is typically installed below the roof deck within the attic or joist space. Although insulation can be installed on top of the roof deck, below the shingles, this can lead to odd roof profiles and terminations at eaves. When selecting an appropriate roof for an historic building one should look for physical or photographic evidence. Once a material has been selected, there are some sustainable alternatives. Metal roofs and composite shingle roofs are available as “cool roofs”, where even though the roofs have color that is visible to the eye, the roofs are highly reflective to the infrared and ultra-violet ranges of the spectrum and therefore do not heat up as much, as most of the solar radiation is reflected rather than absorbed.
- **Flat Roofs** - Flat roofs will typically have either a built-up or single-ply membrane roof over rigid insulation over the roof deck. When re-roofing one can install additional insulation, typically either polyisocyanurate or polystyrene. Polyisocyanurate insulation has better thermal performance (a higher R-value per inch) but is usually more expensive than polystyrene insulation. As for material selection, a white TPO (thermoplastic olefin) or PVC single-ply roof is preferable to a black EPDM roof, while a modified bitumen roof with a light-colored cap sheet is preferable to a dark cap sheet or hot-mopped asphalt built-up roof system.



A light-colored “cool” roof.

- **Green Roofs** - In many situations green roofs are an excellent alternative. While green roofs can be installed on up to a 7:12 pitch, roofs with minimal slope are typically better candidates, both in terms of stability as well as visibility – green roofs could be viewed as altering character defining elements on an historic building. Make sure to consult with a structural engineer if interested in pursuing a green roof. Older roofs frequently do not comply with current structural load requirements and may have undersized structural members that cannot support the additional 20 plus pounds per square foot associated with the plants, growth media, and moisture associated with vegetated roofs.

Walls

When contemplating how to improve a wall's energy performance, it is important to pay careful attention to building physics. Remember, it is not just conduction, but convection and radiation as well that can affect how a wall performs.

Insulation Versus Air Infiltration

While it would appear that adding insulation should help the thermal performance of a building, what may not be as clear is the importance of reducing air infiltration as well. Air and moisture can move through a solid wall, migrating through small gaps and cracks in the wall, and, as air moves through the wall, it carries heating (or cooling) with it, forcing the building mechanical system to make up for this lost energy.

Insulation

There is a variety of insulation systems that can be incorporated into older buildings. Each type has its own positive and negative attributes; the challenge is to select the correct insulation for a specific application and budget.

- **Closed-Cell Foam** - Closed-cell foam insulations tend to perform well, typically with an R-value greater than 6 per inch. They tend to be denser, weighing 1.75-2.25 pounds per cubic foot with very low vapor permeability. Closed-cell foam also tends to be more rigid and expensive than similar open-cell foams.
- **Open-Cell Foam** - Open-cell foam insulations have lower R-values than their closed-cell brethren, with R-values hovering in the 0.4-1.2 pounds per-cubic foot range. They can provide an air barrier when installed to the depth of the wall; however, these foams do have a higher vapor-permeability than closed-cell foams, therefore it is very important to study the potential condensation points in a wall assembly to confirm that water vapor will not condense within the insulation. These foams tend to be lighter, more flexible, and less costly than closed-cell foams.
- **Fiberglass** - Fiberglass insulation comes in either batt or blown-in form. With a proven track record, fiberglass is still the first choice of many building owners and contractors. With an R-value of 2.5 per inch for blown-in fiberglass to 3.5 for fiberglass batts, fiberglass has a thermal efficiency similar to that of open-cell foam or cellulose. However, there are several concerns regarding fiberglass that should be taken into consideration. Fiberglass does not provide an air barrier, and with high vapor permeability can allow moisture to condense within the insulation, compromising the thermal efficiency and creating conditions suitable for mold growth. While easy to install, batt installations can have gaps that allow for thermal bridging and a reduction in thermal efficiency.
- **Cellulose** - Blown-in cellulose is an increasingly popular type of insulation. Composed of wood fibers (frequently recycled shredded newspapers) mixed with borate as a preservative, cellulose provides an R-value of 3.5 to 4.0 and can serve as an air-barrier, especially in its dense-pack form.
- **Rock Wool/Mineral Slag** - Rock wool and mineral slag are produced from blast furnace slag and natural rock and comes in a variety of forms – loose, batt and rigid boards. With an R-value of 2.8-3.7 this material has insulating properties similar to open-cell foam, cellulose, and fiberglass. The material is inert, does not absorb water and offers good resistance to flame spread.

Vapor Barriers

Before making any changes to the insulation in a building, it is critical to understand how much moisture moves through the wall. One way to control this movement is through the use of a vapor barrier. If air movement is allowed through the wall assembly, it is possible for the condensation point for warm, moist air to fall somewhere within the wall cavity. If this happens with open cell foam or batt insulation, it is possible that the moisture will condense within the insulation, severely compromising the materials thermal properties, and setting up the potential for mold or mildew forming within the wall assembly.

Doors and Windows

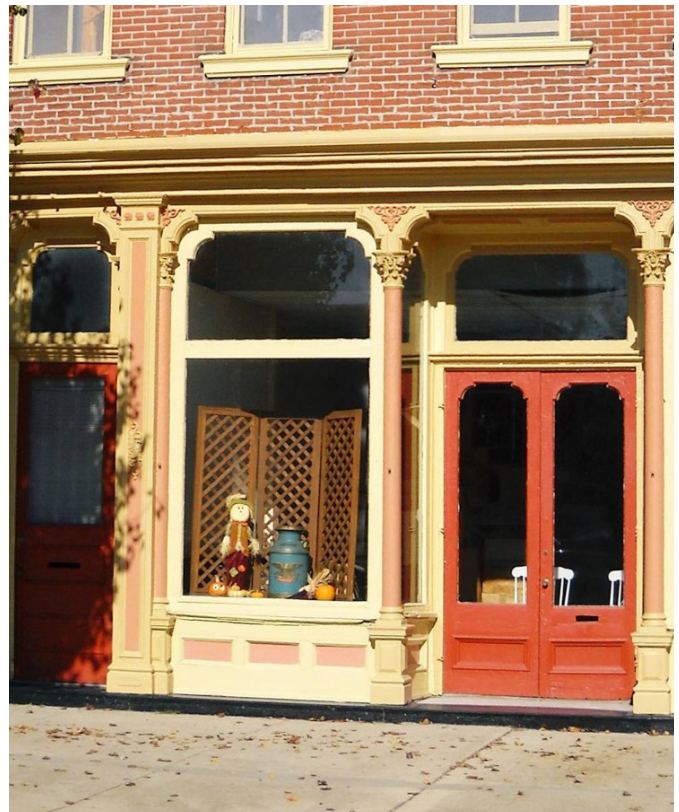
The first step to improving the performance of doors and windows is to make sure that the units close tightly, all weather stripping is in place, and that the surrounding frame is sealed as well. These simple measures can dramatically reduce the air infiltration through and around windows and doors, lowering the heat loss/heat gain from the units. Storm panels can be added to the interior or exterior of windows and doors that can bring the energy performance of an existing original feature up to par with a new unit, with the added benefits of authentic material and repairability. If existing windows are missing or too badly damaged to repair, then consider replacing the windows with a similar material (wood for wood, steel, or aluminum for metal, etc.). Frames should be thermally broken to reduce direct transmission through the frame and use double or triple-paned insulated glazing units with a low-emissivity coating and possibly filled with an inert gas such as argon.

It is important to view wall systems comprehensively – a wall is as efficient as its weakest element. It doesn't make much sense to make a significant investment in the thermal performance of a wall, only to see all of the energy savings flow out through poorly maintained windows and doors.

- **Windows** – It is critical to remember that older, historic windows do not need to be replaced to create an energy efficient building. All too often, perfectly good windows are removed in the name of energy savings, while the truth is that with a few minor adjustments and repairs to reduce the air infiltration around the window's sashes and proper sealing of the frame, old windows, combined with a storm panel, can be as efficient as new insulated windows – at a fraction of the cost while maintaining this charm of the historic windows.



Historic windows with wood storms



Storefront doors and windows are subject to air infiltration.

- **Doors** – One of the simplest tests for a door is to look at the door from the inside during the day – if you can see daylight anywhere around the door’s perimeter, energy is being lost and weather-stripping should be considered. If additional information is needed, a blower door test can be performed to study the air loss from around the door.

Awnings and Canopies

In the blur of new technologies, it can be easy to forget time-tested, simple measures that can help save energy. Awnings and canopies, when appropriate to the building, can be utilized to reduce solar heat gain during the cooling season by shading the building interior from direct sun. Canopies should be sized to allow low-angle winter sun to shine into the building and heat the interior surfaces. Awnings can be taken down during cooler months, and operable awnings can even be furled in the evening to provide better views into storefronts once the sun has gone down. Other simple measures can also help cut energy loads, such as using blinds or shades in windows to reduce solar loading and installing ceiling fans in high-bay spaces to provide air movement during the cooling season and force warm air down to occupied zones during the winter months.



Retractable Awning



Fixed Awning

On Grade and Below Grade Areas

While it can be easy to forget heat lost through ground that is typically 55 degrees Fahrenheit in the middle of a cold winter, the floor plane can still be a potential source for energy savings, especially over crawl spaces that are partially above grade.

- **Slab on Grade** - With an existing concrete slab-on-grade, there is not a lot that can be done unless the entire slab will be removed and replaced. There will be a continuous transfer of heat to the soil below; however, the perception of cold floors can be mitigated either through the selection of flooring materials that can offer some insulating properties (or at least not “feel” cold), or, if a new floor is to be installed on top of the existing slab, a radiant heat system can be installed. If by chance a new slab is called for, then rigid insulation should be installed beneath the new concrete slab.
- **Crawl Space** - Crawl spaces provide a challenge — frequently difficult to access and with building code requirements requiring their use for ventilation — a significant amount of heat can be lost through a floor over a crawl space. Insulation can typically be installed below a floor to isolate inhabited space from the crawl space. When doing so, one should make sure that no piping or ductwork protrudes below the insulation membrane. While it is clear pipes can freeze, what is not as obvious is the amount of energy that can be lost through improperly insulated ductwork in a crawl space. As with slab on grade conditions, radiant floor systems are also a potential way to keep floors from feeling cold.

- **Basement** - When considering improvements to basement areas, one can install insulation along the perimeter walls if they are to be furred out. Rigid foam insulation can be a good choice at these locations because higher R-values per inch of insulation can allow for shallower furring studs, and because rigid foam insulation is less likely to be affected by moisture that may be present around foundation walls. What is important to recognize is the gap formed where floor joists bear on top of a foundation wall – it is critical that this area receive insulation, lest the gap allow for a “short circuit” in the building envelope with significant energy loss as a result.

Energy Systems

Mechanical

There are a variety of mechanical systems available that can dramatically reduce energy consumption in older buildings. It can be a daunting and complex process to select the appropriate mechanical system, and different size buildings with different uses will require different selections. It is best to consult with a mechanical engineer, contractor or architect who can help identify the right system for a specific project. When selecting a system, one should consider the initial cost of installation, the lifecycle operating costs (what is the payback), ease of retrofitting in existing buildings, access to district energy systems and the availability of tax credits and other government incentives at the local, state, and federal levels. One should also consult with the local utility to confirm if there are any incentive or rebate programs available through the utility.

No matter what mechanical system is ultimately selected, one should install a building automation system in larger projects, or at least provide programmable thermostats in smaller installations. For a very modest cost these devices can dramatically cut heating and cooling bills by allowing temperatures within the space to vary above or below the human comfort zone when the building is unoccupied.

Electrical and Lighting

There are numerous ways to reduce electrical consumption in renovations to historic structures. One of the simplest ways is to replace standard incandescent light bulbs with compact fluorescent bulbs. This may not be appropriate where a bulb is exposed and is a decorative element in a light fixture, but even so there are compact fluorescent bulbs that have a shroud around them that make them appear as an incandescent bulb. One caveat with compact fluorescent bulbs is that specialty fixtures and/or dimmers may be needed if dimming capability is required. Light Emitting Diodes (LEDs) are also becoming very popular. Currently much more expensive than incandescent or fluorescent fixtures, LED prices have been dropping rapidly, consume less power than fluorescent fixtures, generate less heat and have very long lamp lives, making them good candidates for remote or difficult to reach locations. The color rendition index (CRI) of LEDs has also greatly improved over the past decade.

There are many other electrical upgrades that should be contemplated, such as replacing magnetic ballasts with electronic ones, daylight dimming and occupancy sensors, variable frequency drives for mechanical equipment, “soft-start” motors the reduce peak voltage requirements for large equipment like elevators, and automatic shutoff of lighting at night. All of these items can contribute to substantial reductions in electricity consumption, but so can simple measures like allowing desktop computers to go into a power saving “sleep” mode.

Appliances

In the greater scheme of a building rehabilitation it may not seem to be that important, but simply specifying Energy Star rated appliances can significantly reduce a building’s energy consumption. Energy Star ratings can be found for clothes washers, dehumidifiers, dishwashers, freezers, refrigerators, room air cleaners, and purifiers and water coolers.

Energy recovery ventilators (ERVs) are an easy way to save energy while improving the indoor air quality of an older building. Older buildings were constructed under the assumption that a reasonable amount of air leakage through the building envelope would allow for some replenishment of stale indoor air and moisture to migrate out of the building. If one seals up a structure tightly to dramatically reduce air infiltration this can lead to “stale air” and in extreme circumstances, sick building syndrome.

On large scale commercial buildings, ERVs can recover the heating or cooling (depending on the season) and transfers the energy and humidity from the exhaust air to the outside air ducts, pretreating the incoming air and reducing the amount of energy required to temper the make-up air. In smaller buildings, ERVs can take the place of traditional bathroom exhaust fans, pulling air out where needed and tempering the relief air in a unit that can run continuously.

SUSTAINABLE DESIGN AND DESIGN GUIDELINE DOCUMENTS

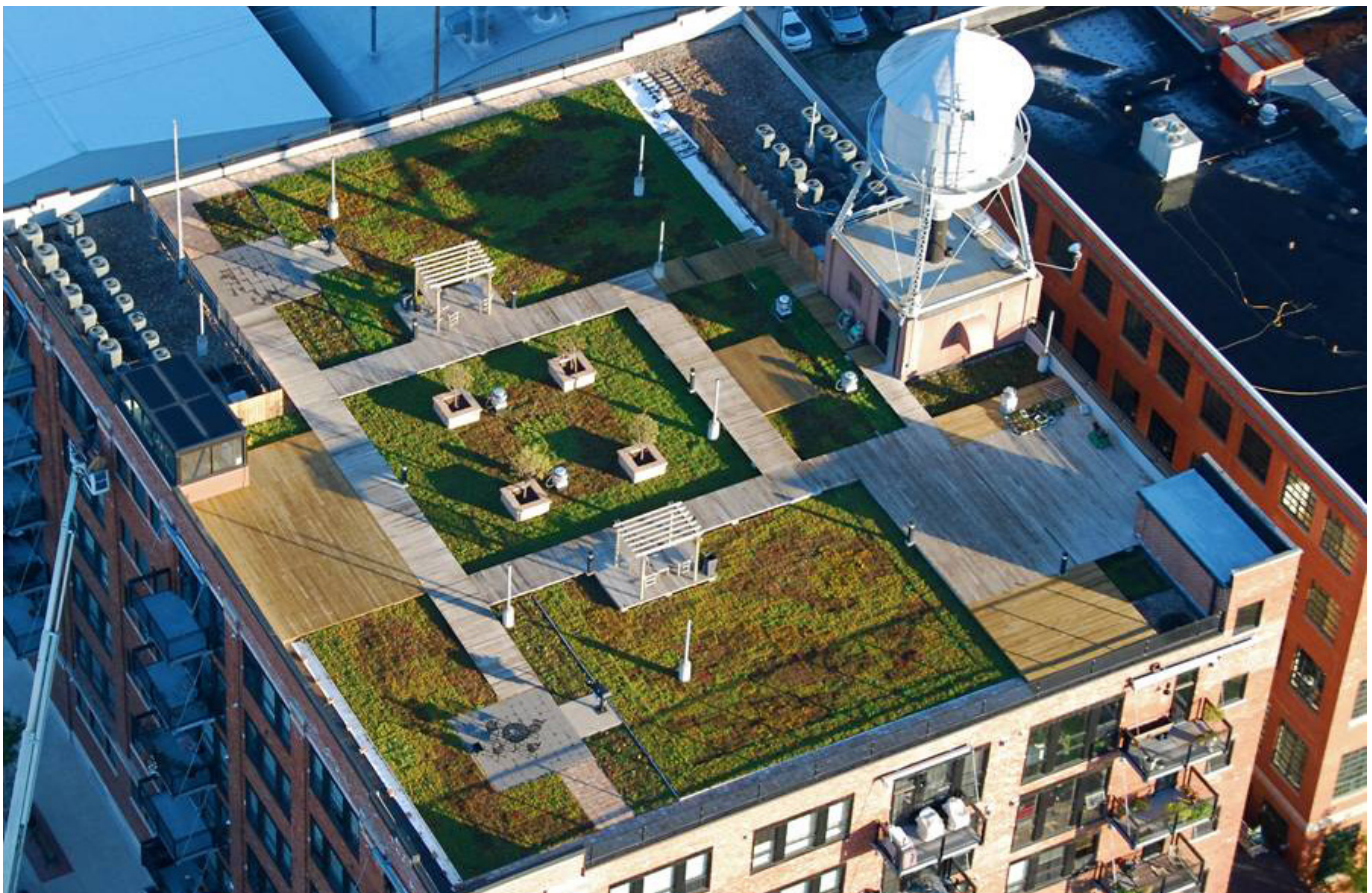
In some communities, design guidelines may include energy efficiency improvements, often focusing on weatherization techniques. To encourage additional energy efficiency improvements to a community's historic buildings, design guideline documents should be revised and updated to incorporate the latest topics and information related to sustainable and energy efficiency enhancements. Such topics may include the installation of new HVAC and energy generating systems, such as windmills and solar panels, green roofs, new "green" building materials, comprehensive weatherization techniques, lighting, and facade improvements. Information could be organized as separate chapter of an existing set of design guidelines or incorporated within existing chapters related to building materials and maintenance and facade improvements. New incentives to encourage such improvements and additional information resources should also be included within the guidelines document.

Existing Building Design Guidelines Principles

When developing an energy efficiency chapter or elements within a set of downtown guidelines, consider the following:

- **Conservation of Existing Materials.** Most historic district design guidelines should already stress the maintenance and rehabilitation of existing building materials, as expressed in Standard #2 of the *Secretary of the Interior's Standards for Rehabilitation*. Additional language could be added as part of an energy efficiency chapter that reinforces the need to maintain original materials not only for their importance to the overall architecture and character of the building, but also for their environmental value as "embodied" energy.
- **Inherent "Green" Building Features.** Develop a brief section describing the inherent "green" features of historic buildings such as operable windows, tall ceilings, and ceiling fans that moderate temperatures inside and the embodied energy represented in the construction of the building and its materials. This section can help reinforce to downtown property and business owners that existing historic building features should be maintained to enhance a building's energy efficiency.
- **Weatherization.** If a weatherization section is not included within an existing set of guidelines, one should be developed focusing on reducing air infiltration through several techniques, including caulking, weather-stripping, and adding insulation. Clearly, doors and windows should receive priority attention for weather-stripping and caulking. Attics, basements, and crawl spaces should be adequately insulated. Specific language should be added to ensure that the caulking used should be clear in color or match the color of the existing building materials.
- **Inappropriate Alterations.** Over the years, building facades and storefronts in many historic districts were significantly altered and lost many of their inherent green features mentioned above. Uncovering storefront transom windows and removing dropped ceilings are typical actions that could be undertaken to reverse alterations and improve energy efficiency. These actions may already be addressed in other areas of the design guidelines, such as sections on facade and storefront rehabilitation procedures, but their energy efficiency dimensions should be emphasized where needed.
- **Windows.** Maintaining or replacing windows in historic buildings can be significant issues often faced by historic preservation commission and Main Street design committees when working with building owners. Design guidelines should emphasize the maintenance and repair of existing windows, with the installation of appropriate storm windows, as methods for preserving historic windows and promoting energy efficiency. These actions may already be addressed in other areas of the design guidelines, such as sections on facade and building material rehabilitation, but their energy efficiency aspects should be emphasized where needed.

- **HVAC Equipment.** There are many options today for building owners to install new heating, ventilating, and air conditioning equipment to save on energy costs. Newer gas-fired energy efficient roof units are available along with boilers that are smaller and take up less space. Design guidelines should provide general recommendations on locally available HVAC systems rather than recommending one type of system over another, since each building is different in its size, building materials, and orientation. The Historic Landmark Commission should consult with local contractors about the availability and appropriateness of certain systems over others. In regard to roof-mounted systems, specific recommendations should be made to ensure that such systems are installed behind roof parapets or to the roof rear.
- **Energy Systems.** Solar panels and wind turbines are the two most common on-site energy systems, although solar panels may be the most appropriate system for historic districts. Design guideline language should specify that solar panels be placed behind parapets and/or to the building's rear elevation. In the case the roof is not flat and has a shed or hipped form, solar panels should be placed on the real rook elevation that is not in public view. In contrast to solar panels, wind turbines may not be as easily accommodated in historic districts since they can be more easily seen at ground level and along viewsheds. Turbines can also vibrate and cause damage to building masonry and mortar. If turbines are to be encouraged, specific design guidelines should recommend they are installed to a building's rear, or garage or ancillary structure, and have minimal visual impact in the district. Wind turbines are getting smaller and are designed in interesting shapes, such as airplanes, small windmills, and bicycles. Pictures or images of such windmills could be included in the design guidelines.
- **Green Roofs.** Much like solar panels, green roofs can lie flat and behind roof cornices and parapets. Guidelines should recommend that green roofs, especially those installed as planter boxes, be installed behind parapets so they are not visible from public view.
- **Rain Barrels.** Found more frequently in residential districts, rain barrels could be incorporated into design guidelines by specifying where they should be placed. For example, rain barrels should be placed to the rear or alley-side of a building rather than along the front and sidewalk.



Green roofs © Iowa

IMPLEMENTATION MATRIX

GOAL 1

Document, inventory, and preserve Denton's significant historic, cultural, and architectural resources.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTNERS
Policy 1.1: Conduct on-going field surveys and documentation efforts as a basis for designating future historic and conservation districts and individual landmarks	Recommendation #1.1: Survey and inventory Denton's Post-World War II residential neighborhoods and subdivisions developments.	Ongoing	HIGH	DCOHC, Other Partners
Policy 1.2: Seek a diversity of funding sources for survey and documentation efforts undertaken by the City of Denton.	Survey Area 1 - Hercules Lane-Windsor Court	4-10 years	MEDIUM	DCOHC, Other Partners
	Survey Area 1 - Hercules Lane-Windsor Court	4-10 years	MEDIUM	
	Survey Area 3 – West Denton Neighborhoods	1-3 years	HIGH	
	Survey Area 4 – Withers Street-Mingo Road	1-3 years	HIGH	
	Survey Area 5 – East Denton Neighborhoods	4-10 years	HIGH	
	Survey Area 6 – Highland Park Road	4-10 years	MEDIUM	
	Survey Area 7 – Southridge Subdivision	4-10 years	HIGH	
	Recommendation #1.2: Update the inventory of documented historic resources located on the University of North Texas and Texas Woman's University campuses.	4-10 years	HIGH	
	Recommendation #1.3: Conduct a reconnaissance level survey of Denton's extraterritorial jurisdiction and undeveloped areas within Denton's corporate boundaries.	1-3 years	HIGH	
	Recommendation #1.4: Secure additional CLG grants and other sources of funding for additional survey and documentation work.	Ongoing	HIGH	

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Policy 1.3: Prioritize and designate eligible buildings and areas for potential landmarks and historic districts, especially for listing in the National Register of Historic Places.	Recommendation #1.5: Support National Register of Historic Places listings for eligible neighborhoods and existing Local Historic Districts.	Ongoing	HIGH	Other Partners
	Recommendation #1.6: Explore potential boundary expansion of the Oak-Hickory Local Historic District south of Hickory Street.	1-3 Years	HIGH	Other Partners
	Recommendation #1.7: Conduct research and determine eligibility of additional Recorded Texas Historic Landmarks in Denton.	Ongoing	MEDIUM	DCOHC, Other Partners
	Recommendation #1.8: Prepare an annual study list of potential landmarks and districts.	Ongoing	HIGH	
Policy 1.4: Make survey information and reports, resource documentation, and other data widely accessible to the Denton public.	Recommendation #1.9: Create a historic resource inventory information digital database.	Ongoing	HIGH	Other Partners
	Recommendation #1.10: Compile and publish survey report publications and brochures.	Ongoing	LOW	Other Partners
	Recommendation #1.11: Include community engagement activities in survey and documentation projects.	Ongoing	LOW	
Policy 1.5: Ensure future documentation efforts are inclusive of all histories and people in Denton.	Recommendation #1.12: Complete in-depth context research of Denton's African American community and neighborhoods.	1-3 Years	MEDIUM	DCOHC, Other Partners

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GOAL 2

Promote the preservation and adaptive use of historic resources as integral elements to vibrant commercial districts and residential neighborhoods.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTNERS
2.1 Policy: Continue ongoing support for Main Street revitalization efforts and other preservation-based economic development initiatives as a means to preserve, adapt, and reuse Denton's historic resources.	Recommendation #2.1: Broaden the tax-exemption eligibility criteria for improvements to historic buildings.	1-3 Years	HIGH	Other Partners
	Recommendation #2.2: Explore a program allowing for the partial or full property tax exemption from the City of Denton and other applicable taxing authorities for locally designated historic homes	1-3 Years	MEDIUM	Other Partners
	Recommendation #2.3: Increase the size of the downtown signage, paint, and façade improvement grant program.	1-3 Years	HIGH	Main Street Association
	Recommendation #2.4: Offer design assistance to commercial properties considering façade improvements.	Ongoing	HIGH	Main Street Associations
	Recommendation #2.5: Offer technical feasibility analyses for historic downtown commercial buildings.	Ongoing	MEDIUM	Main Street Associations
	Recommendation #2.6: Offer design assistance to residential properties applying for the building improvement tax exemption.	Ongoing	MEDIUM	Other Partners
	Recommendation #2.7: Offer permitting fees and sales tax waivers to eligible preservation projects in the Downtown Denton area.	Ongoing	LOW	
	Recommendation #2.8: Consider preservation easement donations as an incentive tool.	Ongoing	LOW	Private-sector property owners, other non-profit partners
	Recommendation #2.9: Explore the feasibility of establishing a home-repair loan fund or bank partnership.	1-3 Years	LOW	

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Policy 2.2: Support the creation of additional Historic Conservation Districts and other tools and programs that maintain the livability and vitality of Denton's historic neighborhoods and commercial areas.	Recommendation #2.10: Designate new Historic Conservation Districts in portions of the Woods and Bolivar neighborhoods.	1-3 Years	MEDIUM	Other Partners
Policy 2.2: Support the creation of additional Historic Conservation Districts and other tools and programs that maintain the livability and vitality of Denton's historic neighborhoods and commercial areas.	Recommendation #2.11: Designate additional Historic Conservation Districts in West Denton and in neighborhoods to south of the Downtown.	1-3 Years	MEDIUM	Other Partners
	Recommendation #2.12: Consider designation of the Hickory and Oakland Street commercial area as a Historic Conservation District.	1-3 Years	LOW	Main Street Association, Other Partners
	Recommendation #2.13: Develop illustrated design guidelines for Historic Conservation Districts.	1-3 Years and Ongoing	LOW	
	Recommendation #2.14: Target Community Development Block Grant, capital improvement, and other housing program funds to Conservation District reinvestment activities.	Ongoing	MEDIUM	Other Partners
	Recommendation #2.15: Maintain an inventory of vacant or deteriorating historic properties.	1-3 Years and Ongoing	HIGH	
Policy 2.3 for Decision-Makers: Encourage activities and initiatives that increase visitorship and visibility to Denton's heritage assets and historic districts.	Recommendation #2.16: Develop specific Courthouse Square viewshed protection provisions within the Unified Development Code.	1-3 Years and Ongoing	MEDIUM	DCOHC, DCVB, Other Partners
	Recommendation #2.18: Create a more comprehensive interpretive wayfinding and signage plan for Denton's heritage sites.	1-3 Years and Ongoing	MEDIUM	DCOHC, DCVB, Other Partners
	Recommendation #2.19: Market heritage sites on other websites and tourism facilities.	Ongoing	HIGH	DCVB, Other Partners
	Recommendation #2.10: Pursue preservation-based activities as part of the Denton's downtown cultural district planning efforts.	4-10 Years	HIGH	Other Partners

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GOAL 3

Promote an effective, well-managed and integrated municipal historic preservation program that facilitates the preservation and stewardship of Denton's architectural and historical resources.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTNERS
Policy 3.1: Ensure efficient operations and support for the Denton Historic Landmark Commission.	Recommendation #3.1: Form ad-hoc Historic Landmark Commission subcommittees to manage and implement various tasks related to survey and education efforts.	1-3 Years	HIGH	
	Recommendation #3.2: Maintain Denton's Certified Local Government status.	Ongoing	HIGH	
	Recommendation #3.3: Conduct regular trainings and create orientation materials for new commissioners to the Historic Landmarks Commission.	Ongoing	HIGH	Other Partners
	Recommendation #3.4: Maintain a rules of procedure document.	1-3 Years	HIGH	
	Recommendation #3.5: Adopt an annual Historic Landmark Commission work plan.	Ongoing	HIGH	
	Recommendation #3.6: Complete designation reports for landmarks and districts.	Ongoing	HIGH	
Policy 3.2: Update, adopt and implement preservation and other regulatory codes and mechanisms that support the preservation and reuse of Denton historic resources.	Recommendation #3.7: Update the Denton Historic Preservation Ordinance to promote clarity in Certificate of Appropriateness procedures and Historic Landmarks Commission responsibilities, among other Ordinance enhancements.	1-3 Years and Ongoing	HIGH	
	Recommendation #3.8: Prepare a citywide design guidelines manual.	4-10 Years	HIGH	Other Partners
	Recommendation #3.9: Prepare a more detailed hazard mitigation plan for historic resources in Denton.	1-3 Years	HIGH	Main Street Association, DCOEM, DCOHC, Other Partners
	Recommendation #3.10: Adopt and implement a historic property deconstruction program.	1-3 Years	HIGH	Other Partners

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GOAL 4

Increase the awareness of historic preservation benefits through ongoing outreach and educational activities, youth engagement, and other programming activities.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTNERS
4.1 Policy: Support innovative education initiatives that inform, engage new audiences, and tell the stories of Denton's multi-cultural and generational populations.	Recommendation #4.1: Create "crowd-sourced" Denton history websites.	1-3 Years and Ongoing	MEDIUM	Main Street Association, Other Partners
	Recommendation #4.2: Encourage public participation in crowd-sourced community history storytelling activities.	Ongoing	MEDIUM	
	Recommendation #4.3: Use social media and other digital technologies to promote Denton history and placemake public spaces.	Ongoing	MEDIUM	
	Recommendation #4.4: Create a Denton committee of young preservation professionals.	1-3 Years and Ongoing	MEDIUM	
	Recommendation #4.5: Create a construction trades training program focused on historic building rehabilitation.	4-10 Years	MEDIUM	
	Recommendation #4.6: Develop an internet-accessible database for headstones in Denton's historic cemeteries.	4-10 Years and Ongoing	MEDIUM	
4.2 Policy: Promote the use of existing programs and tools to educate the public on historic preservation's benefits and advance community preservation goals.	Recommendation #4.7: Improve visibility and awareness of tax exemption program to increase participation.	Ongoing	HIGH	Main Street Association, Other Partners
	Recommendation #4.8: Increase awareness and use of Federal Rehabilitation Tax Credit.	Ongoing	HIGH	
	Recommendation #4.9: Include additional historic preservation information materials in the City of Denton website.	Ongoing	HIGH	
	Recommendation #4.10: Create a marketing plan to encourage additional Local Landmark designations.	1-3 Years and Ongoing	HIGH	
	Recommendation #4.11: Provide training to local realtors and bankers.	1-3 Years	MEDIUM	BCMOH, Other Partners

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SECTION 3

DENTON HISTORIC RESOURCES

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*Help homeowners maintain their properties and
prevent the demolition of landmarks.*

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HISTORIC RESOURCES

Historic resources, whether buildings, sites, structures, and objects are associated with a particular historic context – the significance of a resource in relation to its setting, location, and geography; association with important people or events; or, its place within a defined historical time period during a community's growth and development. For example, the majority of historic resources located within the Denton County Courthouse Square National Register Historic District relate to Downtown Denton's growth as both a commercial and government center during the late 19th century, especially after the construction of the Denton County Courthouse in 1896. However, the historic context period for Downtown Denton extends to the pre- and post-World War II years as new construction materials and stylistic preferences of the time period altered commercial building and storefront appearances. Other resources may share relationships with significant people or events in Denton's history, such as the Little Chapel in the Woods, constructed on the campus of Texas Women's University in 1939 and designed by O'Neil Ford, one of Texas most prominent Modernist architects of the 20th century.

HISTORIC CONTEXT

EARLY DENTON SETTLEMENT

Native-Americans, the Mexican Empire, and the Republic of Texas (1600s – 1840s)

Denton County is located in north-central Texas and is comprised of portions of three prairie ecosystems – the Grand, the Blacklands and the Cross Timbers Prairies. These rich prairie soils would prove beneficial for agriculture in the county. A prehistoric Paleo-Indian culture of nomadic hunters, the Clovis people, lived in the area roughly 11,000 years ago. The Clovis people lived all across North America, and likely are the ancestors of all present-day Native Americans. Up to the 18th century, only Native Americans inhabited Denton County – mainly the Wichita and Caddo tribes who were both peaceful and who relied on hunting to survive. By the 1840s, following the immigration of white settlers and attacks by Commanche tribes further east, they were eventually forced to leave the county.

The Spanish began exploring what is now Texas in the 1500s but remained mainly near the coast of the Gulf of Mexico. What is now Denton County was considered too far north for early exploration. The first Spanish missions were founded in the early 1700s, but settlement was slow to the frontier areas to the north, including Denton. By 1821, the War for Mexican Independence led to the removal of Spain from North America and the creation of the First Mexican Empire, which included Texas. The empire only lasted two years until the formation of the United Mexico States in 1824. As part of the new federal republic, the state of Coahuila y Tejas was created. The enticement of settlers to Texas remained difficult due to its distance from established towns and habitation by Native American tribes. In 1824, the new government passed the General Colonization Law which enabled foreigners to gain title to land in Mexico. Within just a few years the native Mexican population was the minority in Texas due to heavy immigration from American southern states. Chafing under Mexican rule, the citizens of Texas and the Mexican army fought in 1835, resulting in the defeat of Mexico and the founding of the Republic of Texas in 1836. One of the first acts of the new Congress was to repeal Mexico's prohibition against slavery. Mexico did not recognize this independence and invaded Texas in 1842. Following several battles Mexico was defeated and Texas was annexed to the United States in 1845 to become the 28th state. That same year Texas voters approved a new constitution which endorsed slavery and the slave trade.

Old Preston Road was established in 1840 as the main route allowing settlement into north Texas. The road followed part of an old Indian trail that extended from St. Louis to southwest Texas. The road was completed in 1843 by soldiers under the command of William Gordon Cooke, who was in charge of surveying and creating a military road for the Republic of Texas. Beginning at the town of Preston on the banks of the Red River, which forms part of the northern boundary of Texas approximately 50 miles north of Denton, the road runs south to downtown Dallas, skirting the east border of Denton County. The road fell out of use with the coming of the railroads in the 1870s. Denton and its neighboring 25 counties were unique in Texas in that they were part of a colonization project led

by the Texian Land and Immigration Company based out of Louisville, Kentucky and more commonly known as the Peters Colony after William S. Peters, the company's lead investor. The company was comprised of both American and English investors, including the sons and sons-in-law of Peters, an Englishman. Colonization began in 1841 and continued after statehood. The majority of colonists hailed from the "upper south" region of the United States – mainly Tennessee and Kentucky – and were white, protestant slave owners. The company's first agreement with the government required them to settle 200 people within three years. These colonists would receive between 160 and 640 acres, depending on family size. Numerous contract extensions and boundary expansions resulted in confusion and mistrust among investors, resulting in changes to the makeup of shareholders and several company reorganizations. This also led to unrest within the colony as many settlers were upset with their deadlines for registering claims. This migration of settlers eventually extended to 26 counties.

Established in 1846, Denton County was named for early pioneer, preacher, and lawyer John B. Denton who was killed in a fight with Native Americans in 1841. The location of the county seat moved several times over the next ten years, but in 1856 voters determined that a more central location would be beneficial. The site chosen was a 100-acre tract owned by Hiram Cisco, William Loving, and William Woodruff. Named after the county, Denton was platted with 33 blocks and a centralized public square, later to see the construction of the second Denton County Courthouse constructed in its center in 1877. The square was designed using the Shelbyville Square plan, which was the most common layout for county seats in Texas in the 19th century. The streets emanating from the Courthouse Square were named after trees found in the county. In 1866, Denton would incorporate as a city and the community's central business district centered on the Courthouse Square would begin to flourish. The residential development grew outwards from the square towards the north, south, and east.

.....1841.....

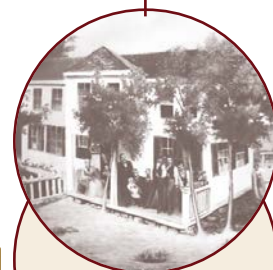
Peters Colony

*Founding of
Denton as the
county seat*

1856

1858

*Texas admitted
as the 28th
state*



*First hotel the
Lacy House.*



19TH CENTURY DEVELOPMENT, THE CIVIL WAR, AND THE RAILROADS

Farming Town (1850s – 1890s)

The Denton County economy was dominated by agriculture and livestock in these early years. The major concern of the early settlers was simply making a living from the land. Subsistence farming was necessary due to poor transportation and their distance from larger communities. However, these early farms prospered growing corn and other vegetables on the fertile prairie land. The arrival of railroads in the 1880s was influential in the development of early industry, which included a cotton gin, plants for making bricks, mills for grinding corn meal and flour, and pottery production. The railroads provided the opportunity for the shipping and receiving of goods from farther away. Crops such as cotton and wheat replaced subsistence farming due to the combination of rich prairie soil and a larger market. Between 1890 and 1920 Denton County ranked either first or second in wheat production in the state.

The Civil War (1861-1865)

Denton was not largely impacted by the Civil War as the county was still sparsely populated, and Denton had only been founded five years earlier. As part of the Confederacy, eligible males between 15-50 were required to join in the fighting, leaving women, boys, and old men to maintain the farms. This had an economic impact on the community.

*2nd Courthouse
designed by J.H. Britton
(center of square)*

1877

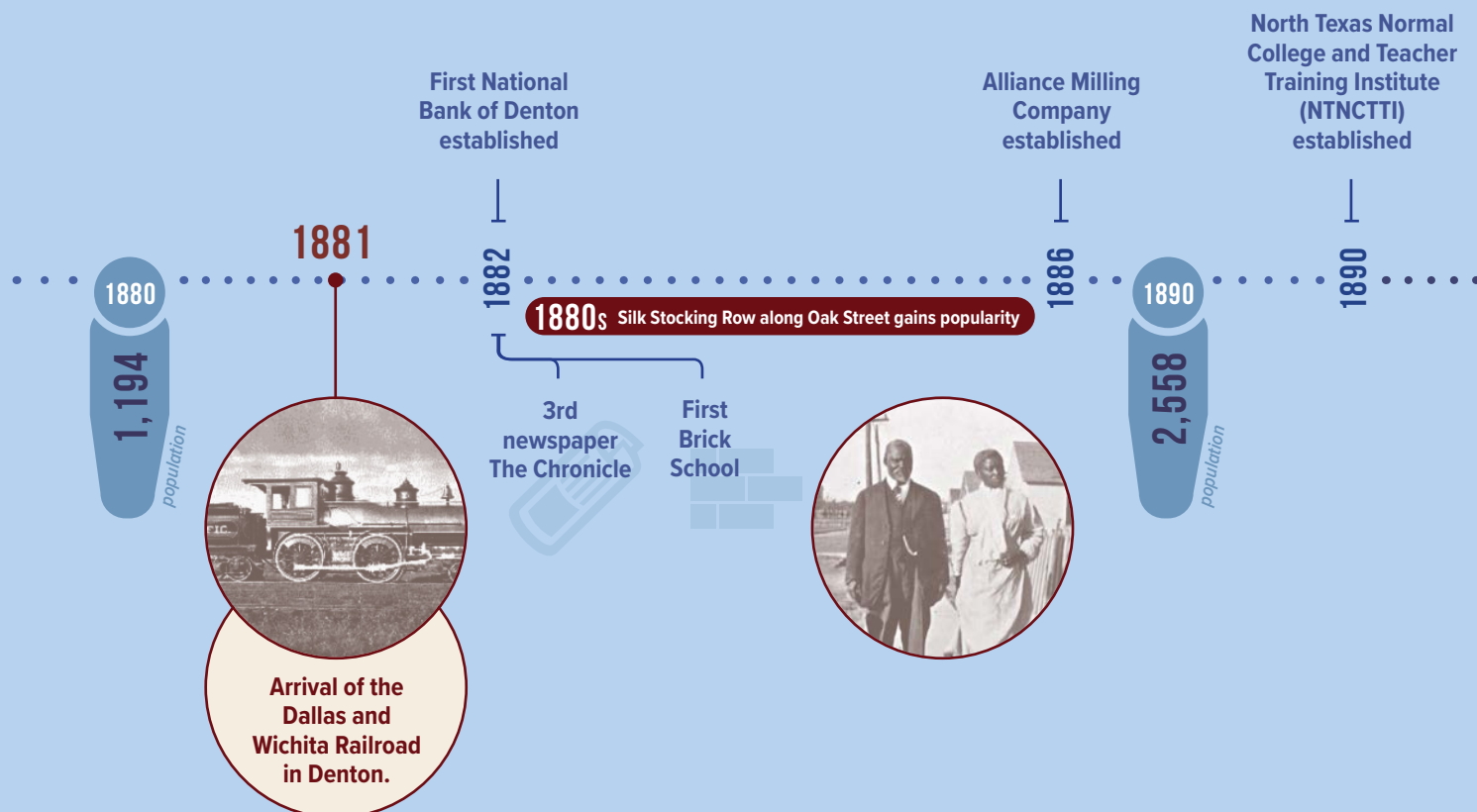
Railroads (1880s)

The Texas and Pacific Railroad – the first to reach Denton – arrived on April 1, 1881, ushering in a new era for opportunities and commerce. The railway station was located east of the downtown square in the area where industry would grow. While the agricultural economy flourished, the lack of an east-west railroad linkage prevented Denton from developing as a wholesale or industrial center. By the turn of the century, Denton County ranked first in wheat production. The Farmers Alliance Mill, established in 1886, became one of Denton's most successful agricultural businesses. Denton's population doubled between 1880 and 1890 due in large part to the arrival of the railroad. A street railway system was developed beginning in 1896.

In 1857, the first Denton County Courthouse, a small frame building, was built on the north side of the Courthouse Square, and destroyed by fire in 1876, prompting the construction of a brick Italianate style second Courthouse in the center of the square. The Courthouse-on-the-Square, built in the period from 1895 to 1897, served as the seat of Denton County government for 81 years. As Denton grew, so did the Courthouse Square, as commercial buildings transformed from one-story log structures to one- to-three story frame buildings. Early uses included dry goods stores, saloons, liverys, and hotels, which were commonly found in county seats.

Residential Neighborhoods

The growth in population from 1880 to 1900 almost quadrupled and marked the rapid expansion of residential neighborhoods to the north, south, and west of the Courthouse Square. The city's wealthier residents built grand homes to the west of downtown during the 1880s, leading to Oak Street becoming the preferred address, known informally as "Silk Stocking Row." Although only a few houses survive from the late 19th century, they are typically large, elaborate frame structures designed in the Queen Anne style. Additional growth occurred immediately surrounding the Square, as well as to the south along Elm and Locust, where houses, a church and a hotel had developed by the early 1880s. North of downtown is the location of the African American neighborhood of Quakertown, which started to develop in the 1870s.



African Americans in Denton

Early immigrants to Denton were mainly from states like Kentucky and Tennessee who, when they came to Texas, brought slavery with them. The government of the Republic of Texas and, after 1845, the state legislature, passed a series of slave codes to regulate the behavior of those enslaved and to restrict the rights of free African Americans. The census counted about 400 free African Americans in 1860, although there may have been many more. Texas laws blocked the migration of free African Americans into the state. However, since most of the farmers in Denton County owned small acreage, and Denton was not settled until the mid-1850s, slaves were a small proportion of the county population. The county Census of 1850 lists 256 slaves out of a total population of about 5,000. In 1861, Denton County citizens voted to secede from the Union, although the margin of victory was narrow.

During the Reconstruction period in the South, many African Americans moved from the state's rural areas to cities such as Dallas, Austin, Houston, and San Antonio. On the outskirts of these cities they established "freedman towns," which became distinct African American communities – many of which still exist today. Denton's earliest African American neighborhood was called Freedman Town and was originally comprised of 27 families from the White Rock area of Dallas County. Beginning around 1875 many of these families moved to Oakland Avenue and constructed homes, churches, stores, and a school, creating a neighborhood called Quakertown, named in honor of the Quakers – known for their abolitionism and non-violent beliefs.

Begun in 1876, the Free Colored School was the only school for African Americans in Denton. By 1895, it was named Frederick Douglass School, and was the only African American high school in the county; African American students in Denton County who wished to continue their education after the 8th grade would have travel to attend Frederick Douglass School in Denton. This remained the case until integration closed the school in 1964. In other communities in Denton County the situation was much the same, with the only high school for black students being located within Quakertown in Denton. The original school burned down in 1913, and the new school was constructed southeast of downtown in the Solomon Hill neighborhood.

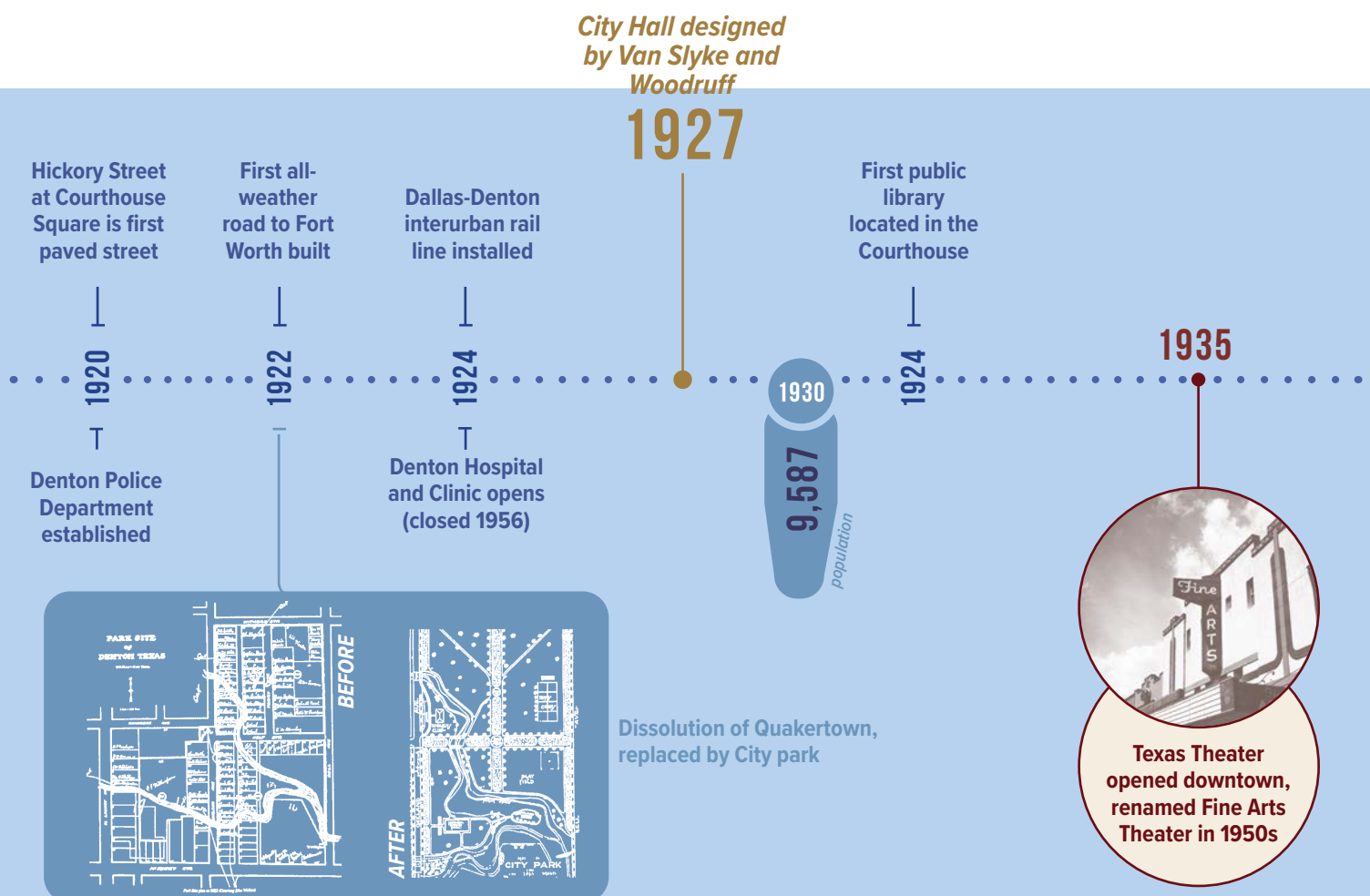
Original City Hall

Quakertown flourished during the early 20th century. The corner of Holt and Oakland streets became the commercial center of the neighborhood, with a variety of businesses. By 1920, around 60 families, including several businesses, occupied the neighborhood. The successful expansion of Quakertown was not seen as positive by their neighbors, however. In 1920, what is now Texas Woman's University (TWU) was seeking accreditation as an official liberal arts college, and determined that the poor African American community of Quakertown, on the steps of the College, was a visual and social detriment to the campus. The College, along with local groups, initiated a major campaign in 1921 for the City of Denton to purchase all properties in Quakertown to create a park. Quakertown property owners were given the choice of selling their property or having the City move their houses to new locations. These relocation choices were very limited, and many residents ultimately moved to Solomon Hill, though many others – including business and community leaders – left Denton altogether.

Center of High Education

The founding of Denton's two colleges at the beginning of the 20th century transformed Denton from a largely agricultural community into a college town. As the colleges grew and flourished, so did Denton. The North Texas Normal College and Teacher Training Institute (NTNCTI) was a private institute which began in 1890. In 1901, it was officially recognized as the state's higher education teaching institution. It was renamed the North Texas State Teachers College in 1924 and is now the University of North Texas.

The Texas state legislature authorized the creation of a college for women in 1901, wanting to provide an institution comparable to Texas A&M, which was restricted to men. Denton was chosen as the site for the Girls Industrial Institute and College in 1902, which changed its name numerous times before becoming Texas Woman's University. Although the University has been fully co-educational since 1994, it is still the largest publicly-funded university in the U.S. primarily for women.



EARLY DENTON SETTLEMENT

Pre- and Post-World War I

The first two decades of the 20th century saw significant developments in city infrastructure. The city took control of its own electricity and water by purchasing a plant from the Denton Water and Light Company in 1905. A sewer system and natural gas lines were installed by 1912. The city limits were extended further north and west to encompass both universities. Interurban rail systems became popular during the early twentieth century, and four interurban lines developed in the Dallas-Fort Worth area. Additional railway made possible long-range commuting. Blocks of one-story bungalows, Tudor and Colonial Revival homes developed northwest of downtown between 1915 and 1940 around the old Denton High School (now Calhoun Middle School), constructed in 1923.

The majority of the commercial buildings in Denton were built in the downtown, which is centered around the Courthouse Square. The second Courthouse was demolished in 1895 due to structural issues, and construction of the current Courthouse, designed in the Romanesque Revival Style by W. C. Dodson, began in 1895 and was completed in 1897. Each of the blocks around the Square suffered through numerous fires in the late 19th century, as well as modernization during the 20th century, and only seven buildings retain their original facades from that period, two of which include cast-iron elements. However, the square still retains much of its historic character, and it was listed in the National Register of Historic Places in 2000.

*City Hall designed by
O'Neil Ford*

1968



Denton in the 1920s-1930s

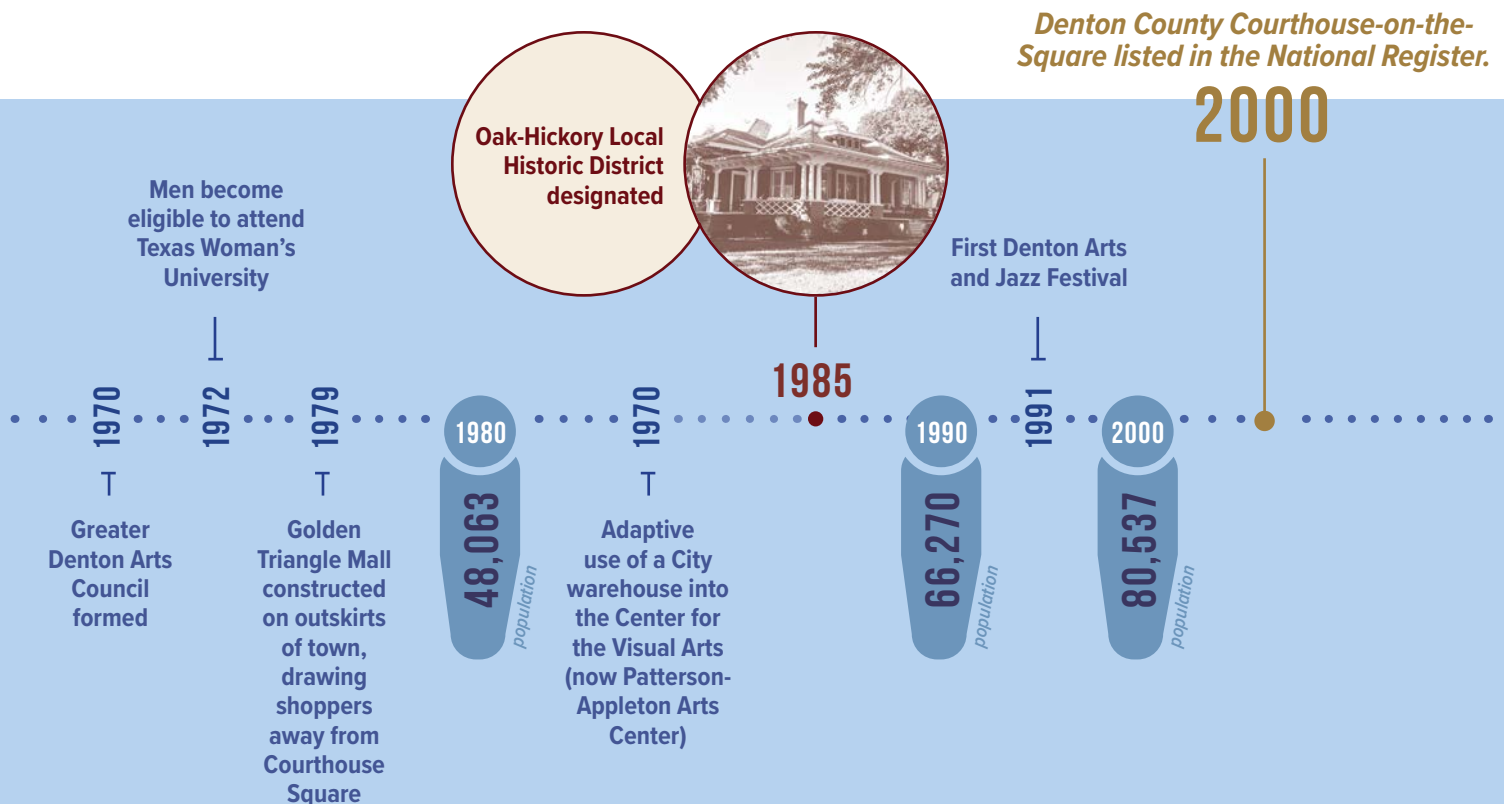
By 1920, the city population had grown to 7,626. New neighborhoods began to develop, particularly around the growing universities. The areas to the north and west of Texas Woman's University – along North Locust and Austin Streets and around Bell Avenue – developed mainly between 1915-1940, with a few earlier houses already in place. The neighborhoods to the north of the University of North Texas also developed during this period. Texas Woman's University began to expand northward during the 1920s, with the availability of additional state funding. North Texas Normal College experienced enormous growth, as enrollment grew from 781 in 1901 to 4,736 by 1923.

Agricultural production in Denton County peaked during the 1920s, but gradually declined through the 1960s. The effects of the Depression were felt throughout the area's entire economy. Projects funded by the Works Progress Administration saw the installation of new water and sewer lines, flood control along the creeks, and the construction of sidewalks around the square.

The 1930s saw local architect O'Neil Ford design numerous buildings in his early Texas Modern style of architecture. Along with architect Arch Swank, in 1939 he designed the Little Chapel in the Woods, located on the campus of the Texas State College for Women (now TWU), and considered their most innovative work.

World War II and the Post-War Era

Denton's proximity to the Dallas-Fort Worth defense plants further expanded its role as a suburb of the metropolitan area. While housing was in short supply in Dallas and Fort Worth, Denton offered a good housing stock and most amenities found in the larger city. Denton had begun to recover from the Depression as early as 1938 as bank deposits grew and merchants in the downtown area began modernizing their storefronts. The Servicemen's Readjustment Act of 1944, known more familiarly as the G. I. Bill, was responsible for much of the housing boom



nationwide, and Denton was no exception. The bill provided low interest loans with zero down payment that favored new construction over existing housing. This required that communities build new housing. The city continuously annexed land to accommodate a growing population, mostly on the northeast and northwest sides. Platted subdivisions of modern suburban-type homes soon replaced agricultural land. Both universities underwent considerable expansion during the 1950s-1960s, which contributed to a population boom in Denton, with nearly half the city's population comprised of students.

The citizens of Denton voted in 1959 to adopt the council-manager form of government. The city continued to grow and expand through the 1960s-1970s, adding industries and continuing annexation. Proximity to Dallas and Fort Worth, as well as the airport and interstate highways, were a major factor in the increasing industry, university enrollment and city population.

DENTON TODAY

Denton's continued suburban expansion pushed businesses away from the downtown area. By the 1980s, few businesses remained on the Courthouse Square. The city saw unprecedented population growth over this period, growing in size from 48,000 to an estimated 136,000. This period also saw a growing Latino community make Denton its home. Recognizing the potential economic benefits of preservation, the city established a historic preservation ordinance in 1980. The establishment of a successful Main Street Program and the restoration of the Denton County Courthouse in 1986 were instrumental in the ongoing revitalization of the downtown Courthouse Square.

Bell Avenue
Historic District
established



2008

2018

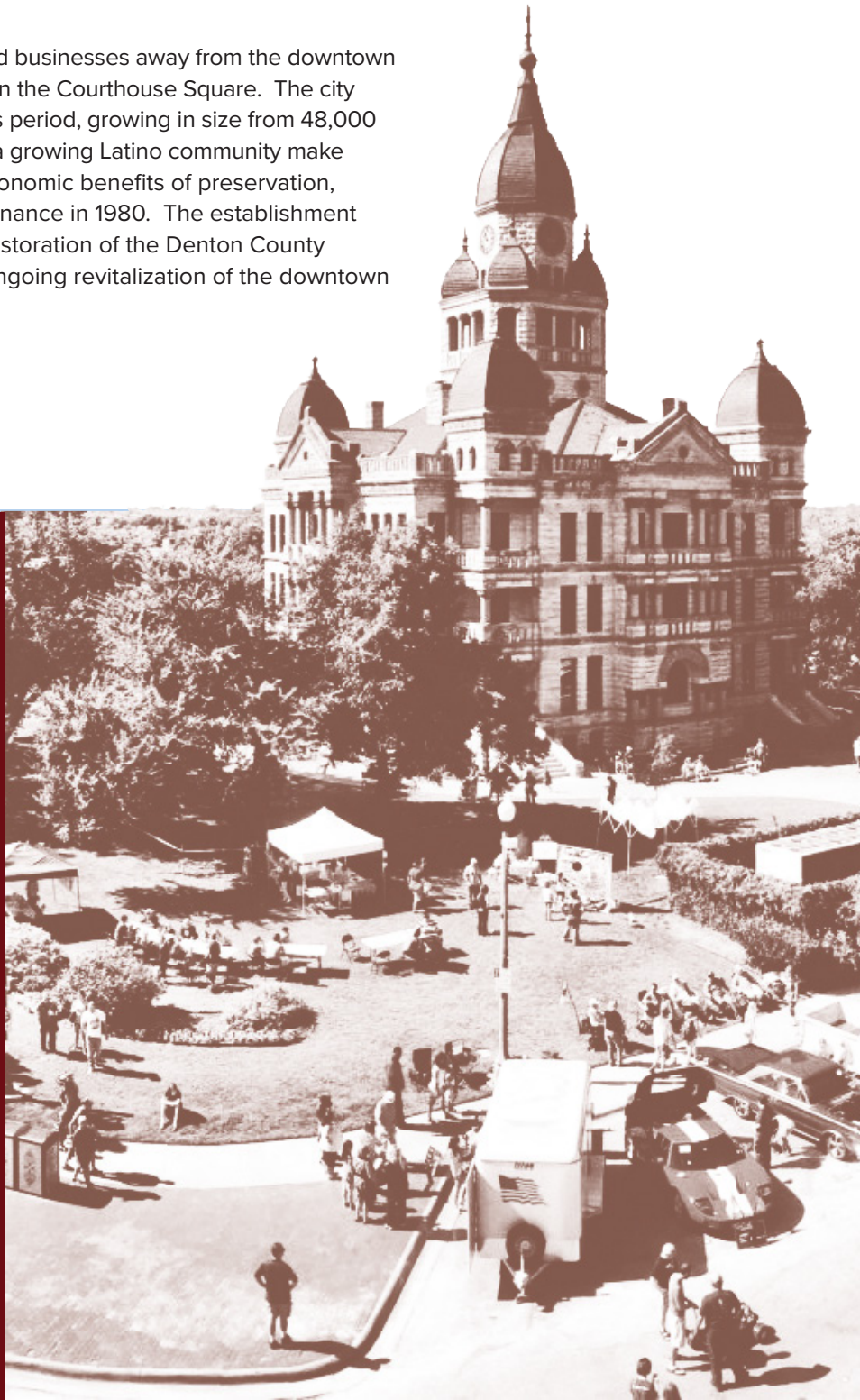
2018

132,077



West Oak Local
Historic District
established by the
City of Denton

DENTON TODAY



DENTON HISTORIC RESOURCES

Historic resources are defined through the following categories:

- **Buildings:** examples include houses, barns, commercial buildings, theaters, and factory buildings
- **Structures:** examples include water towers and bridges
- **Sites:** examples include parks, gardens, and cemeteries
- **Objects:** examples include statues, monuments, and brick streets
- **Districts:** groups of buildings, structures, sites and/or objects within a defined boundary

In most instances, historic resources are associated with a particular historic context that has been identified in National Register nominations or other survey and documentation projects. For example, historic resources located within the Oak-Hickory Historic District may be related to Denton's earliest residential development. In a different instance, an Art Deco style commercial building constructed in Downtown Denton during the first decades of the 20th century is a representative example of a distinctive architectural style popular during that time period. Other resources may share relationships with a significant person(s) or event(s) in Denton's history. The resource types found in Denton are summarized in this section and include information gathered from various National Register nominations and survey projects undertaken by the City and other entities over the years.

ARCHAEOLOGICAL RESOURCES

Archaeological resources generally consist of artifacts or features that mark a place or site of previous settlement. Artifacts and features could include earthen mounds or burial grounds; remnants of building foundations, including forts and encampments; homesteads and privies; caves; old trails and roads; weaponry; and old mills, smokehouses, and religious structures. Concentrations of artifacts in one location often signifies an important archaeological site that may date from Denton's early and pre-historic settlements to the relatively recent building construction of the City's first pioneer newcomers during the mid-1800s. While the word archaeology is commonly associated with more ancient aspects of history, Federal and State of Texas archaeological laws consider archaeological remains and artifacts as recently as 1950 as archaeologically significant.

Denton's archaeological resources, determined through research, surveys and excavations over the last 50 years, include recovered items such as stone fragments and Native American artifacts. Perhaps the Denton area's most important archaeological resources are the 19th century pottery kilns located at five different sites:

- Cranston Site
- Roark-Griffith Site
- J. S. Lambert Site
- H. Serren Site
- Wilson-Donaldson Site



*Roark-Griffith Site © Denton County
Office of History and Culture*

COMMERCIAL RESOURCES

Downtown Denton, including the Courthouse Square, contains the city's most important concentration of historic commercial buildings. Another important historic commercial area includes the Fry Street area near the University of North Texas and a group of commercial buildings on South Locust. Other historic commercial buildings of different time periods are scattered in different locations within the older sections of the city.

Like many communities around the country, Denton's downtown experienced different periods of growth and change since the 1850s when the community first began to be settled and the Courthouse Square was first platted. These growth periods are reflected with different generations of building types and styles up until the 1990s with the Downtown's most recent developments. Denton is like many communities with the first generation of downtown buildings often constructed in wood given their ready availability from nearby milling operations. The first Denton County Courthouse was of log construction and located on the north side of the Courthouse Square.

Towards the latter decades of the 19th century, with the coming of the Dallas and Wichita Railroad, and expanding agricultural industry in the County, the Downtown began to grow with new buildings accommodating a broader array of commercial services. By 1896, the Courthouse Square was built out and lined with one- to two-story buildings constructed mainly in brick or stone and stylized in some cases with corbeled cornices, window hoods, and storefronts with transom windows and fixed canopies. Architectural styles range from more vernacular forms to Italianate, Classical Revival and Greek Revival styles. Each of the blocks around the Square suffered through numerous fires in the late 19th century, as well as modernization during the 20th century, and only seven buildings retain their original facades from this period, including the Paschall Building (1882) at 122 North Locust and the Scripture Building (1881) at 123 North Elm, which both retain their cast iron storefronts. Downtown's growth as a major commercial and government center in Denton County is demonstrated by the Romanesque Revival Denton County Courthouse, constructed from 1896 and designed by architect W. C. Dodson.

In the early decades of the 20th century, the early generations of commercial buildings were gradually replaced with more permanent buildings as downtown continued to grow as a center for business, shopping, and entertainment, mostly due to reputation as a center for higher learning. Commercial buildings with larger floor plates were often necessitated by the emergence of the department store and larger grocery stores as the prime downtown shopping attractions; others were remodeled in a refined Commercial-style with simpler ornamentation and architectural features — squared windows, more expansive storefronts and restrained cornice detailing — typical of the time period in many downtowns across Texas, as well as in other states. Representative examples of the larger commercial buildings of the time period can be found along the north and south sides of the Courthouse Square. The two-story Evers Hardware Company Building (1913) at 109 West Hickory is an example of a simple Two-Part Commercial building with Classical Revival detailing. The McClurkin Building (1915) at 207 West Hickory is an example of a larger Two-Part Commercial building form with Classical Revival façade treatments.



Theaters, such as the Fine Arts Theater (1895/1921/1952, Dreamland Theater) at 119 North Elm and the Campus Theater (1949) at 214 West Hickory, would become focal points of social gatherings and entertainment. The west side of the Courthouse Square became known as “theater row” as seven theaters were operating downtown by mid-century. Most of the buildings around the square are simple one- and two-story commercial style buildings with simplified elements of an architectural style; however, there is one building on the Square that is truly designed in a specific architectural style, and that is the Denton National Bank (1913) at 100 North Locust. This high-style Classical Revival edifice was designed with a Temple Front building form in a variation known as distyle in antis (two-story recessed entry with flanking identical columns).

In the post-World War II years, the buildings downtown and around the Courthouse Square, as in other downtown districts from the 1950s and 60s, would see construction of Modernist buildings and renovations, and other late Modern buildings constructed in the 70s and 80s. Several one- and two-story brick buildings were constructed downtown during this period, and all reflect minimalist design. Examples include 106 North Locust (1946), 209 West Hickory (1949), 109 North Elm (1955) and 111 North Elm (1955). The Stockard Building (1950s) at 120 East Oak is a Mid-Century Modern design, while the Wells Fargo Bank (1961/1972) at 101 South Locust is Postmodern.

INDUSTRIAL AND AGRICULTURAL BUILDINGS

Morrison Milling Company (1886-1936, Alliance Milling Company) at 319 East Prairie has been a major community landmark for decades, with the huge “Morrison Corn-Kits” sign on the roof of this grain mill. Old City Warehouse (1929, Center for the Visual Arts) at 400 East Hickory is the only local example of the “Southwest Industrial” style of architecture, making it a unique and important Denton landmark. The Old Mill (1941) at 421 East Hickory was an addition to the Graham Mill and Elevator Company, which was constructed in 1900 – and later became the Kimbell-Diamond Milling Company. The mill and elevator were destroyed by fire in 1967. The mill, a utilitarian brick design with simplified Dutch parapet, was used as a warehouse and to process commercial feed. The collection of early-20th century corrugated steel structures at Dennis’ Farm Store, 320 Bell Place, represent Denton’s strong agricultural history through a more vernacular design.



Morrison Milling Co. © Denton Public Library

TRANSPORTATION, INFRASTRUCTURE, ROADS, AND BRIDGES

Historic resources related to transportation in Denton include several concrete and stone drainage ditches, which were installed by the Great Depression-era Works Progress Administration (WPA) in the 1930s. Perhaps the most significant transportation-related historic resources are the truss steel bridges that have been preserved through a program between the Denton County Historical Commission and Denton County, many being relocated and re-purposed as pedestrian bridges. This on-going program has saved at least 19 bridges to date, including the County Line Road Bridge, installed in 1940 over Denton Creek and relocated to North Lakes Park in Denton in 2001; the Donald Road Bridge, installed over South Hickory Creek in 1903 and moved to the Denton County Health Department, 525 South Loop, in 2006; the Gregory Road Bridge, installed over Duck Creek about 1923 and relocated to the Denton County Health Department, 525 South Loop, in 2007; and the Rector Road Bridge, installed over Clear Creek in 1908 and relocated to Guyer High School, 7501 Teasley Lane, in 2004.

CIVIC AND GOVERNMENT BUILDINGS

Civic and government buildings reflect a community's political and cultural development. Downtown Denton has historically been the home of most civic and governmental institutions, including the Spanish Colonial Revival style Old City Hall (1927) by Van Slyke and Woodruff at 221 North Elm; the Brutalist-influenced U.S. Post Office and Federal Building (1975) at 101 East McKinney; the Georgian Revival style Old U. S. Post Office (1919) at 210 North Locust; and, the old Fire Hall (1930) at 1515 North Elm Street on Denton's north side. The Old Denton County Courthouse (1897) by W. C. Dodson at the Courthouse Square is noted for its exuberant design in the Romanesque Revival style with Second Empire details; it serves as home to the Denton County Historical Society, the Denton County Historical Commission, and the Denton County Office of History and Culture, who manages the building.

Just to the northeast of downtown is Quakertown Park, home to numerous civic buildings such as Denton City Hall (1967) by O'Neil Ford; Denton Civic Center (1966) also by O'Neil Ford; and, the Emily Fowler Central Library (1949) by Wyatt C. Hedrick with 1969 and 1980 additions by O'Neil Ford.

While not located downtown, the Federal Regional Center (1964) at 800 North Loop 288 on the city's east side is an excellent example of the Mid-Century Modern style, ornamented by geometric designs such as stone panels and decorative screens, square posts, and a distinctive folded plate porte-cochere roof. The building is one of five sites constructed nationwide as locations for underground facilities prompted by the Cold War and was the first to be built. Today, the Denton facility serves as the Region VI headquarters for the Federal Emergency Management Agency (FEMA).



CHURCHES AND RELIGIOUS BUILDINGS

Religious buildings reflect a community's social and cultural development. The location of a church was dependent on where specific ethnic and population groups settled, how neighborhoods developed, the availability of land or the gifts of major benefactors.

Denton's historic churches and religious institutions were constructed within close proximity to the downtown Courthouse Square district during the early- to mid-20th century, such as the Classical Revival First United Methodist Church (1923) at 201 S. Locust Street, and the Little Chapel-in-the-Woods (1939) at 415 Chapel Drive on the campus of Texas Woman's University. The chapel was designed by O'Neil Ford and Arch Swank. Another Mid-Century design by Ford and Howard Wong is the First Christian Church of Denton (1959) at 1203 North Fulton Street. The St. James African American Methodist Episcopal Church (1922) at 1107 East Oak, is the oldest African-American church in Denton and considered to be the third oldest in Texas, originally founded in 1875. It was moved to its current location from the former Quakertown location.

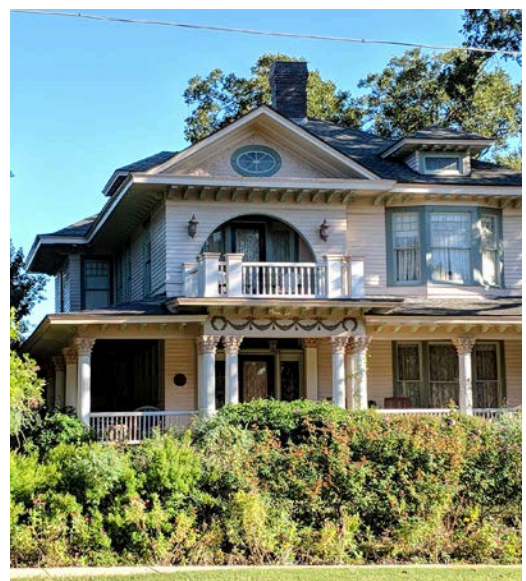
RESIDENTIAL RESOURCES

Residential buildings are the most common historic resource type found in Denton, and therefore best represent the city's architectural and development history. Denton's earliest residential neighborhoods extended outwards from the downtown Courthouse Square along major arterials, such as Oak and Hickory Streets to the west, and Locust and Elm Streets to the north and south; the railroad and associated industrial uses dominated the land area east of the downtown. Residential expansion continued in successive decades to the northeast and northwest portions of the community.

Denton's historic residential resources span the decades of major development periods in the city from the 1880s to the 1960s as Denton grew from its early roots as an agricultural center - its economic prosperity bolstered during in the early decades of the 20th century by the founding of its higher education institutions. Therefore, the majority of historic residential resources in Denton date from the 1900s to the 1960s, where neighborhoods such as Silk Stocking Row (now the Oak-Hickory Historic District), as well as Idiots Hill, were mainly developed or built out. Residential resources also demonstrate a diversity between vernacular worker homes and high-style construction of representative architectural styles popular during specific time periods – such as Craftsman in the early 1900s and Tudor Revival in the 1920s, for example. Minimal Traditional and Ranch homes define the housing styles and types of the post-World War II years, largely found in the neighborhoods beyond the immediate downtown area.



Lomax House, 723 West Oak Street



Christal House, 722 W. Oak Street

Denton's earliest architecture consists mainly of single-family Queen Anne homes found in the Oak-Hickory Historic District, many built for prominent Denton merchants. Succeeding decades would see the remaining lots in the earliest neighborhoods developed with a mix of American-derived house styles such as the Foursquare and the Craftsman bungalow. Bungalows would be found in many other Denton neighborhoods, including the Congress School neighborhood and along North Bolivar Street, and represent the most popular housing type in Denton.

As Denton grew during the early 20th century, period revival architecture, including Colonial and Tudor Revival - styles that take their inspiration from European domestic design traditions – became prevalent. After World War II, the horizontal Ranch house and the Minimal Traditional – commonly-known as the Cape Cod cottage, a spare, box-like form of the Colonial Revival – became preferred housing products in newly developing areas of Denton, such as the Idiots Hill neighborhood. Ranch housing types were favored by the American public after World War II, reflecting the desire for larger but affordable homes, in contrast to the smaller Cape Cod or Minimal Traditional residences that were constructed on the smaller lots on earlier subdivision plats. The Carroll Park Subdivision is representative of the numerous Denton neighborhoods where the Minimal Traditional type home is predominant. Other housing developments and subdivisions from the 1950s can be found in the northeast and southeast portions of Denton.

Despite the existence of many examples of high-style residential architectural styles, about 12 percent of Denton's historic housing resources were constructed in vernacular forms with materials mass-produced or milled locally or near Denton. Vernacular forms, such as the Center-Passage or L-Plan home, would retain their basic, distinguishing shapes but would be finished in different cladding materials. Some housing would not incorporate any distinguishing architectural elements, making them purely a functional dwelling unit. Local developers and contractors would largely build such housing given the availability of building materials, parts and architectural plans that were widely distributed through books, periodicals and other publications distributed during the decades from the 1880s to the 1950s.



Cunningham House, 1015 W. Oak Street

EDUCATIONAL BUILDINGS AND INSTITUTIONS

Significant educational buildings include local Denton schools and the facilities of higher education institutions. Important among local schools is the Denton Senior High School (1924) by Wiley G. Clarkson at 709 West Congress, now Calhoun Middle School.

Texas Woman's University was founded in 1901 and retains many of its original buildings across campus, including the first – Old Main Building (1903) designed by architects Dodson and Scott. Other historic buildings include Stoddard Hall (1936); Music Building (1937); the Science and Arts buildings, and Student Union (1941); now the Dance-Gymnastics Laboratory; Central Dining Hall, now Hubbard Hall; Woodcock Hall (1951); and, the Blagg-Huey Library. The campus has been tied together visually through the use of the Georgian Revival style in most of the older buildings.

The University of North Texas was founded in 1890 and retains a number of its early buildings – including the University's oldest building – Historical Building (1913), now Curry Hall; Chilton Hall (1939); the Hurley Administration Building (1955); Sycamore Hall (1937); Crumley Hall (1961); Willis Library (1970), as well as a number of residence halls. The campus has been tied together visually through the use of the Classical Revival style in most of the older buildings.

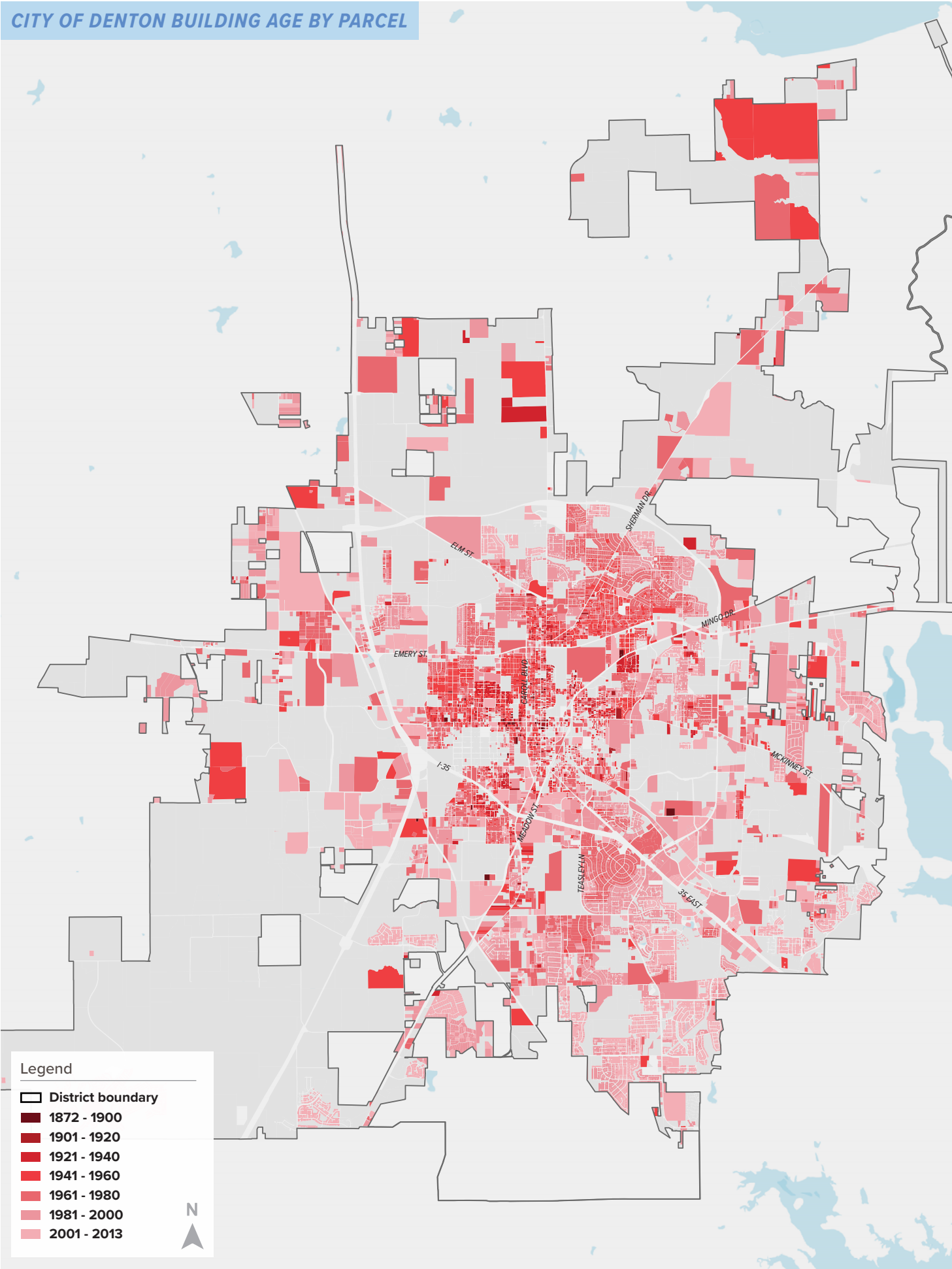
DENTON BUILDING PERIODS

Denton's historic building resources can be categorized and understood in their historic context by their construction dates. Listed below are the time segments that reflect the general themes of development in Denton:

- **Pre-1900:** Early Development and Settlement
- **1901 – 1920:** Early 20th Century
- **1921 – 1940:** Revival Period
- **1941 – 1960:** Post World War II / Mid-Century Modern
- **1961 – 1980:** Late Modern / Modern Eclectic
- **1981 – 2000:** Post-Modern / Late 20th Century
- **2001 – Now:** Early 21st Century

The map on the following page identifies buildings by their period of construction within the City of Denton. As the map reflects, Denton's older heritage resources – generally between 1882 and 1941 – are concentrated in the older areas of the city around and near the downtown Courthouse Square, west along Oak Street and scattered properties to the north of downtown. Later developments and subdivisions – depicted in shades of light red – document resources constructed after World War II through the 1970s. Similarities in building age in a given area typically correspond to similarities in the neighborhood's architecture and building forms. *(Information compiled on this map has come from numerous sources and may not be complete nor accurate.)*

Figure 9: City of Denton Building Age



EXISTING LANDMARKS AND DISTRICTS

A significant number of historic resources in Denton are officially designated Denton City Landmarks or listed in the National Register of Historic Places individually or as part of a district. Several historic resource surveys and inventories have been undertaken over the last 25 years where properties and structures have been identified for future landmarking and district designation. The types of designations include nomination in the National Register of Historic Places and Denton Local Landmarks and Districts.

NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

The National Register of Historic Places is this nation's official list of buildings, structures, sites, and objects worthy of preservation. The National Register is a program of the National Park Service, U.S. Department of the Interior, and is authorized under the National Historic Preservation Act of 1966. It is administered in Texas by the Texas Historical Commission. National Register designation is honorary and poses no restrictions on the use of property but provides significant financial benefits, including eligibility for the Federal Historic Preservation Tax Credits. Properties may be listed individually in the National Register or be included as part of a district within definable geographic boundaries. Districts may also include accessory structures, fences and natural resources having historical, architectural, archaeological, or cultural significance.

NRHP-listed properties (as of April 2019):

- Denton County Courthouse (Courthouse Square, listed 1977)
- Fairhaven Retirement Home (2400 North Bell Avenue, listing anticipated 2019)
- Pottery Kiln Sites Multiple Property Listing (addresses restricted, listed 1982)
- Rector Road Bridge (Guyer High School, 7501 Teasley Lane, listed 2004)
- Pioneer Woman Statue – Monuments and Buildings of the Texas Centennial Multiple Property Listing (Texas Woman's University, listed 2018)

NRHP-listed Districts (as of April 2019):

- Courthouse Square National Register Historic District (listed 2000)
- Historic and Architectural Resources of Denton Multiple Property Nomination (listed 2000)

Each National Register Historic District is described in more detail in the following Historic District descriptions.



Pioneer Woman Statue, Texas Woman's University

Courthouse Square National Register Historic District

The Courthouse Square National Register Historic District is centrally located in downtown Denton and within the center of the original town plan. The district is roughly bounded by Pecan and Walnut Street, and North Cedar and North Austin Streets. The Courthouse Square District contains 30 contributing and 20 non-contributing resources, with a period of significance starting circa 1882 and ending in 1949. Properties built after 1949 are generally considered noncontributing to the Historic District. The District was eligible for the National Register under Criterion A for commerce, community development and planning. The District comprises nine (9) square blocks of mainly brick commercial buildings, including One- and Two-Part Commercial, as well as Temple Front, and Courthouse building types. Its historical significance under Criteria A lies in its concentration of properties that represent significant aspects of the economic, physical, and governmental development of Denton. With the Denton County Courthouse dominating the center of the square, the surrounding streets are lined with commercial buildings representing several phases of the city's downtown commercial development (Denton County Courthouse Square Historic District National Register Nomination).

Table 4: Courthouse Square National Register Historic District Resources

DISTRICT RESOURCES	CONTRIBUTING	NON- CONTRIBUTING
Buildings	27	19
Sites	1	0
Structures	1	0
Objects	1	1
Total	30	20

Historic and Architectural Resources of Denton Multiple Property Nomination

The National Register Multiple Property Documentation Form nominates groups of related significant properties and property types organized by key historic context periods. This nomination is a cover document that serves as a basis for evaluating the National Register eligibility of related properties. It may be used to nominate and register individual or thematically-related historic properties simultaneously in the future.

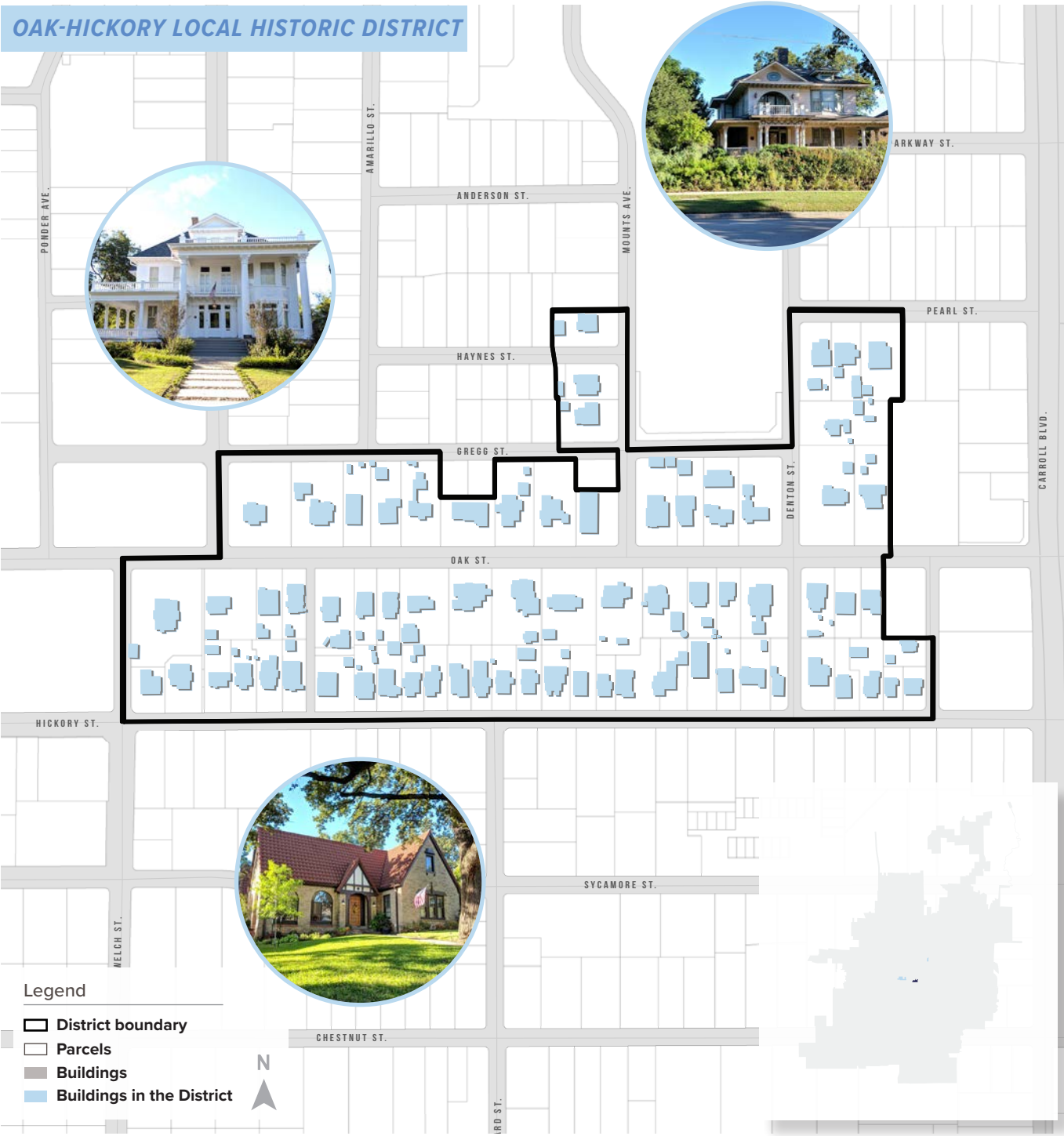
This nomination provides the historic context for the development and growth of the City of Denton, discussing in detail the factors that led to the city's founding, the layout and development of the Courthouse Square, the founding of the University of North Texas and Texas Woman's University and their impact on the local economy and adjacent neighborhood development, the arrival of the railroad and its impact on the economy and local industry, early 20th century residential and commercial development, the Quakertown neighborhood, and the creation of the City Park, changes in the local agricultural economy, the work of architect O'Neil Ford, and the post-World War II expansion of the City. The nomination then provides an overview of the property types found within the City of Denton, of which 91 percent is residential represented by 2,200 buildings. Commercial properties make up 5 percent of the city represented by 136 buildings, the majority of which surround the Courthouse Square. Institutional properties make up one percent of the city represented by 42 buildings. The criteria for nominating residential, commercial, and institutional properties under the nomination are provided. Finally, the nomination provides an overview of building types and styles for each property type.

LOCAL DISTRICT DESIGNATIONS

Oak-Hickory Local Historic District

Adopted in 1985, the Oak-Hickory Historic District consists of 70 buildings and structures encompassing multiple blocks along Oak, Hickory, and Denton Streets as well as Mounts Avenue. The Oak-Hickory Historic District includes many of Denton’s oldest and finest homes, as the area has long been known as “Silk Stocking Row,” including early 20th century Revival styles, Queen Anne, Prairie, Craftsman bungalows, as well as Mid-Century Ranch homes. Many individual Denton Local Landmarks are located within the district.

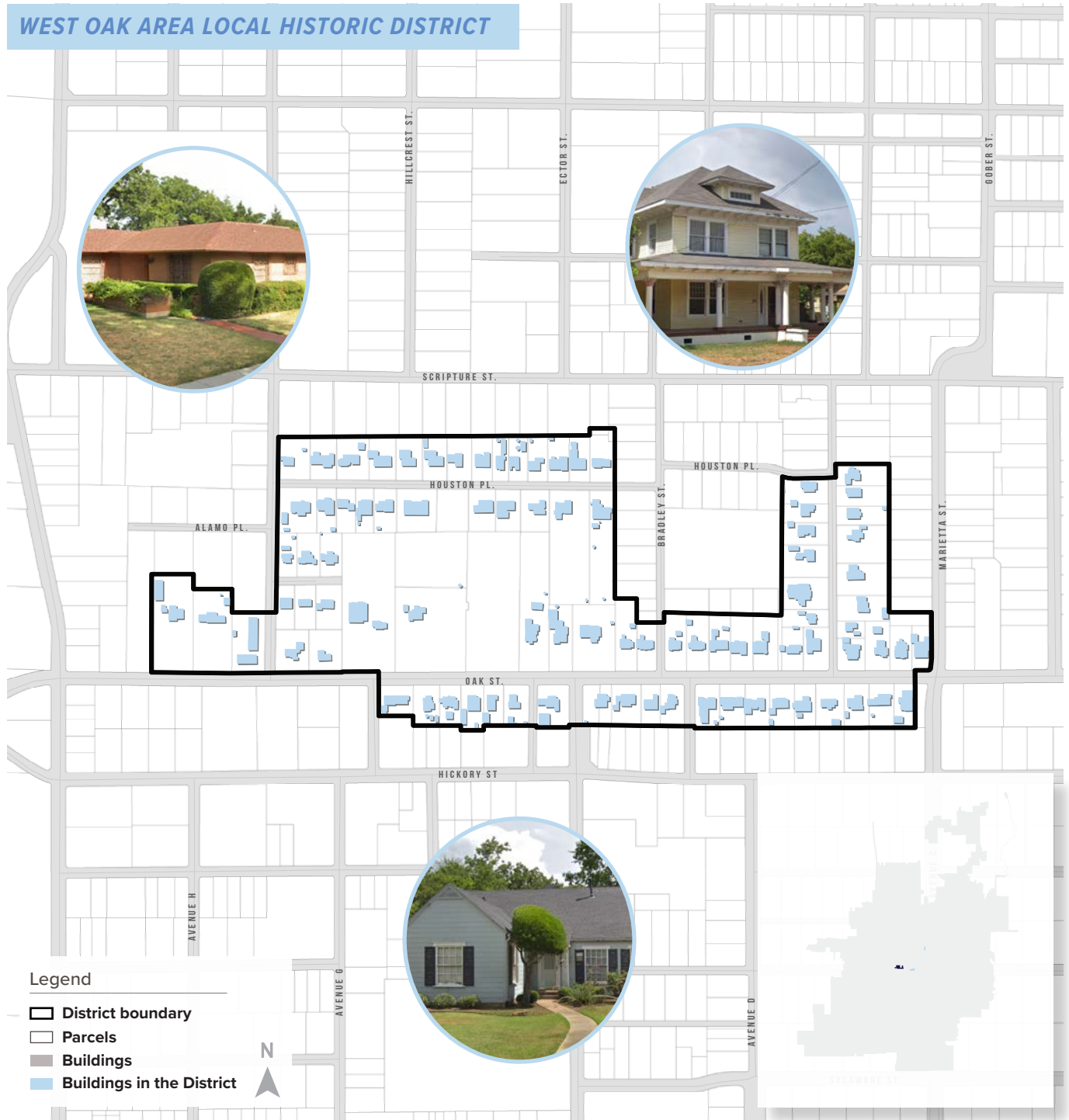
Figure 10: Oak-Hickory Local Historic District



West Oak Area Local Historic District

Adopted by the City Council in 2008, the West Oak Area Historic District consists of 89 buildings encompassing multiple blocks along Oak, Jagoe, Marietta, Bradley and Thomas Streets as well as Houston Place. The West Oak Area Historic District consists of several architecturally significant homes, including early 20th century Revival styles, Craftsman bungalows and cottages, as well as Minimal Traditional and Ranch homes.

Figure 11: Oak-Hickory Local Historic District



Bell Avenue Local Historic District

Adopted in 2019, the Bell Avenue Historic District consists of 28 buildings and encompasses a three-block stretch of North Bell Avenue in the Idiots Hill neighborhood. The district consists of several architecturally significant homes, including the Gertrude Gibson House at 1819 North Bell, as well as early 20th century Craftsman bungalows and Ranch types. The area was previously designated a Local Historic Conservation District.

Figure 12: Oak-Hickory Local Historic District



LOCAL CITY LANDMARKS

A Denton City Landmark is any building, structure, site, district, area, and land that meets one or more of the following criteria:

1. Character, interest, or value as part of the development, heritage or cultural characteristics of the City, state, or the United States;
2. Recognition as a recorded state historic landmark, a national historic landmark or entered into the National Register of Historic Places;
3. Embodiment of distinguishing characteristics of an architectural type or specimen;
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the City;
5. Embodiment of elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation;
6. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif;
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, state, or United States;
10. Location as the site of a significant historic event;
11. Identification with a person who significantly contributed to the culture and development of the City, State or United States;
12. A building or structure that because of its location has become of value to a neighborhood, community area or the City;
13. Value as an aspect of community sentiment or public pride.

Local City Landmark designation does not regulate the use of the property; however, exterior changes and alterations, as well as proposed demolition, is reviewed by the Historic Landmark Commission.

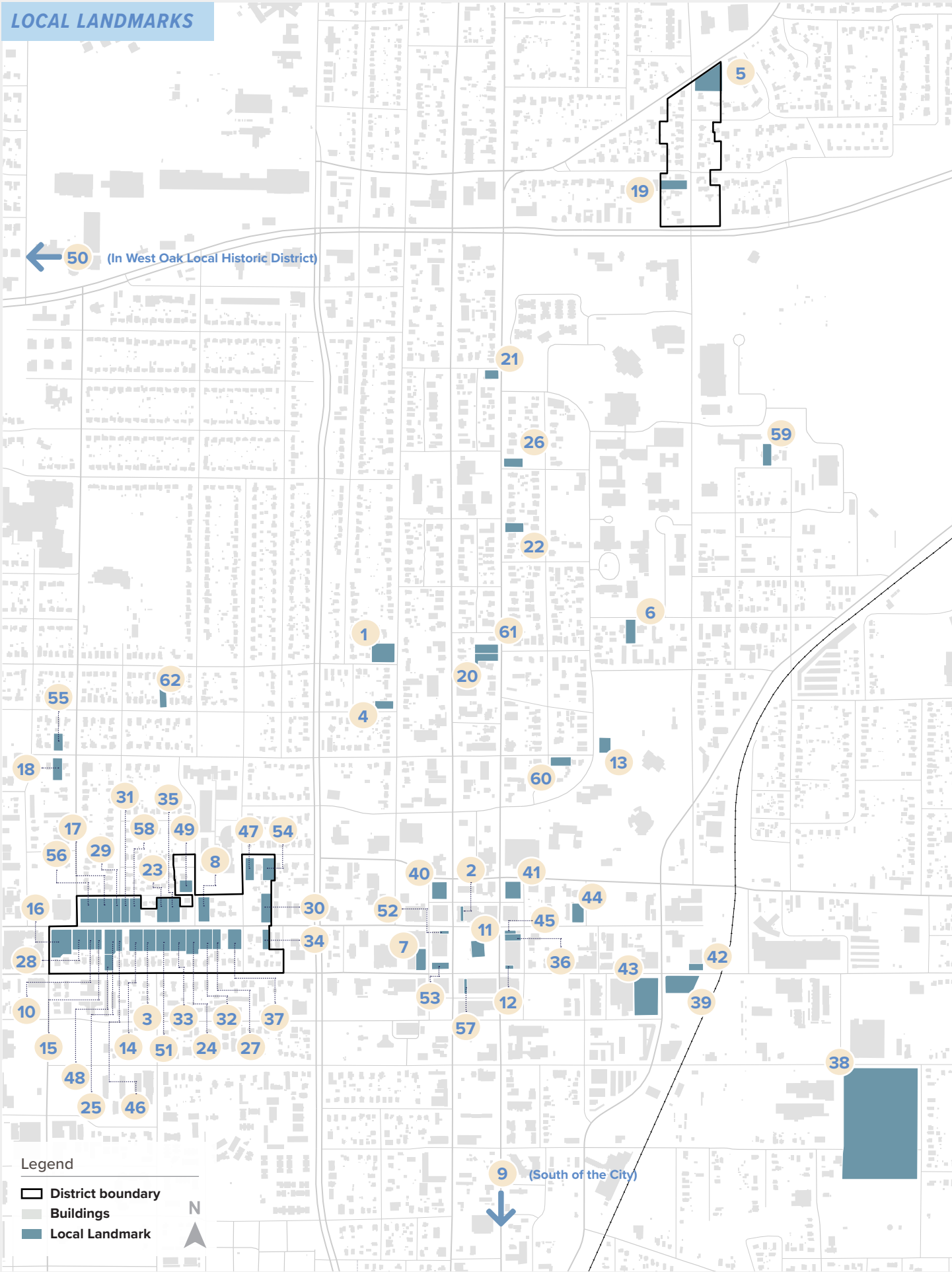


Old City Post Office

Local City Landmarks in Denton
(as of April 2019) include:

1. Barrow House (1940) – 805 Bolivar Street
2. Bird-Davis House (1914) – 924 W. Oak Street
3. Blewett House (c. 1898) – 903 W. Oak Street
4. Blount-Greenlee House (c. 1895) – 703 Bolivar Street
5. Boyd-Wadley House (n/a) – 2016 N. Bell Avenue
6. Burgoon Boarding House (c. 1914) – 322 Texas Street
7. Campus Theater (1949) – 200-214 W. Hickory Street
8. Christal House (1906) – 722 W. Oak Street
9. Craddock House (1895-1900) – 2044 W. Oak Street
10. Cunningham House (1929) – 1015 W. Oak Street
11. Denton County Courthouse (1896) – 110 W. Hickory Street
12. Denton County National Bank (1913) – 100 N. Locust Street
13. Denton Woman's Club (1928) – 610 Oakland Street
14. Dobbins-Capps House (1926) – 915 W. Oak Street
15. Elizabeth and James Isaac Anderson House (1929) – 1011 W. Oak Street
16. Evers House (1903) – 1035 W. Oak Street
17. F. V. Garrison House (c. 1900) – 1004 W. Oak Street
18. George W. Morrell House (1924) – 1109 W. Congress Street
19. Gertrude Gibson House (1929) – 1819 N. Bell Avenue
20. Giuseppe's Brownlow House (1902) – 821 N. Locust
21. Herrick House (1923) – 1513 N. Locust Street
22. Ina and H. G. Brown House (n/a) – 1120 N. Locust Street
23. J. B. Farris House (1924) – 818 W. Oak Street
24. James and Ada Raley House (1895) – 801 W. Oak Street
25. James N. and Eva Rayzor House (1913) – 1003 W. Oak Street
26. John and Annie Maclachlan House (1912) – 1314 N. Locust Street
27. Judge Ben Jackson House (n/a) – 717 W. Oak Street
28. Judge J. W. Sullivan House (1920) – 1023 W. Oak Street
29. Kimbrough-Tobin House (n/a) – 120-122 W. Oak Street
30. L. and Idella Bailey House (1913) – 610 W. Oak Street
31. Lipscomb-Doggett House (1895) – 918 W. Oak Street
32. Lomax House (c. 1898) – 723 W. Oak Street
33. Martin-Russell House (1931) – 811 W. Oak Street
34. May-Wilkerson House (1878/1885) – 609 W. Oak Street
35. McClurkan House (1936) – 812 W. Oak Street
36. McCrory's Variety Store (1901) – 118-120 N. Locust Street
37. Noyle-Graham-Millican House (1905) – 705 W. Oak Street
38. Oakwood Cemetery (1857) – E. Prairie and Bradshaw Streets
39. Old City Warehouse (1929) – 400 E. Hickory Street
40. Old Denton City Hall (1927) – 221 N. Elm Street
41. Old Denton Post Office (1919) – 218 N. Locust Street
42. Old Mill (1941) – 421 E. Hickory Street
43. Old Power Plant (1929) – 400 E. Hickory Street
44. Original Evers House (n/a) – 217 E. Oak Street
45. Paschall Building (1877) – 122 N. Locust Street
46. Ratliff-Schultz House (c. 1900/1949) – 923 W. Oak Street
47. Raymond and Iris May House (n/a) – 619 Pearl Street
48. Rayzor-Graham House (1912) – 928 W. Hickory Street
49. Robert Mounts House (1898) – 305 Mounts Avenue
50. Russell House (1890) – 1555 Lindsey Street
51. Scripture-Deavenport House (1885/1905) – 819 W. Oak Street
52. Scripture Building (1882) – 123 N. Elm Street
53. Sherman Building (n/a) – 101 N. Elm Street
54. Simmons-Maxwell House (1915) – 607 Pearl Street
55. Smith House (1922) – 1108 W. Congress Street
56. Stafford-Abbott House (1914) – 1018 W. Oak Street
57. T. W. Daugherty and Sons Site (n/a) – 119 W. Hickory Street
58. Tom and Philo Sample House (1940) – 912 W. Oak Street
59. Vacant Landmark Site (n/a) – 619 Grove Street
60. W. R. Lakey House (1922) – 520 N. Austin Street
61. The Locust Street Inn (1912) – 815 N. Locust Street
62. Unknown Name (n/a) – 900 Egan Street

Figure 13: Local City Landmarks



LOCAL CONSERVATION DISTRICTS

A Local Historic Conservation District is a geographically defined area including a landmark or a group of landmarks, created by the City Council for the purpose of conserving local historic resources and neighborhood character. The City Council may establish more than one such historic conservation district. Landmarks within the boundaries of a historic conservation district are related by historical, architectural, or archaeological significance.

Designation criteria for Local Historic Conservation Districts are stated within Section 35.7.7 of Denton's Unified Development Code:

1. The proposed district must include buildings, structures, or sites which are fifty (50) years of age or be of historical significance.
2. The proposed district must include buildings, structures, or sites that have common character defining features and be of common form.
3. The proposed district must include buildings, structures, or sites which are similar in size, massing and scale and/or have a common streetscape and/or have similar spatial relationships and/or contain common visual qualities such as vegetation, vistas, orientation, set back, spacing, site coverage, exterior features, or materials.
4. The proposed district must express a local identity as recognizable combinations of qualities common throughout an identifiable geographical area.

As of August 2019, there are currently no designated Local Historic Conservation Districts. However, the Bell Avenue Local District was formerly a Local Historic Conservation District until 2019.

RECORDED TEXAS HISTORIC LANDMARKS

Administered by the Texas Historical Commission, Recorded Texas Historic Landmarks (RTHL) are buildings, sites, or structures significant architecturally or historically to the State of Texas. To be eligible for designation, historic resources must be at least 50 years old and possess a high level of integrity; owner consent for the designation is also required. Properties designated as RTHLs may be eligible for listing in the National Register of Historic Places in some cases; in others, National Register listed properties may not be eligible as an RTHL. Proposed exterior alterations to RTHLs beyond regular maintenance are reviewed by the Texas Historical Commission; property owners are required to notify the Commission of pending work 60 days before its commencement. The Commission may also institute an additional 30-day waiting period if a satisfactory decision has not been reached regarding building project plans. Recorded Texas Historic Landmarks are marked in Denton by distinctive marker medallions; they are also counted as part of the Texas Historical Marker program (discussed below).

Recorded Texas Historic Landmarks (as of April 2019) within Denton include:

- Campus Theater (1949) – 214 West Hickory Street
- Christal House (1906) – 722 West Oak Street
- Old Denton City Hall (1927) – 221 N. Elm Street
- Denton County Courthouse (1896) – 110 West Hickory Street
- Denton Senior High School (1924) – 709 Congress Street
- James N. and Eva T. Rayzor House (1909) – 1003 West Oak Street
- Lipscomb-Doggett House (1895) – 918 West Oak Street
- Little Chapel in the Woods (1939) – 415 Chapel Drive
- Martin-Russell House (1925-27) – 811 West Oak Street
- Mounts-Wright House (1898) – 403 Mounts Avenue
- Rayzor-Graham House (1912) – 928 West Hickory Street
- Robert Mounts House (1898) – 305 Mounts Avenue
- Scripture-Deavenport House (1885/1912) – 819 West Oak Street
- Simmons-Maxwell House (1915) – 607 Pearl Street

TEXAS HISTORICAL MARKERS

The Texas Historical Marker Program, also administered by the Texas Historical Commission, commemorates buildings and places with special historical, architectural, and cultural significance to the nation, as well as the State of Texas, or a Texas region or locality. Commemoration takes the form of plaque markers that convey or interpret the history and significance of the site or building. Applications for the Historical Marker Program are taken annually by the Commission, although they must be first reviewed by the local County Historical Society (CHS) — in Denton, applications are reviewed by the Denton County Historical Society. Owner consent for the application and placement of the marker is required; marker designation places no restrictions on the use and disposition of private property. Texas Historical Markers are regarded by the Commission as a critical centerpiece of the state's heritage tourism program.

Texas Historical Markers (as of April 2019) within Denton include:*

- Beulah A. Harris (placed 2014) – Quakertown Park
- Edna Westbrook Trigg (placed 2015) – Courthouse Square
- First Baptist Church of Denton (placed 1997) – 1100 Malone Street
- First Christian Church of Denton (placed 1997) – 1203 N. Fulton Street
- First Methodist Church (placed 1996) – 201 S. Locust Street
- First University Building (placed 1965) – University of North Texas
- Historical Building, Curry Hall (placed 1994) – University of North Texas
- I.O.O.F. Cemetery (placed 1996) – Carroll Boulevard
- Immaculate Conception Catholic Church (placed 1994) – 2255 N. Bonnie Brae Street
- Lacy Hotel (placed 1973) – 102 West Oak Street
- North Texas State Fair and Rodeo (placed 2011) – 2217 N. Carroll Street
- Oakwood Cemetery (placed 1982) – E. Prairie and Bradshaw Streets
- O'Neil Ford (placed 2008) – 502 Oakland Street
- Quakertown (placed 2011) – Quakertown Park
- St. Emmanuel Missionary Baptist Church (placed 2006) – 509 Lakey Street
- St. James African American M. E. Church (placed 1985) – 1107 E. Oak Street
- Texas Normal College (placed 1965) – Courthouse Square
- The City of Denton (placed 1977) – Courthouse Square
- The First Building – Texas Woman's University (placed 1974) – Texas Woman's University
- University Gardens (placed 1982) – Texas Woman's University

**Note: addresses indicate marker location, not necessarily the exact location for a building or site; the above list does not include Recorded Texas Historic Landmarks.)*

DENTON COUNTY HISTORICAL MARKERS PROGRAM

The Denton County Historical Marker Program, administered by the Denton County Historical Commission, commemorates people, buildings, and places with special historical, architectural, and cultural significance to Denton County. Markers cover subjects on a wide range of topics that include communities and cities, cemeteries, churches, schools, ranches, land grants, events, businesses, historic individuals, archeology, and organizations. Commemoration takes the form of plaque markers that convey or interpret the history and significance of the person, site, or building. Inscriptions are written based on historical narratives and documentation found in records of the Denton County Historical Commission or the Texas Historical Commission's archives. Marker designation place no restrictions on the use and disposition of private property.

Denton County Historical Markers (as of April 2019) within Denton include:

- Bayless-Selby House Museum (placed 2005) – 317 W. Mulberry Street
- County Line Road Bridge at Denton Creek (placed 2016) – North Lake Park
- Donal Road Bridge at South Hickory Creek (placed 2012) – Denton County Offices
- Gregory Road Bridge at Duck Creek (placed 2012) – Denton County Offices
- John B. Denton College Bell (placed 1984) – 201 S. Locust Street
- Quakertown House / African-American Museum (placed 2008) – 317 W. Mulberry Street

STATE ANTIQUITIES LANDMARKS

Designated by the Texas Historical Commission, State Antiquities Landmarks receive formal legal protection under the Antiquities Code of Texas. Historic buildings must first be listed in the National Register of Historic Places before they can be designated as a State Antiquities Landmark. State Antiquities Landmarks are subject to design review from the THC for any proposed exterior alterations.

State Antiquities Landmarks (as of April 2019) within Denton include:

- Denton County Courthouse (1896) – 110 W. Hickory Street

TEXAS CENTENNIAL MARKERS

In 1935, the Texas Legislature created the Commission of Control for Texas Centennial Celebrations to celebrate the 100th anniversary of Texas' independence from Mexico. Three million dollars was appropriated for "*the placing of suitable markers, memorials or buildings at places where historic events occurred...the placing of monuments to early patriots of Texas...the purchasing of suitable tracts of land where necessary for an approved celebration; and, the staging of pageants at appropriate places; and, an exposition in the recognition of the basic industries and their historical significance in the progress and growth of Texas.*" In 1936, the state placed approximately 1,100 exposition buildings, memorial museums, statues, and stone markers and monuments around Texas (Texas Historical Commission).

Texas Centennial Markers within Denton include:

- Denton County – Courthouse Square
- John B. Denton – Courthouse Square
- Pioneer Woman – Texas Woman's University

HISTORIC TEXAS CEMETERIES

In addition to the Texas Historical Marker Program, cemeteries at least 50 years-old with significant historical associations to the State of the Texas are eligible to become a Historic Texas Cemetery, a prerequisite for receiving a Texas Historical Marker for a cemetery. The Historic Texas Cemetery program was established by the Texas Historical Commission in 1998 to promote the preservation and documentation of these important landscapes and historical resources. Designation as a Historic Texas Cemetery does not impose any restrictions on the daily operations of a cemetery or on land adjacent to the cemetery.

Texas Historic Cemeteries (as of April 2019) within Denton include:

- Oakwood Cemetery (1857) – East Prairie and Bradshaw Streets
- Independent Order of Odd Fellows (I.O.O.F.) Cemetery (1860) – Carroll Boulevard

Oakwood Cemetery, owned by the City since 1931, includes pioneer Denton County settlers, government officials and prominent early leaders. The I. O. O. F. Cemetery (owned by the City since 1933) includes pioneer Denton County settlers, local and state elected officials, and veterans of wars ranging from the Texas Revolution to World War II. Monuments and grave headstones in both cemeteries are also distinctive features of these landscapes.



SURVEY AND DOCUMENTATION

An important element of a municipal preservation program is to survey, document and inventory historic resources and evaluate them for their architectural or historical significance and their potential eligibility to the National Register of Historic Places or Local Landmark designation. An up-to-date and ongoing survey and documentation program provides the City and property owners with critical information that helps them with decisions regarding designation, property maintenance and improvements, and long-term stewardship. Just as important, a complete inventory of which properties are significant and contributing can help provide a broader understanding of which resources should be prioritized for preservation. Maintaining an on-going survey and documentation program is also a condition of the Certified Local Government (CLG) Program, and the City of Denton must continue its survey activities in order to maintain its CLG status. This section is an overview of past and current survey and documentation activities.

1994 HISTORIC RESOURCES SURVEY

Starting in 1994, the City of Denton embarked on a multi-year effort to survey and document its historic resources. The initial survey identified 2,409 properties within the city limits as well as the city's extraterritorial jurisdiction. The next phases of the project occurred in 1995-1996 and identified the following priorities:

- 323 properties were considered a high priority for preservation.
- 51 properties out of the above 323 were recommended for individual listing in the National Register of Historic Places.
- A proposed Courthouse Square Historic District was recommended for listing in the National Register of Historic Places.
- A proposed Congress School Historic District was recommended for listing in the National Register of Historic Places.
- The existing locally designated Oak-Hickory Historic District was recommended for listing in the National Register of Historic Places.

In 1997, the City of Denton prepared a multiple property nomination to be used for future National Register nominations for individual properties and historic districts. This was officially listed in 2000. In the second phase of the project, a Courthouse Square Historic District nomination was prepared, which was officially listed in the National Register of Historic Places in 2000.

2012 BOLIVAR NEIGHBORHOOD HISTORIC RESOURCE SURVEY

The City of Denton completed a survey and documentation of the historic resources of the Bolivar Neighborhood. This project was funded through the National Park Service CLG grant program. The survey area was roughly bounded by Parkway Street on the south, Oakland Street on the east, Carroll Boulevard on the west, and University Drive on the north, and identified approximately 519 resources. The purpose of the survey was to identify, record and photograph the resources in order to evaluate individual properties and potential districts that meet the eligibility criteria for listing in the National Register of Historic Places or warrant further study. The completed survey identified the following priorities (see Survey Area Map on page 110):

- **Option #1, Bolivar Neighborhood District:** Consider designation of the entire survey area, which represents the early growth and development of Denton and the impact of Texas Woman's University on the neighborhood. This would include 312 contributing buildings (61 percent) and 207 non-contributing buildings (39 percent).
- **Option #2, Partial Bolivar Neighborhood District:** Consider designation of an area that excludes parts of Oakland Street, Parkway and North Elm to 2nd Street. There are 461 resources of which 307 are contributing (66%), and 164 non-contributing resources (34 percent).

2015 IDIOTS HILL HISTORIC RESOURCES SURVEY

The City of Denton completed a survey and documentation of the historic resources of the Idiots Hill Neighborhood. This project was funded through a CLG grant from the Texas Historical Commission. The survey area was roughly bounded by North Locust Street on the west, East University Drive on the south, Old North Road on the east and a north boundary of Blue Bonnet Drive, East Windsor Drive and Emerson Lane, and identified approximately 1,200 resources. The purpose of the survey was to identify, record and photograph the resources in order to evaluate individual properties and potential districts that meet the eligibility criteria for listing in the National Register of Historic Places or warrant further study. The completed survey identified the following priorities:

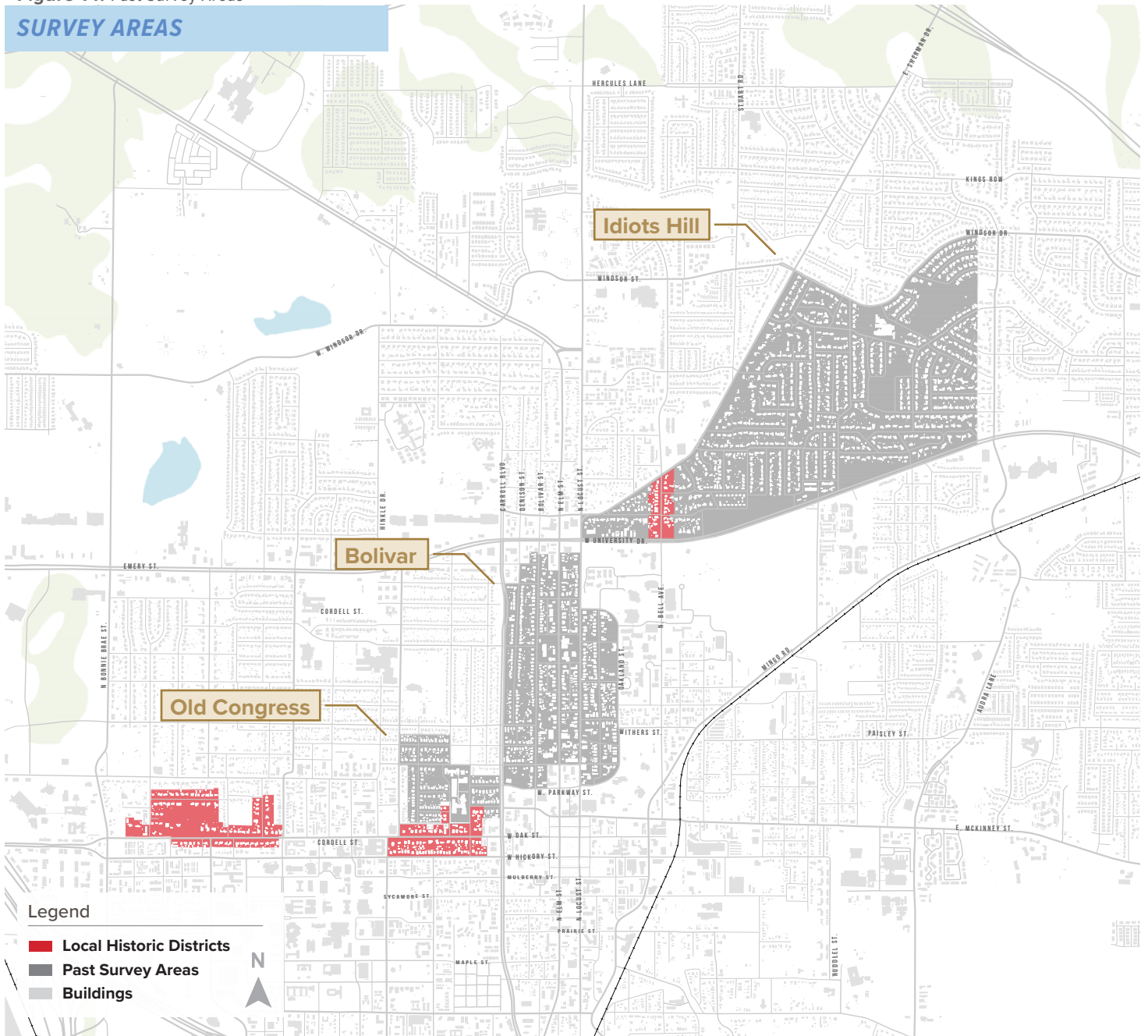
- **Bell Avenue Conservation District:** The existing Bell Avenue Conservation District was recommended for designation as a Denton Local Historic District.
- **District #1:** A proposed District (#1 – Pre-War/Immediate Post War) containing 161 properties was recommended for listing in the National Register of Historic Places. The area is bounded by East University Drive on the south, North Locust Street on the west; Peach Street on the north; and, the east property boundary of lots along Palmer Drive between Peach Street and Oaklawn Avenue, North Bell Avenue, and the eastern property boundary of lots facing west along North Bell Avenue from East Sherman Drive to East University Drive on the east. This area encompasses the existing Bell Avenue Conservation District.
- **District #2:** A proposed District (#2 – Crestwood, Brownwood, Preston Place, Sauls) containing 219 properties was recommended for listing in the National Register of Historic Places. The area is bounded by an irregular line along Palmwood Place, Kayewood Drive, the southern property boundaries of 2001 Crestwood and 2002 Northwood, Roberts Street, Cherrywood Lane, Woodland Street, Frame Street, and East University Drive on the south; the eastern property boundary of lots facing west along North Bell Avenue from East Sherman Drive to East University Drive on the west; and, irregular line along East Sherman Drive and the north property boundary of lots along Greenwood Drive from East Sherman Drive to Kayewood Drive, the western property boundary of lots facing east along Robinwood Lane from Kayewood Drive to Shadywood Street, the eastern property boundary of lots facing west along Robinwood Lane from Shadywood Street to the southern property boundary of lots facing north along Mistywood Lane from Robinwood Lane to Glenwood Lane on the north; and, along Glenwood Drive on the east.
- **District #3:** A proposed District (#3 – Crestwood Extensions) containing 74 properties was recommended for listing in the National Register of Historic Places. The area is bounded by East University Drive and the southern property boundary of lots facing north along Greenwood Drive from Redwood Place to Glenwood Lane on the south; Glenwood Lane on the west; and, the northern property boundary of lots facing south along Kayewood Drive and Laurelwood Drive from Glenwood Lane to East University Drive on the north and east.

Table 5: Denton Historic Resource Surveys

CATEGORY	SURVEY PROJECT NAME	#RESOURCES SURVEYED	#NR ELIGIBLE RESOURCES	#NR DISTRICTS PROPOSED
1996	Historic Resources Survey	2,409	51	3
2012	Bolivar Survey	519	-	2
2015	Idiots Hill Survey	1,200	-	4

Figure 14: Past Survey Areas

SURVEY AREAS



DENTON ARCHITECTURAL STYLES AND BUILDING FORMS

The following section highlights representative architecture styles reflected in Local Landmarks and found in Denton's Local Historic Districts, neighborhoods, and commercial districts. Note that historic buildings in Denton are often eclectic in appearance, exhibiting features and stylistic characteristics of different architectural styles as tastes and preferences in design styles changed over time.

Architectural styles and building forms are referred as separate terms below. An architecture style describes the specific exterior decorative elements and features that define that style. A building form is the overall shape and configuration of the building's spaces, although they may exhibit some aspects and features of architectural styles.



Denton County Courthouse

ROMANESQUE REVIVAL (1880 - 1900)

The Romanesque Revival was introduced in the United States during the mid-to-late 1800s from architectural prototypes in Europe. Henry Hobson Richardson was a prominent practitioner of the style during this time period with Trinity Church in Boston, Massachusetts, one of his signature works in the style. Wide, rounded arches is a key identifier of the styles along with masonry construction, making Romanesque architecture more expensive to build. This style is most frequent in the northeastern states, with scattered examples that occur throughout the nation. European Romanesque models were used for commercial and public buildings and appeared in American houses in the late 19th century. Features that identify the Romanesque Revival include:

- **Volume:** two-to-three stories, typically with corner round towers
- **Roof:** hipped roofs with one or more (most commonly two) lower cross gables are predominant. A variety of other roof forms also occur, including side gables, mansard, and simple hipped roofs.
- **Façade:** asymmetrical with round-topped arches occurring over windows, porch supports, or entrances – most have towers which are typically round with conical roofs.
- **Windows:** lines of either arched or rectangular windows. Often deeply recessed windows and balconies.
- **Materials:** rough-faced, squared stonework with two or more colors or textures of stone or brick to create a decorative pattern.



Blewett House, 903 West Oak Street

QUEEN ANNE (1880 - 1910)

During the second half of the 19th century, the Queen Anne style prevailed as the most dominant domestic architecture and can be found in almost every community from the eastern states across the Midwest to the Great Plains and beyond. The proliferation of pattern books and the ready manufacture and distribution of pre-cut materials and architectural features popularized Queen Anne homes. Commercial versions of the Queen Anne are also prevalent in the Midwest and often exhibit detailed brickwork, towers, and window bays. Features that identify the Queen Anne style include:

- **Volume:** two-to-three stories in height; one-story cottage forms are also common.
- **Roof:** steeply pitched, pyramidal roofs and a dominant gable.
- **Façade:** asymmetrical with cross-gables and partial, full-front or wrap-around porches.
- **Windows:** double-hung, stained glass, and projecting bay windows, and Palladian windows within gables.
- **Tower:** rounded and canted square towers or bay windows to one side of the front elevation.
- **Chimney:** elaborate brickwork or corbeling.
- **Porch:** spindle work, classical columns, or pediments with Eastlake ornamentation.
- **Materials:** differing patterns of brick courses, or brick of different colors, terra-cotta panels, and clapboards.



Martin-Russell House, 811 West Oak Street

COLONIAL REVIVAL (1880S – 1950S)

Colonial Revival is by far the most prevalent architectural style found in most Midwestern and Southern communities. The Colonial Revival style is believed to have started after the 1876 Philadelphia Centennial Exhibition where a “colonial kitchen,” replete with a spinning wheel, was reconstructed. The New York firm of McKim, Mead, White and Bigelow is often considered the first important practitioner of the style with the Appleton House in Lenox, Massachusetts, and the Taylor House in Newport, Rhode Island, as the most significant works in the style. Features that identify the Colonial Revival style include:

- **Volume:** two and a half floors in height. Many homes have one or two-story side wings.
- **Façade:** symmetrical building forms with hipped roofs.
- **Windows:** double-hung, multi-paned windows that are often paired together.
- **Porch:** columned entry porches with entry doors, transoms, sidelights, and elaborate surrounds.
- **Materials:** constructed in brick or stone masonry, and with roof materials consisting of slate, tile, or asphalt shingles.



1701 North Locust Street

PRAIRIE (1900S - 1920S)

The Prairie Style is largely derived from the Arts and Crafts Movement of the late 19th century by Frank Lloyd Wright and his contemporaries. The Prairie Style was Wright’s unique vision of the Arts and Crafts Movement and was suited to the open land and flat prairies of the Midwest. As such, the style emphasized horizontality. Features of the Prairie style include:

- **Volume:** two stories, typically, with one story wing, and lower in height compared to Victorian era or Revival Style houses.
- **Roof:** low-pitched hipped roofs with very deep overhangs and horizontal bands of trim.
- **Windows:** single-pane casement style windows that often feature art glass.
- **Chimney:** broad and flat chimneys.
- **Materials:** simple exterior materials, including stucco and wood. Wood siding is often horizontal board and batten rather than clapboards. Contrasting wall materials are also common.



1923 North Bell Avenue

TUDOR REVIVAL (1890 - 1940)

Tudor Revival is based on late Medieval English prototypes from grand manors to thatched roof cottages and was popularized in the United States after World War I from the architectural pattern books of the day by returning servicemen who observed such prototypes first-hand while stationed in England. Features of the Tudor Revival include:

- **Volume:** one and a half to two story.
- **Facade:** dominated by one or more prominent front-facing gable.
- **Roof:** steeply pitched dominant front or cross-gable, which is the style's most identifiable feature.
- **Windows:** tall narrow windows, diamond-paned casement windows, oriel and hexagonal window bays found in more high-style versions.
- **Chimney:** substantial chimney stacks with chimney pots on front or side elevation.
- **Porch:** small entry porch, commonly round or Tudor-arched.
- **Material:** brick, stucco, or a combination of the two materials, with half-timbering often found in gable apexes or the upper story. Carved vergeboard, stone shields and stone quoin work around entry ways and window openings as typical ornamentation and decorative features.



Evers House, 1035 West Oak Street

CLASSICAL REVIVAL (1895 - 1950)

The 1893 Chicago World's Columbian Exposition revived interest in Classical architecture as the Fair's planners authorized a Classical theme be used for all buildings constructed. From the mid-1890s to mid-20th century, Classical Revival became a popular style for both commercial and residential buildings. Features of the Classical Revival style include:

- **Volume:** one to two-story
- **Facade:** symmetrical facade and building elevations dominated by entry porches. Embellished elevations with pilasters crowned with capitals, stone or brick quoins, pedimented hoods over entries, and dentils within pediments, cornice lines or entablatures.
- **Windows:** rectangular double-hung windows with multi-lights or stained glass.
- **Porch:** full height columned entry porch with pediment and Corinthian or Ionic capitals dominating the front facade.
- **Materials:** wood, brick, stucco or stone.



115 South Elm Street

ONE-PART COMMERCIAL (1800S TO 1920S)

The One-Part Commercial block is a common commercial building form found in most traditional downtowns and commercial districts throughout the country. One-part commercial blocks are defined as a one-story square or rectangular box adorned with the ornament, features and fenestration of a particular architectural style; in other cases, one-parts were entirely utilitarian in appearance having little to no ornament. One-parts were often constructed by investors to make provisional use of the land as land values would rise over time to support a larger, more profitable building.

- **Volume:** One-Part Commercial buildings before the 20th Century were often constructed in “box” rather than “rectangular” form; after the 1900s, One-Part buildings were more horizontal and rectangular in appearance with multiple storefront entries.
- **Storefront:** Storefront configuration with recessed entry, large plate glass windows for merchandise display, transoms, and a generous upper facade below the parapet, a space often used as a sign band.
- **Features:** Early One-Parts often had spare Italianate or Queen Anne stylistic features, including a bracketed or corbeled cornice. Later One-Parts in the 20th century sported elements of the Classical Revival, Art Deco, Commercial Style, Tudor and Spanish Mission styles. Most One-Parts, however, have more vernacular designs with shaped parapets, and stone roof line copings and medallions.



100 West Block of Oak Street

TWO-PART COMMERCIAL (1850S - 1950S)

Aside from one-part commercial buildings, the Two-Part Commercial block is perhaps the most prevalent historic commercial building form in Denton. Two-Part Commercial buildings are generally considered to be two to four stories in height with the commercial storefront level considered as one zone, and the floors above as the second zone. The second zone floors were a different use such as offices, apartments, and cultural and entertainment activities where located. The two parts were often demarcated by a storefront cornice or a change in building material or facade fenestration and arrangement. Typical features:

- **Volume:** Two-Part Commercial blocks are rectangular in form, mostly perpendicular to the street, sometimes parallel. Well-defined separation between storefront level and upper facade with roof-line cornice; in some cases, there is a difference of materials between parts.
- **Storefront:** Storefront configuration with recessed entry, large plate glass windows for merchandise display and transoms.
- **Features:** Two-Parts are often characterized by a distinct architectural style.



716 West Oak Street

FOURSQUARE (1890S TO 1920S)

The Foursquare was a popular vernacular building form in nearly every part of the country from the 1890s through to the 1920s. Sometimes called the “Classical Box” or “Prairie Box.” Features of the Foursquare include:

- **Volume:** two and a half stories.
- **Façade:** “box” appearance and square floor plan.
- **Roof:** medium-pitched pyramid hip roof; one or more centrally placed dormers.
- **Porch:** full front columned porches (open or enclosed) with capitals and Queen Anne shingling.
- **Materials:** brick or wood clapboard construction and sometimes stucco exterior.



CRAFTSMAN (1905 - 1930)

The Craftsman style derived in part from the Arts and Crafts Movement — a movement emanating mainly from England valuing hand craftsmanship, natural materials and simplicity in design and detailing while rejecting the Victorian-era emphasis on ornamentation and mass-production. Features of the Craftsman style include:

- **Volume:** one to one and a half story – second stories with hipped roofs area also common.
- **Roof:** low-pitched gables roofs with deep overhangs, knee brackets or exposed rafter tails. Roofs punctuated by shed, hipped or eyebrow dormers.
- **Window:** double-hung windows with three-over-one glazing pattern.
- **Porch:** entry or full-front porches with tapered columns faced in brick, stucco, or stone.
- **Materials:** wood clapboard, brick, stone, or stucco material.



Fine Arts Theater, 115 North Elm Street

ART DECO (1920 - 1940)

Art Deco developed in the 1920s — largely from the influence of the 1925 Exposition Internationale des Arts Decoratifs in Paris — as an architectural style featured in traditional building forms but with highly sculptural ornamentation. Highly stylized Art Deco buildings feature elaborately designed canopies. Art Deco was mainly used in commercial and institutional buildings, although residential examples can also be found.

Features of the Art Deco style include:

- **Façade:** exterior elevations are typically expressive of their underlying construction with forward piers dividing the buildings into different bays and window groupings.
- **Materials:** brick, stone, concrete, and terra cotta.
- **Windows:** multi-paned or steel framing – muntins are also common.
- **Ornamentation:** often included scroll work, horizontal bandings, floral leaves, seashells, rosettes, garlands, flutes, ziggurat shapes, chevrons, and bas-reliefs. Ornamentation was often carved in stone and terra cotta and may be located along piers, around windows, in spandrel panels and in doorway entrances.



Texas Woman's University

GEORGIAN REVIVAL(1900-1950)

A variation of the Classical Revival, the Georgian Revival, based on Georgian-style homes of England and the American colonies during the 1700s, also emerged as a popular style for urban commercial buildings during the early part of the 20th century. Neo-Georgian buildings, in contrast to temple fronts, are often characterized with engaged columns or pilasters supporting a pediment and entablature rather than a portico, red brick with stone for decorative elements, quoins or decorative corner stones, and rusticated arcaded entrances with voussoirs (wedge-shaped stones used to construct an arch).

- **Volume:** one to four-story rectangular box.
- **Façade:** strict symmetry.
- **Roof:** side-gabled roof, gambrel roof, and hipped roof.
- **Windows:** double-hung, wide, shallow wood muntins with multi-panes
- **Ornamentation:** triangular, pediments (some broken), engaged pilasters, rusticated first floors.
- **Materials:** brick with stone panels and rustication.



819 West Oak Street

MISSION (1890-1920)

California was the birthplace of the Mission style and many of its landmark examples are concentrated there. By 1900, houses in this style were spreading eastward under the influence of fashionable architects and national builders' magazines. A great variety of shaped dormers and roof parapets imitate those found on some Spanish Colonial mission buildings. Mission-shaped dormer or roof parapet are the main identifying features of this style. Additional features of the Mission style include:

- **Volume:** typically two stories with a simple square or rectangular layout.
- **Façade:** symmetrical or asymmetrical.
- **Roof:** Mission dormer or roof parapet and/or widely over-hanging eaves, usually open – some examples have unusual visor roofs.
- **Porch:** prominent one-story porches, either at the entry area or covering the full width of the façade.
- **Windows:** typically double-hung and are sometimes grouped together.
- **Materials:** smooth stucco wall surface and thin red tile roof covering.



316 Panhandle Street

MINIMAL TRADITIONAL / CAPE COD (1930S - 1960S)

The Minimal Traditional Style developed in the 1930s as a simplification of the Colonial Revival, using some of the style's traditional forms but without the ornamentation. The Minimal Traditional, or Cape Cod as it is sometimes called, accommodated homeowner desires for traditional looking houses, but were easier to build and cost less than more ornamented homes. For these reasons, the style was popular during the Depression and in the post-World War II housing boom. Features of the Minimal Traditional:

- **Volume:** One and a half stories with simple hipped or gabled roofs and short overhangs.
- **Roof:** Hipped or shed dormers often found on larger single or two-story vernaculars, often called Cape Cods.
- **Porch:** House entries often protected by a small porch or roof overhang with stoop.
- **Windows:** Windows are typically multi-pane, double hung flanked with shutters; a picture or bay window in the living room is also common.
- **Materials:** Exterior materials may consist of brick, stone, wood clapboard, and aluminum and asbestos siding.



Idiots Hill Neighborhood

RANCH/STYLED RANCH (1930S – 1970S)

Originated in southern California in the mid-1930s, the Ranch house was a small house type that proliferated as a dominant house type in suburban subdivisions after World War II. Often located in large subdivisions, the Ranch-house suburbs form a dominant part of many American cities, including Dallas, Houston, Phoenix, Los Angeles, and Atlanta. Northern states favored the split-level and even two-story houses. Mid-Century Ranches, often called California Ranches, had dramatic modern designs with large picture windows. Styled Ranches refer to homes with certain stylistic features, such as Colonial Revival cupolas and columned entries, and Tudor Revival timbering in gables. Early, small examples of the Ranch are sometimes called Ranchette, Minimal Ranch, or Traditional Ranch. Features of the Ranch form include:

- **Volume:** broad one-story shape, built low to ground.
- **Façade:** asymmetrical façade with front entry usually located off-center; and garage is typically attached to the main façade.
- **Roof:** hipped roof, cross-hipped roof, side-gabled roof, and cross-gabled roof. Low pitch roof without dormers; commonly with moderate-to-wide roof overhang.
- **Windows:** several different sizes and/or types of pre-manufactured windows.
- **Materials:** wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used. Board-and-batten was a favored wood siding pattern, and frequently two or more materials were combined.



101 South Locust Street

BRUTALISM (1950S – 1980S)

Brutalism first gained currency by architectural historian Reyner Banham in his 1966 book, *The New Brutalism: Ethic or Aesthetic*, to describe the trend towards the frank expression of primary façades and elevations, building functions and pathways through exposed concrete construction. Another characteristic of Brutalism was the use of repeated modular elements. Brutalism gained popularity in Europe during the decades following the World War II where concrete, an inexpensive building material at the time, was used for the construction of housing, shopping and government complexes. Noted American practitioners of Brutalism included Paul Rudolph, Ralph Rapson, Evans Woollen III and Walter Netsch of Skidmore, Owings and Merrill. Features of the Brutalism include:

- **Volume:** monolithic square or rectangular forms; some volumes may be organized in interlocking square block or circular forms
- **Façade:** symmetrical façade with first-floor front entry; others buildings may be asymmetrical in shape especially with interlocking volumes.
- **Roof:** Flat
- **Windows:** Fixed metal windows in differing sizes and shapes.
- **Materials:** large-scale use of poured concrete; marble may also be used in various plane surfaces.





SECTION 4

POLICY REVIEW

“

Revert historic districts to how they were before cars, bring back trams and encourage walkability.

”



POLICY REVIEW

This section reviews local planning policies and their relation to local preservation planning in Denton, as well as the legal contexts that support historic preservation planning activities. Various policy documents, and other planning programs address the preservation of historic buildings, districts, sites, and other resources at the municipal level. Comprehensive plans, subareas, and neighborhood plans are the means for establishing clear goals and policies for promoting and encouraging historic preservation at the local level. A municipal historic preservation ordinance is also key to implementing local preservation policy and how important historic resources are preserved, protected, and managed over time. This section provides an analysis of Denton's preservation ordinance, as incorporated in the Denton Development Code, in comparison to the Texas Model Historic Preservation Ordinance to determine any needed updates to enhance its effectiveness. A review of existing financial incentive programs for historic preservation, heritage tourism assets, and important local and institutional partners is also included in this section.

FEDERAL AND STATE PLANNING CONTEXT

The following is a description of national or state-level legislation and policies that guide and impact preservation planning activities in Denton.

NATIONAL HISTORIC PRESERVATION ACT (NHPA)

Enacted by the U.S. Congress in 1966, the National Historic Preservation Act established several programs including the National Register of Historic Places, the Advisory Council on Historic Preservation, and the Section 106 review process for protecting historic and archaeological resources from impacts due to federally funded or licensed projects. The National Register program is administered in Texas by the U.S. Department of the Interior/National Park Service, the Texas Historical Commission, and the City of Denton through its designation as a Certified Local Government.

CERTIFIED LOCAL GOVERNMENT PROGRAM (CLG)

In 1980, the NHPA was amended to implement the Certified Local Government program, which allows for local communities to participate in statewide preservation planning activities, including access to grants and resources allocated by the U.S. Congress. The CLG Program is administered between the U.S. Department of the Interior/National Park Service, the Texas Historical Commission (THC) and the designated CLG of which Denton is one, with the central purpose of developing a strong, effective historic preservation program at the local level. To become a CLG in Texas, a local community must adopt a historic preservation ordinance certified by the THC, establish a historic preservation commission, and have an active historic resource survey program. Local CLGs also play a role in National Register nominations by reviewing and commenting on nominations before they are forwarded to the THC and the State Board of Review. The State Board of Review evaluates and accepts National Register nominations before they are forwarded to the National Park Service for formal listing. Denton should take advantage of its designation as CLG and apply for CLG grants for future preservation planning initiatives such as historic resource surveys and National Register listings.

ANTIQUITIES CODE OF TEXAS

The Antiquities Code of Texas, passed in 1969 and amended in 1997, requires that any action that disturbs historic or archaeological sites on public land must be reviewed by the Texas Historical Commission. Public land can be owned or controlled by governments or agencies at the state, county, or city levels. Projects that can be reviewed include, but are not limited to, reservoirs constructed by river authorities and water districts, construction or expansion of city recreational parks and facilities, energy exploration by private companies' construction by a city or county government that exceeds five acres or 5,000 cubic yards, whichever comes first. If the activity occurs inside a

National Register or locally designated historic district, or affects a recorded archaeological site, it needs to be reviewed regardless of project size.

STATE OF TEXAS LOCAL GOVERNMENT CODE; SECTION 213: MUNICIPAL COMPREHENSIVE PLANS

Section 213 of the State of Texas Local Government Code permits local Texas communities and cities to develop and adopt comprehensive plans with specific elements for land use, transportation, and public facilities. In addition, a municipality may define the relationship between a comprehensive plan and development regulations and may provide *“standards for determining the consistency required between a plan and development regulations.”* Although Section 213 does not explicitly require the development and adoption of historic preservation elements to comprehensive plans, municipalities are not limited in the ability to *“prepare other plans, policies, or strategies as required.”* This Historic Preservation Plan will augment the historic preservation element of the Denton Plan 2030.

LOCAL GOVERNMENT CODE OF TEXAS, SECTION 211, MUNICIPAL ZONING AUTHORITY

Section 211 of the Local Government Code of Texas is the zoning enabling act for Texas municipalities and authorizes local communities to adopt zoning regulations for the “purpose of promoting the public health, safety, morals, or general welfare, and protecting and preserving places and areas of historical, cultural, or architectural importance and significance.” It also states that *“...in the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures.”* Section 211 allows local municipalities to adopt and implement historic preservation ordinances to prevent the loss of historic resources and establish historic preservation commissions to review proposed alterations to historic buildings and structures.

LOCAL PLANS AND POLICIES

DENTON PLAN 2030

Adopted in 2015, the Denton Comprehensive Plan – known as the *Denton Plan 2030* – is the official policy document for community land use; fiscal and economic vitality; community character and urban design; parks, conservation, and the environment; mobility; housing and neighborhoods; community health, safety, and services; and, infrastructure and utilities. The Denton Plan presents key planning goals and principles, including promoting growth and redevelopment within Downtown Denton; creating development standards for urban design, streetscape, scale, and architectural character for the neighborhoods adjacent to the universities; and, creating compatible infill development. The Community Character and Urban Design chapter addresses historic preservation with three overarching planning goals:

- Identifying and preserving distinctive neighborhoods, places, and historic resources in the city in order to celebrate their presence and ensure their long-term protection;
- Promoting the character of Denton through expanded arts and culture programs and opportunities for placemaking and community interaction;
- Encouraging high quality development that will respect and enhance the character and pride of Denton.

The preservation planning goals frame key preservation challenges identified through the comprehensive planning process, which include: *“protecting Denton’s historic character areas through thoughtful preservation and integration of new development; preserving and maintaining the unique character of Denton for long-term sustainment of community character; promoting Denton’s character through public art, arts and culture, heritage tourism, and places for community interaction; and, achieving exemplary urban design in future and existing development throughout Denton’s neighborhoods, centers, and land uses.”* To address these challenges, the

Denton Plan 2030 outlines several preservation planning strategies and actions, which include:

- **Historic Resource Surveys.** The process of identifying and evaluating Denton's historic resources in order to promote maintenance, preservation, and designation as local landmarks or listing on the National Register requires continually updating and expanding the City's survey work. Surveying large parts of Denton provides the information necessary to identify and recommend areas that qualify for historic districts based on distinctive character, scale, and overriding, intact architectural character. Several surveys have been completed in the last 30 years.
- **Neighborhood Conservation Districts.** Many Texas communities have adopted neighborhood conservation districts as a tool to protecting areas with distinctive character and scale with intact architectural character that may not otherwise qualify as a National Register or Local Historic District due to alterations or loss to the building fabric. Neighborhood conservation districts also allow area residents and stakeholders to determine the level of design review, whether advisory or mandatory, through a neighborhood planning process. The City of Denton created the Bell Avenue Conservation District in 2008; however, the district was changed to a Local Historic District in 2019.
- **Historic Preservation Plan.** The Denton Plan 2030 recommended the updating the Historic Preservation Plan to identify historic resources that should receive local protection and state and national recognition by 2030. The current preservation plan was completed in 1986 and several of its recommendations – including creation of the West Oak Historic District, completion of several historic resource surveys, and ongoing Local Landmark designations – have been accomplished.
- **Mapping Historic Resources.** Technological advances in computer mapping and Geographic Information Systems (GIS) has made the mapping and survey data access a priority for many communities. The Denton Plan 2030 encourages the mapping of historic resources as part of the Plan's citywide branding and placemaking strategy to highlight Denton's historic resources.



- **Financial Incentives.** Many Texas communities have recognized the economic challenges of maintaining and preserving historic building for many property owners. This is often addressed through local incentives that pair with state and federal incentives for historic building rehabilitation. The Denton Plan recommends creating a local tax incentive program for owners of historic properties, as well as continuing to provide existing financial programs, such as façade improvement grants to downtown property owners.
- **Preservation of Historic Resources.** The Denton community has undertaken exceptional efforts to survey a significant portion of the city, creating a number of local and National Register Historic Districts. However, the last National Register district listing was the Courthouse-on-the-Square, nearly 20 years ago (the Congress School Neighborhood National Register Historic District is pending listing by the National Park Service). Properties and areas that have previously been identified in historic resource surveys – and any properties or areas identified in the future – should be recommended for listing in the National Register. Voluntary designation of Local Landmarks by property owners should also be encouraged.
- **Historic Preservation Planning.** The City often prepares Small Area Plans for distinctive areas or neighborhoods in Denton to guide and manage future growth and land use to ensure compatible, appropriate development. Preservation policies and guidelines should be integrated into the planning process when creating Small Area Plans for Downtown Denton, residential neighborhoods and commercial districts, or university areas to ensure that existing character, aesthetic, and scale are maintained.
- **Maintenance and Code Enforcement.** Ensuring the proper and sustained maintenance of Denton’s historic resources was identified as key issue that can be addressed by updating the Property Maintenance Code regularly and providing support for code enforcement activities.
- **Heritage Tourism and Economic Development.** The Denton Plan 2030 suggests specific initiatives that support increased heritage tourism and preservation-based economic development, including, among others, promoting preservation as a means to increase economic, cultural, and educational diversity; and, integrating historic resources and wayfinding into the citywide branding and placemaking strategy to generate heritage tourism.

In addition to the historic preservation actions proposed, the Denton Plan 2030 also outlines several other key planning strategies that impact or relate to historic preservation. Among these include:

Downtown Planning

- Create a Downtown Compatibility Area Small Area Plan, land use designation, and development standards for urban design, streetscape, scale, and architectural character. Development standards should follow general urban design principles and policies of the Community Character and Urban Design Element of the Denton Plan, and any future citywide urban design plan.



Fairhaven Retirement Home © The Lakota Group

- Establish the Downtown Denton future land use designation to create distinction in Denton's Downtown and establish a mix of uses to contribute to its sense of place and vitality. Development criteria of the Downtown Denton land use should preserve historic structures and features wherever possible.
- Create regulatory incentives to expand housing in and adjacent to Downtown through adaptive use, utilization of upper stories, and infill development.

University-Neighborhood Districts

- Establish agreements for joint City of Denton-university planning and partnership initiatives, within the Neighborhood/University Compatibility Areas, focusing on issues such as the preservation of historic structures and features.
- Establish a Neighborhood/University Compatibility Area future land designation and development standards to allow for appropriate and high-quality development adjacent to Denton's universities. Development criteria should preserve historic structures and features wherever possible. Development standards should follow the general urban design principles and policies of the Community Character and Urban Design Element of the Denton 2030 Plan, and any future citywide urban design plan.

Residential Neighborhoods

- Conduct an inventory to identify areas of Denton with infill potential within established neighborhoods.
- Establish criteria to identify the characteristics of compatible infill development, which would include guidelines to prevent impacts and encroachments of incompatible uses, development scales, and intensities.
- Create residential design standards to improve aesthetic quality and variety, including materials, color palettes, and architectural features, such as porches and other elements typical in the region.
- Couple neighborhood conservation strategies with local historic district, historic conservation area, and neighborhood stabilization overlay policies.

Other Land Uses and Planning Recommendations

- Establish the commercial, institutional, and industrial future land use designations that ensure new development in each area is sensitive to the surrounding built and natural context in scale and form.
- Encourage use of conservation easements and land trusts to protect agricultural land and heritage rangelands through State of Texas Department of Agriculture (i.e. Family Land Heritage Properties) and Natural Resources Conservation Service (NRCS) programs.
- Continue the city's wayfinding strategy to guide motorists, bicyclists, and pedestrians throughout Denton, noting key entry points, landmarks, and destinations, and coordinate with the citywide branding and placemaking strategy to call out landmarks and destinations as part of this strategy, where feasible.
- Explore the viability of historic building reuse in housing new community facilities and spaces for community programs.

2002 DOWNTOWN MASTER PLAN

In 2002, the City of Denton prepared and adopted a *Downtown Master Plan* to help spur revitalization and investment activity in downtown Denton – “...*the very heart and soul of the community*” – the Courthouse in the Square is one of the finest of its type in Texas, and the square itself is an integral part of the city's culture. Festivals, celebrations, and other activities are held in the square and among its historic buildings” (*Downtown Master Plan*, 2002, page 1). The Master Plan sets forth a new vision for the downtown that promotes and ensures its mixed-use character, pedestrian friendly environment, linkages to parks and open space, and high-quality built environment, including its historic buildings. Major Master Plan initiatives focus on comprehensive streetscape enhancement, parking management and transportation, building improvements, and residential and mixed use developments in specific sub areas north and south of the core downtown area. The Master Plan also proposed a conference and

performing arts center in the south downtown area. While the Master Plan does not include a historic preservation strategy, it does emphasize that new development should be compatible with the existing core of historic buildings in and around the Courthouse Square and that revitalization efforts should focus on maintaining downtown's economic vitality.

2010 DOWNTOWN IMPLEMENTATION PLAN

The *2010 Downtown Implementation Plan* was prepared as a follow-up to the 2002 Downtown Master Plan providing a more comprehensive implementation framework to the 2002 Plan's land use goals. The Plan's major recommendations include the future development and adoption of a form-based zoning code, the creation of a Tax-Increment Financing District to help fund downtown infrastructure projects, and an incentive program to facilitate downtown private-sector investment. Other initiatives include the establishment of environment design standards for new development, and the implementation of various downtown parking and transportation enhancements. Like its predecessor plan, the 2010 Downtown Implementation Plan does not incorporate a specific historic preservation strategy but does identify downtown's "contributing" architecture – buildings that define a certain quality of design and use of materials that should inform and guide new development under a form-based zoning framework. Any new development within the should respect the "historic tradition with a distinct base, middle, and top (often called tri-partite architecture..." (*Downtown Implementation Plan*, 2010, page 52).

2019 OAK GATEWAY AREA PLAN

In 2019, the City completed an Area Plan for the neighborhoods surrounding the University of North Texas, including the West Oak and Oak-Hickory Historic Districts. The Gateway Area Plan's principal objectives focus on addressing parking and transportation issues related to new development and the expansion of facilities for the University of North Texas, as well as enhancing neighborhood physical spaces and environments, guiding appropriate infill development, and preserving and maintaining historic resources and assets.

2015-2019 CONSOLIDATED PLAN

The 2015-2019 Consolidated Plan assesses Denton's affordable housing and community development needs and market conditions, and proposes a set of planning priorities and initiatives related to housing and other community development activities including:

- Housing rehabilitation
- Homebuyer assistance
- Public improvements
- Public facility improvements
- Human services

The Consolidated Plan accomplishes its priorities through a combination of municipal initiatives and support for non-profit agencies. Partner agencies receiving CDBG funds include the Boys and Girls Club of North Texas, CASA of Denton County, Denton Affordable Housing Corporation, Denton Community Health Clinic, Denton County Friends of the Family, Giving Hope Transitional Housing, and others.

The 2015-2019 Consolidated Plan projected \$1.76 million in available resources during the first year of the Plan (2016) from a combination of federal and local sources, with a projected 3 percent reduction over the subsequent four years. Approximately 49 percent of funds were from Community Development Block Grants. Additional matches and leveraged funding was projected to yield a total of \$2.99 million for the first year of the plan. The top three projected 2016 spending priorities include the provision of affordable housing rental improvements (\$950,000 budgeted at 32 percent of expenditures), homeownership assistance (\$763,000 budgeted at 26 percent), and housing rehabilitation (\$643,000 at 22 percent of all expenditures). The remaining funds are budgeted for public facilities and infrastructure enhancements.

CITY ZONING

In addition to comprehensive and area development plans, preservation policy at the local level is also implemented through zoning and other land use regulatory tools. This section reviews Denton's zoning and land use regulatory framework and the legal contexts that support preservation planning in Denton.

DENTON DEVELOPMENT CODE; SUBCHAPTER 2: ADMINISTRATION AND PROCEDURES; SECTION 2.3: REVIEW AND DECISION-MAKING BODIES; SUBSECTION 2.3.3: PLANNING AND ZONING COMMISSION

Section 2.3.3 of the Denton Development Code authorizes the establishment of the Planning and Zoning Commission, which shall have “...the review and decision authority as shown in Table 2.2-A pursuant to the application-specific procedures as outlined in this DDC.” The Planning and Zoning Commission has review and recommendation powers over specific use permits, comprehensive plan and zoning amendments and, preliminary and final plats as well as re-plats. Local Historic Districts are also reviewed and approved by the Planning and Zoning Commission and designated on the official zoning map as a zoning overlay.


DENTON DEVELOPMENT CODE; SUBCHAPTERS 2 AND 4: HISTORIC PRESERVATION

The City of Denton's main zoning document is its Denton Development Code (DDC). The DDC contains the City's land use, development, and zoning regulations with the purpose of promoting the health, safety, and general welfare of the community. The DDC also implement the policies, goals, and objectives of the Denton Comprehensive Plan. The DDC's Purpose section (Section 1.2) specifies that the DDC is also designed to “*preserve and protect the natural environment, improve the city's appearance, and encourage the appropriate use of land, buildings, and structures.*” Like most municipal zoning ordinances, the DDC regulates land use and development through base zoning districts, overlays, special districts, and development standards, among other zoning tools. Historic preservation is addressed in different sections of the DDC: Subchapter 2: Administration and Procedures, which outlines the general processes for Certificate of Appropriateness review and designation of Local Historic and Conservation Districts, and Subchapter 4: Overlay and Historic Districts, which includes the designation and design review provisions for Denton's three existing Local Historic Districts.

A more formal analysis of the DDC and its historic preservation provisions as it compares with the Texas Model Historic Landmark and District Zoning Ordinance (the “Model Ordinance”), as developed by the Texas Historical Commission is included in Appendix 6. The following page includes a table that compares the relative strengths and weaknesses of the Denton Development Code to other cities and communities in the region. It should be noted that in 2019, the Texas State Legislature adopted legislation that mandated owner consent in the landmark designation activities of local municipalities.



Table 6: Local Historic Preservation Ordinance | Community Comparison

	Owner Consent to Municipal Landmark Designation	Owner Authority to Request Landmark De-Designation/ Removal from Historic District	Mandated Design Review for Local Landmark	Mandated Design Review for Properties in Local Historic District	Demolition Delay	Demolition by Neglect Provision	Conservation Districts
TEXAS MODEL ORDINANCE	YES	NO	YES	YES	NO	YES	NO
 DENTON	YES	NO	YES	YES	NO	YES	YES
FORT WORTH	YES	YES (PROOF OF BURDEN)	YES	YES	YES	NO	NO
GRAPEVINE	YES	NO	YES	YES	NO	NO	NO
MCKINNEY	YES	NO	YES	YES	YES	NO	NO
PLANO	YES	YES	YES	YES	NO	YES	NO
TYLER	YES	YES	YES	NO (STAFF ADVISORY REVIEW)	NO	NO	NO
WACO	YES	NO	YES	YES	90-180 days	YES	YES

DESIGN REVIEW

Design review is the process in which both public and private projects are evaluated for their visual, aesthetic, architectural and urban design qualities, as well as their appropriateness and compatibility to the surrounding environment and setting. In the context of this Historic Preservation Plan, design review is associated with the Historic Landmark Commission's administration of the Certificate of Appropriateness (COA) review process for City Landmarks and properties located in Local Historic or Conservation Districts.

For its design review purposes, the Historic Landmark Commission currently uses architectural requirements prepared by the City of Denton to regulate appropriateness of the use, construction, alteration, repair, improvement and alteration of buildings, structures, properties, and sites within its three local historic districts. Subchapter 4: Overlay and Historic Districts of the DDC provides a section for each historic district with corresponding architectural requirements developed specifically to meet the needs of that district's historic resources. Tailoring design review standards to each district and inserting them in the DDC ensures their legal enforcement; however, a property owner must look through the Development Code in order to find them. Creating a user-friendly companion document of the architectural requirements, including photographs and illustrations for easy comprehension, is recommended. Many communities provide a separate document outlining their design review standards for ease of communication and outreach to property owners. The recent creation and City Council approval of the Denton Square District Standards and Guidelines document is a good example.

Administrative review by the Historic Preservation Officer is formalized in the Certificate of Appropriateness language in Section 2.9.2 of the Development Code. The ordinance authorizes the HLC to approve or deny COA applications for ordinary maintenance, minor exterior alterations, and within conservation districts.





SECTION 5

THE COMMUNITY SPEAKS

“

*We have to preserve our neighborhoods’
architectural styles and unique heritage.*

”

Survey respondent



THE COMMUNITY SPEAKS

While preparing the Historic Preservation Plan, the Lakota Group conducted the following engagement efforts to determine key preservation planning issues, including the following activities:

- Historic Landmark Commission Orientation Session (October 8, 2018)
- Focus group session with historic district property owners (January 8, 2018)
- Focus group session with Mayor of Denton and various City department heads, including Community Development, Parks and Recreation (December 10, 2018)
- Interview session with Director of Planning and Development, Texas Woman's University (December 10, 2018)
- Focus group session with local developers (December 10, 2019)
- Focus group session with local architects (December 11, 2019)
- Focus group session with members of the Denton Planning Commission (December 11, 2018)
- Interview session with Historic Denton (December 11, 2019)
- Focus group session with members of the Historic Landmark Commission (December 11, 2018)
- Focus group session with Denton County Office of History and Culture (December 11, 2018)
- Community Open House #1 (February 18, 2019)
- Community Open House #2 (June 17, 2019)

*Workshop posters
and announcements*



COMMUNITY WORKSHOP #1

The City of Denton hosted a community workshop on Monday, February 18, 2019 in the lobby of the Hickory Street Office Building. More than 30 community residents and stakeholders attended the workshop. The purpose of the workshop was to introduce the planning process, as well as the benefits of historic preservation for Downtown Denton and the neighborhoods. The workshop also featured interactive exhibits to gather input from open house attendees. The following pages summarize the results of the community workshop exercises.

COURTHOUSE VIEW CORRIDORS

Participants were asked their opinion about whether the City of Denton should consider protecting views of the Denton County courthouse or not. All participants (100 percent) strongly believe that some policy or initiative should be adopted.

**100% of
participants**
strongly believe in
protecting views of
the Denton County
Courthouse.

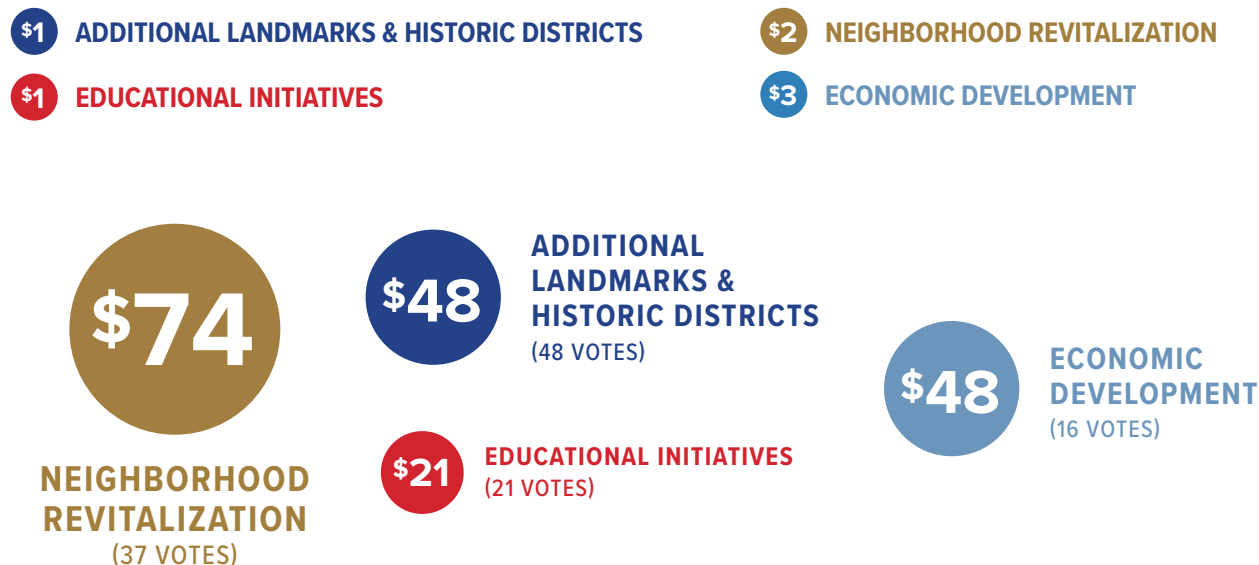


Courthouse © Joshua Bloom

VOTING EXERCISE: PRESERVATION ACTIONS

Participants were given seven “planning dollars” to spend on different preservation initiatives. These initiatives have differing levels of costs involved for implementation, whether undertaken by the City of Denton or a preservation partner. The costs (in “planning dollars”) are as follows:

Planning dollars were spent as follows:



Neighborhood Revitalization received the most planning dollars, with each vote worth \$2.00 planning dollars. Less expensive initiatives traditionally get more votes, and participants consider them to be ‘safe options’. Additional Landmark and Historic Districts Initiative received the highest number of votes at 48, followed by the Neighborhood Revitalization initiative with 37 votes.

Additional initiatives that participants brainstormed include:

- Use taxes to help pay a percentage of construction cost.
- Aside from economic or cash/tax incentives, maybe engineering/design consultancy.
- Façade improvement incentive.
- A higher cap than \$25,000 for downtown rehabilitation
- Lower interests on loans.
- Zoning change incentives.

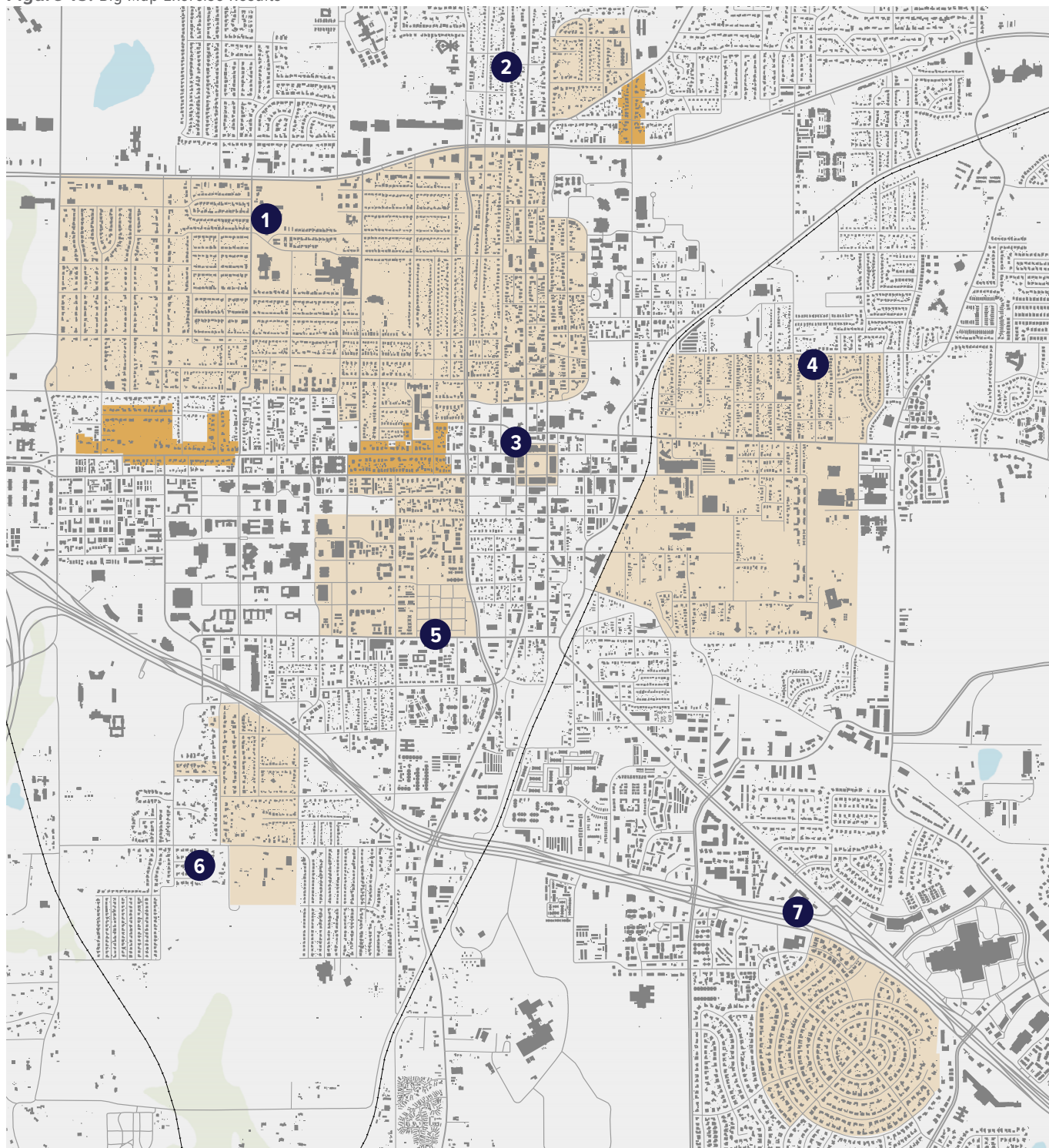
BUILDING RE-USE EXERCISE

Participants were asked to identify a location where they see a potential for a building adaptive use or rehabilitation project. Suggested adaptive use candidates included:

- The Old Post Office Site (office use)
- Morrison Milling Site (commercial Use)
- Mini Mall Site (commercial use)

Participants mostly emphasized the need to preserve the urban fabric and historic character when rehabilitating the suggested sites.

Figure 15: Big Map Exercise Results



BIG MAP EXERCISE

Participants were asked to identify potentially historic areas including neighborhoods and open spaces. The map above highlights potential districts identified by open house attendees with a light yellow wash and blue markers (existing local historic districts are called out in gold).

- 1** Located north of Oak Hickory and West Oak Historic Districts and west of Quakertown.
- 2** Located north east of Bell Avenue Conservation District.
- 3** Courthouse Square.
- 4** Located east of the Courthouse Square.
- 5** Located south of Oak Hickory Historic District
- 6** Located South of Highway 35 East.
- 7** Located in the south eastern portion of the City, in Southridge development.

ONLINE SURVEY #1

The City of Denton hosted an online survey that was open to the public for three weeks. More than 190 community residents and stakeholders participated in the survey. The online survey featured interactive exercises that mirror those presented in the community workshop. The following summarize the results of the online survey.

COURTHOUSE VIEW CORRIDORS

Participants were asked their opinion about whether the City should consider protecting views of the Denton County Courthouse or not. Similar to the open house results, the majority of respondents (92 percent) were in favor of this initiative.

VOTING EXERCISE: PRESERVATION ACTIONS

Participants were asked to rank four different preservation initiatives. The items ranked in the order below:

- 1 Additional Landmarks & Historic Districts (110 votes)
- 2 Neighborhood Revitalization Initiatives (107 votes)
- 3 Educational Initiatives (74 votes)
- 4 Economic Development Initiatives (30 votes)

Echoing the results of the community workshop, Additional Landmarks and Historic Districts ranked as the most important initiative with 110 votes, followed by Neighborhood Revitalization initiative with 107 votes. The City may explore the opportunity to nominate potential districts highlighted in the big map exercise in Figure 15.

Additional initiatives that participants brainstormed included:

- *Zoning regulations that prohibit multi-dwelling units in single-family unit neighborhoods.*
- *Green initiatives including preserving trees, gardens, and open spaces and encouraging additional parks and open spaces.*
- *Design guidelines and signage/storefront guidelines for the Courthouse Square.*
- *Ordinance restrictions on murals.*
- *Prohibition of high-rises, Airbnbs, and SRO units.*
- *Expedited city services and permitting for businesses that rehab historic properties.*
- *Fire code regulations for historic buildings.*
- *Additional tax incentives for the revitalization of historic buildings.*
- *Restoration assistance.*
- *Walkability initiatives that limit car use and emphasize public transportation.*
- *Partnerships with UNT and TWU.*
- *Additional incentives for long-time small business owners.*
- *Code revisions.*
- *Remove the Confederate Monument in the square/move to indoor museum.*
- *Revitalization of the theatre on the Courthouse Square.*

TODAY AND TOMORROW

Participants were asked to share what would be their preservation vision for Denton in comparison to the current state of historic preservation

TODAY, PRESERVATION IN DENTON IS...

NOT THE FIRST PRIORITY **VITAL**
IMPORTANT *FOCUSED ON THE SQUARE*
GAINING MOMENTUM **LACKING**
HOPEFUL *WORKING TOWARDS A BETTER DENTON*
GROWING **SLOW** **INCONSISTENT**

TOMORROW, PRESERVATION IN DENTON WILL BE...

SUPPORTIVE OF NEIGHBORHOOD INITIATIVES **FORWARD THINKING**
ESSENTIAL *BALANCED WITH DEVELOPMENT*
COMMON PLACE **INNOVATIVE**
A MODEL *DEPENDENT ON ACTIONS TAKEN TODAY*
PART OF WHAT MAKES DENTON UNIQUE **AN ECONOMIC CATALYST**
A TOP PRIORITY

WHAT TO PRESERVE?

Participants were asked to identify potentially historic landmarks or districts that should be preserved. Below are a sampling of results from this exercise:

- TWU and Quakertown
- The corridor between UNT and Downtown
- Northeast Denton
- Old Post Office
- Idiots Hill
- Nottingham Woods development
- Pecan neighborhood
- Morrison Milling complex
- Austin Street
- Wells Fargo building
- Area north of the Oak-Hickory District
- Normal Street and Normal School area
- Downtown Denton
- Historic areas around UNT and TWU
- Fine Arts Theatre
- Campus Theatre
- Area between Eagle and Parkway, Carroll and Bell
- First United Methodist Church
- The Morrison Corn Kits sign
- The bank building on the square
- The areas around the existing Oak-Hickory District
- Single family homes from Eagle to Sycamore, Elm, Locust, Hickory and Oak Streets
- Slave cemetery
- John B. Denton statue
- Old Alton Bridge
- Southridge area southeast of Denton
- Homes that students of O'Neil Ford designed
- Old missile base north of the City
- Fred Moore School
- Bolivar Street Arts District
- Calhoun Middle School
- Anything over 100 years old

COMMUNITY WORKSHOP AND ONLINE SURVEY #2

The City of Denton hosted a community workshop on Monday, June 17, 2019 in the Senior Center Blue Room. More than 70 community residents and stakeholders attended the workshop. The purpose of the workshop was to feature potential historic districts and landmarks and other initiatives through interactive exhibits and exercises. The following pages summarize the results of the community workshop exercises.

FUTURE SURVEY AND REGISTRATION

Participants were asked to identify future survey areas, National Register and Local Historic and Historic Conservation Districts. Refer to Figure 16 for more information.

Survey areas identified by participants in order of highest to lowest votes:

- **Survey Area S3** (64.4%)
- **Survey Area S4** (59.7%)
- **Survey Area S5** (39.5%)
- **Survey Area S1** (34.7%)
- **Survey Area S6** (34.3%)
- **Survey Area S2** (26.7%)
- **Survey Area S7** (22.3%)

National Register Historic Districts identified by participants, in order of highest to lowest votes:

- **National Register District N5** (65.15%)
- **National Register District N4** (55.4%)
- **National Register District N2** (55.4%)
- **National Register District N3** (47.7%)
- **National Register District N1** (40.6%)

Local Historic Conservation Districts identified by participants, in order of highest to lowest votes:

- **Conservation District C4** (59%)
- **Conservation District C2** (58.4%)
- **Conservation District C3** (57.4%)
- **Conservation District C1** (55%)
- **Conservation District C5** (54%)

“ The entire Idiots Hill neighborhood **N1** should be considered for National Historic Register nomination or Historic Conservation designation.

”

This map displays the future survey areas, National Register Districts, and Conservation Districts in the City of St. Louis. The map is color-coded to distinguish between these three categories:

- Future Survey Areas (S):** Indicated by blue outlines and labels (S1 through S7).
- Future National Register Districts (N):** Indicated by red outlines and labels (N1 through N5).
- Future Conservation Districts (C):** Indicated by tan outlines and labels (C1 through C5).

The map also shows the city's street grid, including major thoroughfares like Loop 288, and various landmarks and parks. A legend in the bottom left corner provides the key for the colored areas. A north arrow is located in the bottom right corner.

FUTURE LOCAL LANDMARKS

Participants were asked to identify which buildings or structures have the potential to be local landmarks based on their historical or architectural significance to the community. *Below is a list of potential landmarks, in order of highest to lowest votes:*

(Note: no property may be designated a local landmark without a public process and generally owner consent is required.)

- **415 Chapel Drive** (93.6%)
- **927 North Locust Street** (88.6%)
- **709 West Congress Street** (86.5%)
- **201 South Locust Street** (85.4%)
- **319 East Prairie Street** (79.5%)
- **709 Bolivar Street** (64.4%)
- **719 West Sycamore Street** (67.3%)
- **301 North Locust Street** (59.6%)
- **2604 North Locust Street** (59.5%)
- **1415 North Locust Street** (59%)
- **1317 North Austin Street** (59%)
- **105 East Hickory Street** (57.7%)
- **1306 North Locust Street** (56.8%)
- **602 Bernard Street** (52%)
- **110 Friar Tuck Circle** (48.9%)
- **116 Forest Drive** (48%)
- **401 West Sycamore Street** (48%)
- **1421 North Locust Street** (47.7%)
- **800 North Loop 288** (47.7%)
- **921 Stuart Road** (46.8%)
- **127 East Sherman Drive** (46.8%)
- **222 South Elm Street** (46.8%)
- **1203 Fulton Street** (46%)
- **2226 North Locust Street** (44.6%)
- **431 East Sherman Drive** (44.6%)
- **1428 North Locust Street** (43.2%)
- **2628 Jamestown Lane** (42.5%)
- **301 South Locust Street** (40.4%)
- **1712 Highland Park** (37.5%)
- **206 Bernard Street** (36.5%)
- **2108 Northwood Terrace** (35.4%)
- **610 Bernard Street** (33.3%)
- **2130 Northwood Terrace** (33.3%)



HISTORIC PRESERVATION INITIATIVES

Participants were asked to identify to what extent they agree with the following initiatives.

INITIATIVE #1: PRESERVATION, EDUCATION, AND ADVOCACY.

Increase public understanding of historic preservation benefits through ongoing education and advocacy.

- **Action 1:** Create new publications that inform investors, business owners, and residents on the benefits of rehabilitating, preserving and adapting historic resources.
- **Action 2:** Disseminate and publicize information and preservation educational materials utilizing the internet and other digital technologies.
- **Action 3:** Conduct ongoing educational and training programs in historic preservation for local stakeholders and residents.

INITIATIVE #2: REVITALIZATION

Facilitate building rehabilitation and adaptive use projects that spur revitalization of Denton's traditional downtown, and neighborhood commercial districts.

- **Action 1:** Maintain and leverage a range of incentive programs to address different preservation needs.
- **Action 2:** Create and support planning programs and initiatives that advance preservation and community revitalization objectives.

Participants ranked both initiatives as high priority at 80% important.





SECTION 6

APPENDICES

APPENDIX 1: THE NATIONAL REGISTER CRITERIA FOR EVALUATION

This appendix is adapted from Section 2 of the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, National Park Service, U.S. Department of the Interior.

CRITERIA FOR EVALUATION

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

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or,
- B. That are associated with the lives of significant persons in our past; or,
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. That have yielded or may be likely to yield, information important in history or prehistory.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- 1. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or,
- 2. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or,
- 3. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- 4. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or,
- 5. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or,
- 6. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- 7. A property achieving significance within the past 50 years if it is of exceptional importance.

APPENDIX 2: BENEFITS OF THE NATIONAL REGISTER OF HISTORIC PLACES

BACKGROUND

Listing in the National Register of Historic Place recognizes historically significant buildings, districts, structures, sites, and objects worthy of preservation. Listings can help build community pride in the history of that community and its built environment. Historic districts can be centers of heritage tourism that help spur economic vitality. Such listings and the related documentation can serve as educational tools to help the community understand why these properties are important and as planning tools to help guide future work in their rehabilitation and stewardship.

Basic facts of the National Register of Historic Places include:

National Register listing is primarily honorary. Unlike City of Denton local landmarking, it does not place any additional requirements or restrictions on property owners. National Register listing would, however, encourage preservation and enhance public awareness of the significance of National register Landmarks and Historic Districts.

Nominations to the National Register of Historic Places need to meet at least one of four National Register criteria. The proposed historic district is being nominated to the National Register under two criteria: Criteria A for community planning and development (local significance) and Criteria C for both landscape architecture (national significance) and architecture (local significance).

National Register listing would qualify historic (termed “contributing”) buildings for various preservation and rehabilitation incentives, should eligible property owners elect to participate in those programs — principally the 20 percent Federal rehabilitation tax credit program for commercial, industrial and rental residential properties, and the 25 percent Texas Historic Preservation Tax Credit.

Information on the National Register of Historic Places and the nomination process may be found on the Texas Historic Commission website at <https://www.thc.texas.gov/preserve/projects-and-programs/national-register-historic-places>. Information on the available preservation and rehabilitation incentives may be found on the THC website at <https://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives>.

ECONOMIC IMPACT

Numerous studies on the economic impact of historic preservation have been undertaken over the last 30 years – both statewide studies and at the municipal level. Most of these studies have looked at the impact of historic designation on property values. This has been analyzed by different people, in different parts of the country, using different methodologies with surprisingly consistent results – historic districts most often enhance the value of residential properties. From Connecticut to Philadelphia to Utah, properties in historic districts appreciate at a greater value than the rest of the community and depreciate at a slower rate during a recession. Also, houses in historic districts sell at a higher premium relative to the market as a whole (Rypkema, Donovan, Place Economics, “Historic Districts and Economics – Recent Lessons”. *The Alliance Review*, July-August 2014, National Alliance of Preservation Commissions, pp. 10-12.)

Historic preservation in general and National Register listing in particular has many values —cultural, environmental, social, educational, aesthetic, historical and economic. Due to the set of criteria in order to be eligible for listing in the National Register, these properties are more valuable than those that are not listed – otherwise everything would be eligible. There are at least four situations in which listing in the National Register does often add economic value to the listed properties:

- When the properties are commercial, rather than owner-occupied residential, the eligibility for the Federal Rehabilitation Tax Credit can add economic value to the properties. At a recent symposium funded by the National Park Service and chaired by the Urban Land Institute, some developers noted that in their communities, sellers of unrehabilitated properties were raising the price of listed buildings to reflect the tax credit opportunity potential of the investment.

- In some communities the creation of a National Register district triggers the creation of a corresponding local district. This local district then would provide the protections (and perhaps incentives) as noted above, leading to economic value enhancement.
- In real estate markets that have a level of knowledge and sophistication among both real estate professionals and buyers regarding historic properties, National Register listing can have an economic premium attached. How do you know if the local market has reached that point? When the real estate ads say, “This house is located within the XYZ National Register Historic District,” or “This house is listed in the National Register.” The broker wouldn’t pay for the extra lines in the ad if he/she didn’t believe that potential buyers responded knowingly and positively to that information.
- A common characteristic of neighborhoods— both residential and commercial—that are seen as places of sound investment is the existence of a strong citizen-based advocacy organization. Often the creation of a National Register district is a catalyst for the creation of such a citizen advocacy group. The group may have been formed for the specific purpose of getting a neighborhood listed, but once that mission is accomplished the organization expands its focus to broader neighborhood advocacy. This can have a positive affect on property values.

Listing in the National Register of Historic Places does not necessarily add economic value to a given piece of real estate. Rather, National Register status can be an important catalytic tool to utilize all four forces of value. National Register listing is one of a basket of tools that can be used to assure that the economic value of historic preservation takes its rightful place among the multiple values that historic buildings contribute to American communities of every size. In real estate economics there are identified the Four Forces of Value, those factors in the marketplace that push the value of a given piece of real estate—historic or otherwise—up or down. Those forces are physical, social, economic, and political (Rypkema, Donovan, Place Economics, “The Economic Value of National Register Listing”, *Cultural Resource Management*, No. 1, 2002, pp. 6-7).

APPENDIX 3: TEXAS RECORDED LANDMARKS AND HISTORICAL MARKER PROGRAM

The Texas Historical Commission's (THC) official Texas Historical Marker Program, inaugurated in 1962, includes the Recorded Texas Historic Landmark (RTHL), subject marker, and Historic Texas Cemetery marker programs. More than 16,000 markers now have been placed across the state, including more than 3,800 RTHL markers.

RECORDED TEXAS HISTORIC LANDMARKS

Recorded Texas Historic Landmarks (RTHL) are properties judged to be historically and architecturally significant. The Texas Historical Commission awards RTHL designation to buildings at least 50 years old that are worthy of preservation for their architectural and historical associations. This is a designation that comes with a measure of protection under state law. The purchase and display of the RTHL marker is a required component of the designation process. The owner's consent is required to nominate a property as a RTHL.

CRITERIA FOR DESIGNATION

Age. Buildings or other historic structures may be eligible for RTHL designation upon reaching 50 years of age. In some cases, structures older than 50 years that have been altered may be eligible, if those alterations occurred at least 50 years ago and took place during a significant period of the structure's history.

Historical Significance. It is the responsibility of the applicant to establish, through written and photographic documentation, the historical significance of a structure.

Architectural Integrity. In reviewing applications for RTHL designation, the THC considers not only the historic persons or events associated with a building, but also the architectural integrity of the building or structure. The structure should maintain its appearance from its period of historical significance and should be an exemplary model of preservation. In no case can a building be considered for the RTHL designation if it has been moved in the past 50 years or if artificial (aluminum, vinyl, asbestos, etc.) siding applied to its exterior within the preceding 50 years covers and/or alters its historic architectural materials or features.

Further information may be found on the Texas Historical Commission's website: <https://www.thc.texas.gov/preserve/projects-and-programs/recorded-texas-historic-landmarks>.

SUBJECT MARKERS

The historical marker process in Texas begins at the county level – applications are submitted through the Denton County Historical Commission who must approve nominations and submit them to the THC. The marker program is competitive and takes 12-18 months. The THC accepts applications for historical markers each Fall for the following year. Further information may be found on the Texas Historical Commission's website: <https://www.thc.texas.gov/preserve/projects-and-programs/state-historical-markers/apply-historical-marker>.

THC HISTORIC TEXAS CEMETERY MARKERS

Historic Texas Cemetery Markers recognize the historical significance of a cemetery and, with the use of interpretive plaques, provide background on associated communities, families, events, and customs. As with the subject markers, applications for cemetery markers are submitted through the Denton County Historical Commission who must approve nominations and submit them to the Texas Historical Commission. Cemeteries must be recognized as Historic Texas Cemeteries prior to receiving a marker.

APPENDIX 4: STATE ANTIQUITIES LANDMARKS

State Antiquities Landmarks (SALs) are designated by the Texas Historical Commission and receive legal protection under the Antiquities Code of Texas (the Code). The Code defines all cultural resources on non-federal public lands in the State of Texas as eligible to be designated as Antiquities Landmarks. Historic buildings and other above-ground historic resources must be listed in the National Register of Historic Places before they can be designated as SALs, but archaeological sites do not have the same prerequisite.

Landmark designation does not mean that sites or buildings cannot be altered or destroyed. The land-owning agency must consult with the THC about such proposed actions through the permit process, and the THC will determine whether the work will be allowed.

CRITERIA FOR EVALUATING BUILDINGS, STRUCTURES, AND CULTURAL LANDSCAPES

Buildings, structures, cultural landscapes, and non-archaeological sites, objects, and districts may be designated as SALs, provided that the following conditions are met:

1. The property meets at least one of the following criteria:
 - A. The property is associated with events that have made a significant contribution to the broad patterns of our history, including importance to a particular cultural or ethnic group;
 - B. The property is associated with the lives of persons significant in our past;
 - C. The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - D. The property has yielded, or may be likely to yield, information important in Texas culture or history;
2. The property retains integrity at the time of the nomination, as determined by the executive director of the commission; and
3. The property must be listed in the National Register of Historic Places, either individually, or as a contributing property within a historic district. Contributing status may be determined by the Keeper of the National Register or the Executive Director of the Commission.

CRITERIA FOR EVALUATING ARCHAEOLOGICAL SITES

1. The commission shall use one or more of the following criteria when assessing the appropriateness of official landmark designation, and/or the need for further investigations under the permit process:
 - A. The site has the potential to contribute to a better understanding of the prehistory and/or history of Texas by the addition of new and important information;
 - B. The site's archaeological deposits and the artifacts within the site are preserved and intact, thereby supporting the research potential or preservation interests of the site;
 - C. The site possesses unique or rare attributes concerning Texas prehistory and/or history;
 - D. The study of the site offers the opportunity to test theories and methods of preservation, thereby contributing to new scientific knowledge; and
 - E. There is a high likelihood that vandalism and relic collecting has occurred or could occur, and official landmark designation is needed to ensure maximum legal protection, or alternatively, further investigations are needed to mitigate the effects of vandalism and relic collecting when the site cannot be protected.

2. The commission shall use one or more of the following criteria when assessing the verification of the existence of a cemetery:
 - A. The location contains interments that are confirmed through assessments or investigations consented by the landowner and performed by a professional archaeologist or other individuals as defined by §711.0105(a) of the Health and Safety Code of Texas;
 - B. The location contains human burial caskets or other containers or vessels that contain human remains or are contextually known to have been used to inter human remains;
 - C. The location contains articulated human remains that were deliberately interred; or
 - D. The location contains a burial pit or burial pit features.

CRITERIA FOR EVALUATING CACHES AND COLLECTIONS

Caches and collections may be considered significant and be recognized or designated as landmarks, provided that at least one of the following conditions is met:

1. The cache or collection was assembled with public funds or taken from public lands;
2. Preservation of materials is adequate to allow the application of standard archaeological or conservation techniques;
3. The cache or collection is of research value, thereby contributing to scientific knowledge; or,
4. The cache or collection is of historic value or contributes to a theme.

Additional criteria are outlined for shipwrecks. Further information may be found on the Texas Historical Commission's website: <https://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks>

APPENDIX 5: 1936 TEXAS CENTENNIAL MARKERS

In 1935, the Texas Legislature created the Commission of Control for Texas Centennial Celebrations to celebrate the 100th anniversary of Texas' independence from Mexico. More than three million dollars in state funds were appropriated for "the placing of suitable markers, memorials or buildings at places where historic events occurred... the placing of monuments to early patriots of Texas...the purchasing of suitable tracts of land where necessary for an approved celebration; and the staging of pageants at appropriate places; and an exposition in the recognition of the basic industries and their historical significance in the progress and growth of Texas." The state placed about 1,100 exposition buildings, memorial museums, statues, and granite and bronze markers and monuments around Texas. The Texas Historical Commission, created in 1953, monitors the 1936 markers and coordinates their repair or relocation when necessary.

Further information may be found on the Texas Historical Commission's website: <https://www.thc.texas.gov/preserve/projects-and-programs/state-historical-markers/1936-texas-centennial-markers>.

APPENDIX 6: DENTON COUNTY HISTORICAL MARKERS

The Denton County Historical Commission marker program began in 2004. The historical markers are found in cities and towns, cemeteries, and early communities, and along highways and country roads throughout the county. Inscriptions are written based on historical narratives and documentation found in records of the Denton County Historical Commission or the Texas Historical Commission's archives. The historical markers tell the story of the early pioneers and settlers in Denton County and cover subjects on a wide range of topics that include communities and cities, cemeteries, churches, schools, ranches, land grants, events, businesses, historic individuals, archeology, and organizations. The Denton County Historical Commission accepts applications year-round.

Further information may be found on the Denton County Historical Commission's website: <https://apps.dentoncounty.com/website/historicalmarkers/historical-markers.htm>.

APPENDIX 7: DENTON DEVELOPMENT CODE (HISTORIC PRESERVATION) (ADOPTED MAY 10, 2019)

SUBCHAPTER 1: GENERAL STANDARDS; SECTION 1.2: PURPOSE

1.2.4 – Improve the city's appearance.

SUBCHAPTER 4: BOARDS, COMMISSIONS AND COMMITTEES; SECTION 34.4.3 HISTORIC LANDMARK COMMISSION

A. Composition

There is hereby created a commission to be known as the Historic Landmark Commission of the City, hereinafter called the "Landmark Commission," composed of nine (9) members appointed by the City Council. The Landmark Commission shall include at least one (1) representative from each of the following organizations or professions:

- County Historical Commission;
- The county bar association;
- A certified public accountant;
- A registered architect;
- An owner of real property in the City.

The previous Denton Preservation Ordinance, as well as the Texas Model Ordinance, recommend appointing commission members who work in specific fields such as architecture, planning, urban design, history, real estate, archeology and law, or related disciplines. The Texas Model Ordinance also recommends appointing an owner of a historic property, and notes that all members regardless of background shall have a demonstrated interest, competence, or knowledge in historic preservation. It also recommends that the make-up of the Commission should represent the ethnic makeup of the City of Denton.

The size of the voting membership is not mentioned, although it states that a quorum of the Historic Landmark Commission is five. The Texas Model Ordinance suggests at least seven (7) members in order to accommodate the various fields of interest.

The Model Ordinance also recommends that the Commission shall prepare rules and procedures necessary to carry out its business be ratified by City Council. The Rules and Procedures for an efficient Commission should include procedures for the following:

- Nominating a chair, vice-chair, and secretary;
- Qualifications for who may vote on an application;
- Instructions on when special meetings may be called;
- The creation of committees that may conduct specific work on behalf of the Commission;
- Procedures for the removal of a landmark designation.

B. Operational Procedures

1. The Historic Landmark Commission shall meet as often as necessary to dispose of the business of the Historic Landmark Commission or upon call by the Historic Landmark Commission chair or upon petition of a simple majority of Historic Landmark Commission members.

2. Five members present shall constitute a quorum for the transaction of business, and all issues shall be decided by a majority of those members present and voting, except that in those instances where only a quorum of five is present at a meeting, all issues shall be decided by at least four affirmative votes.
3. The Historic Landmark Commission shall adopt appropriate rules and regulations for the conduct of its business and the election of its chair and other officers. The minutes of each meeting shall be filed in the office of the City Secretary.

C. Powers and Duties

The Historic Landmark Commission shall have the review and decision authority as shown in Table 2.2-A, pursuant to the application -specific procedures outlined in this DDC, and the following additional powers and duties under this DDC:

1. The Historic Landmark Commission shall thoroughly familiarize itself with buildings, structures, sites, districts, areas, and lands within the City that may be eligible for designation as historic landmarks, shall have review authority over the City's Historic Preservation Plan, and shall:
 - A. Establish criteria to be used in determining whether certain buildings, structures, sites, districts, areas, lands, and other objects should be designated as historic landmarks;
 - B. Establish guidelines to be used in determination of whether to grant or deny certificates of appropriateness for demolition;
 - C. Suggest sources of funds for preservation and restoration activities and acquisitions, to include federal sources, state sources, private and foundation sources, as well as municipal sources; and
 - D. Recommend, to the proper agencies, incentives designed to encourage historic preservation.
2. The City's Historic Preservation Plan shall be presented to the Planning and Zoning Commission for consideration and recommendation to the City Council for inclusion in the Denton Comprehensive Plan.
3. The Historic Landmark Commission shall recommend to the Planning and Zoning Commission ordinances designating certain buildings, structure, sites, districts, areas, and lands in the City as historic landmarks.
4. The Historic Landmark Commission shall hold a public hearing on all proposed ordinances and the owner of any land included in the proposed ordinance shall be given at least 15 days written notice of the public hearing.
5. If the Historic Landmark Commission finds that buildings, structures, sites, districts, lands or areas cannot be preserved without acquisition, the Historic Landmark Commission may recommend to the City Council that the fee or a lesser interest of the property in question be acquire by gift, device, purchase, eminent domain or otherwise, pursuant to the City's Charter and state and federal law.
6. Where there are conditions under which the required preservation of a historic landmark would cause undue hardship on the owner, use district changes may be recommended by the Historic Landmark Commission.
7. The designation of an historic landmark may be amended or removed using the same procedure provided in this DDC for the original designation.
8. The Historic Landmark Commission shall provide information and counseling to owners of designated historic landmarks.
9. Any person making application to have any building, structure, site, district, area or land designated as an historic landmark pursuant to the provision of this article shall pay to the Development Services Department a filing fee in an amount determined and as from time to time amended by ordinance by the City Council, a copy of which ordinance is on file with the Department.
10. The members of the Historic Landmark Commission are held to the City of Denton's Ethics Code.

Sections C.4 and C.7 are procedural regarding historic landmarks and should be moved to Section 2.9.4 which outlines the procedures for designating Historic Landmarks.

Section C.9 outlines the requirement for a fee for historic landmark applications. This is an administrative function and should be moved to 2.9.2 which provides procedures for a Certificate of Appropriateness.

Section C.10 notes that the Historic Landmark Commission shall be held to the City of Denton's Ethics Code. This is an administrative function and should be moved to Section 2.3.6 under the Commission's Operational Procedures.

The DDC refers to the Historic Landmark Commission as having review authority over the Historic Preservation Plan, though it is a policy document rather than a legislative one. The preparation of a Historic Preservation Plan as part of the City's Comprehensive Plan should be listed as a duty of the Commission. Reformatting this section would provide clarity on the duties of the Historic Landmark Commission based on the recommendations of the Texas Model Ordinance as well as local needs.

Following is an example of how that could look:

The Historic Landmark Commission shall be empowered to:

- 1. Thoroughly familiarize itself with buildings, structures, sites, districts, areas, lands, and objects within the City that may be eligible for designation as historic landmarks.**
- 2. Establish criteria to be used in determining whether certain buildings, structures, sites, districts, areas, lands, and objects should be designated as historic landmarks.**
- 3. Recommend to the Planning and Zoning Commission ordinances designating certain buildings, structures, sites, districts, areas, lands, and objects in the city as historic landmarks.**
- 4. Establish guidelines to be used in determination of whether to grant or deny certificates of appropriateness for maintenance, rehabilitation, restoration, new construction, and demolition.**
- 5. Present to the Planning and Zoning Commission for consideration and recommendation to the City Council a Historic Preservation Plan for inclusion in the Denton Comprehensive Plan.**
- 6. Suggest sources of funding for preservation and restoration activities and acquisitions, to include federal, state, and local sources, as well as private and foundation sources.**
- 7. Recommend incentives designed to encourage preservation activities.**
- 8. Recommend the acquisition by gift, device, purchase, eminent domain or otherwise of a building, structure, site, or object by the City of Denton where its preservation is essential to the purpose of this ordinance and where private preservation is not feasible, pursuant to the City's charter and state and federal law.**
- 9. Recommend use district changes where there are conditions under which the required preservation of a historic landmark would cause undue hardship on the owner.**
- 10. Provide information and counseling to owners of designated landmarks and increase public awareness of historic preservation by developing and participating in public education programs.**
- 11. Make recommendations for employment of staff and professional consultants as necessary to carry out the duties of the Commission. (The recommendation for employment of staff is optional as it could also be considered a City administration function).**
- 12. Conduct surveys and maintain an inventory of significant historic, architectural, and cultural landmarks and all properties located in historic districts within the City of Denton.**
- 13. Create committees from among its membership and delegate to these committees responsibilities to carry out the purposes of this ordinance.**
- 14. Prepare and submit annually to the City Council a report summarizing the work completed during the previous year. (This is also a requirement of Certified Local Governments).**
- 15. Prepare specific design guidelines for the review historic landmarks and districts.**
- 16. Review and provide comments to the Texas Historical Commission on nominations within the City of Denton to the National Register of Historic Places.**

SECTION 2.9: HISTORIC PRESERVATION PROCEDURES;

2.9.1 – General Provisions

A. Applicability

The following are the general provisions applicable to the creation of Historic Landmarks, Historic Districts, and Conservation Districts within the City of Denton, as defined under Subchapter 9: Definitions.

B. Public Hearings

1. The Planning and Zoning Commission shall hold a public hearing as required in the same manner and with the same notice provisions as provided for zoning regulations in TLGC § 211.006 – 211.007, as amended, to consider any Historic Landmark, Historic District, or Conservation District designation ordinance after receiving a recommendation from the Historic Landmark Commission (HLC).
2. Within 30 days after the public hearing, the Planning and Zoning Commission shall set forth in writing its recommendation, including the findings of fact that constitute the basis for its decision, and shall transmit its recommendation concerning the proposed ordinance to the City Council along with the recommendation of the HLC.

Consider adding a reference to Sections 2.9.3 and 2.9.4, which outline the Historic Landmark Commission's process for reviewing applications for designation of Historic Landmarks and Historic and Conservation Districts.

C. Notices

Any notice required to be given under this Subsection, if not actually delivered, shall be given by depositing the notice in the United States mail, postage prepaid, addressed to the person or entity to whom such notice is to be given at his last known address. When notice is required to be given to an owner of property, such notice, delivered or mailed by certified or registered mail, may be addressed to such owner who has rendered his property for city taxes as the ownership appears on the last approved city tax roll.

D. Recording of Decision

Upon passage of a Historic Landmark designation ordinance by the City Council, the City Secretary shall file a copy of the ordinance with the Denton County Tax Clerk.

E. Amendments

The regulations, restrictions, and boundaries created under the authority of this DDC concerning Historic Landmarks and Historic and Conservation Districts may, from time to time, be amended, supplemented, changed, modified, or repealed pursuant to the public notice and hearing requirements, as amended, herein. If there is a written protest against such change signed by the owners of 30 percent or more, either of the area of the lots or land included in such proposed change or of the lots immediately adjoining the change and extending 200 feet therefrom, such amendment shall not become effective except by a simple majority of the City Council.

F. Completeness Determination

Every application shall be subject to a completeness determination by the Historic Preservation Officer (HPO). Applications should be accompanied by all documents required by and prepared in accordance with the requirements of this DDC and all applicable city ordinances, rules, and regulations. An application deemed incomplete shall not bind the city as the official acceptance of the application for filing, and the incompleteness of the application shall be grounds for denial or revocation of the application. The HPO will make his/her completeness determination within 10 days from the date of receipt of the application. An email or comment in the city's permit tracking program is considered a determination in writing. Applications will be deemed complete on the 11th business day after the application is received.

2.9.2 – Certificate of Appropriateness

A Certification of Appropriateness (COA) shall be obtained prior to the issuance of a building permit. The COA shall be posted at the project site. A COA may be required for work not otherwise requiring a building permit. The COA shall be required in addition to, and not in lieu of, any required building permit.

A. General Provisions

1. **Application.** Prior to commencement of any work for which a COA is required, the applicant shall file an application for a COA with the City Development Services Department. The application shall contain such information as is requested from a form prepared by the HPO. Applications will be subject to the completeness determination in this subchapter.
2. ***Consider including information about the requirements for submitting a building permit for designated properties, if done prior to the filing of a Certificate of Appropriateness and how the two are related. This may prevent confusion for the City and applicants to prevent the issuance of a permit without a Certificate of Appropriateness.***

3. **HPO Discretion**

Upon receipt of an application for a COA, the HPO shall determine whether the application is to be administratively reviewed or reviewed by the HLC, using the requirements in this subsection. Generally, certificates of appropriateness for exclusively ordinary maintenance and minor exterior alternations may be administratively approved; however, the Director or the HPO may place a request for a COA on the agenda to be heard by the HLC at a public meeting based on the significance of the project or its potential for impact to a Historic District, Conservation District, or a Historic Landmark.

4. **Expiration**

The COA shall expire one year from the date of issuance; existing COAs shall expire one year from the adoption of this DDC

5. **Time Bar**

After a final decision by the HLC is reached denying a COA, no further applications may be considered for the subject matter of the denied COA for one year from the date of the final decision, unless changed circumstances regarding the property or project are sufficient to warrant a new meeting, in the opinion of the HPO. The HLC may also waive the one-year requirement for resubmission, by a simple majority vote.

Consider renaming this section “General Provisions: Resubmittals” for clarification.

6. **Amendment**

A COA may be amended by submitting an application for amendment to the HPO. The application shall then be subject to the standard COA review procedure.

7. **Emergency Procedures**

If a structure requiring a COA is damaged and the Building Official determines that the structure or property will suffer additional damage without immediate repair, the Building Official may allow the property owner to temporarily protect the structure. In such a case, the property owner shall apply for a COA within 10 days of the occurrence that caused the damage. The protection authorized under this subsection must not permanently alter the architectural features of the landmark or of the structure in the Historic or Conservation District.

8. **New Construction**

Design for new construction on the site of a property, either individually designated as a Historic Landmark or located in a Historic or Conservation District, shall conform to applicable adopted design guidelines and a COA shall be required.

9. **Appeal**

An applicant may appeal the HPO’s decision to deny a COA by submitting to the HPO a written request for appeal within 10 days of the decision. The written request for appeal starts the HLC Review procedure in this subchapter.

10. Compliance Required

In considering an application for a COA, the HPO and the HLC shall review it for compliance with The Secretary of Interior's Standards for the Treatment of Historic Properties (The Standards), any applicable guidelines adopted by the City and any guidelines provided in this subchapter.

11. Sustainability Guidelines

The use of sustainable practices in design is encouraged and the HPO and HLC shall use the Secretary of Interior's Guidelines on Sustainability for Rehabilitating Historic Buildings as a guide for decisions related to renewable energy such as: solar technology, wind power, insulation, HVAC, and similarly related topics.

12. Building Code Requirements

Historic buildings may be exempted from building code requirements due to their status at the discretion of the Building Official. The Building Official may authorize certain exemptions in accordance with state law and the city's codes.

B. Administrative Review

1. Ordinary Maintenance.

The HPO may administratively approve or deny a COA if the proposed work meets the following criteria: Ordinary maintenance is defined as the process of stabilizing or repairing, deteriorated or damaged architectural features (including but not limited to roofing, windows, columns, siding, and repainting), and includes any work that does not constitute a change in design, material, color, or outward appearance, and includes in-kind replacement or repair. If the applicant is seeking a COA for ordinary maintenance only, the HPO may review the application to determine whether the proposed work complies with the regulations contained in this DDC and all applicable ordinances, and the HPO may administratively approve or deny the work.

2. Minor Exterior Alterations.

Minor exterior alteration shall be defined as the installation of or alteration to signage, fences, gutters and downspouts, incandescent lighting fixtures, landscaping, restoration of original architectural features that constitute a change from existing conditions, painting of wood or other appropriate elements including a change in color and additions and changes not visible from any street, as determined by the HPO, to the rear of the main structure or to an accessory structure. If the applicant is seeking a COA to authorize minor exterior alterations only, the HPO may review the application to determine whether the proposed work complies with the regulations contained in this DDC and all applicable ordinances, and administratively approve or deny the application.

3. Conservation Districts.

COAs for work in a Conservation District shall be approved by staff according to standards set when the Conservation District is created. Conservation Districts differ from Historic Districts in that they may be created to protect the physical attributes of an area. The preservation of architecture may or may not be a component of the regulations adopted for a given Conservation District.

C. Historic Landmark Commission Review

COAs for projects not subject to administrative review shall be approved or denied by the HLC at a public meeting pursuant to these procedures.

1. Effect of Approval

If a COA has been approved by the HLC, then a certificate will be issued to the applicant, and copies of the certificate will be filed with the Planning Division in the Development Services Department.

2. Deemed Approval

If final action has not been taken by the HLC within 75 days of the posting of the item on the HLC's agenda by the HPO, then the COA will be deemed approved and a certificate will be issued to the applicant. If all other requirements of this DDC and applicable regulations are met, and a building permit is required for the proposed work, the Building Official shall issue a building permit to the applicant for the proposed work.

3. Appeal

If a COA has been denied, the applicant may appeal the decision in writing to the City Council by filing a written notice with the City Secretary within 10 days of receiving the notice of the denial. City Council's decision is final, and no further applications shall be considered.

D. Demolition and Removal

1. Criteria

- The HLC must consider the following criteria for a COA for demolition or removal:
- The state of repair of the building;
- The existing and/or potential usefulness, including economic usefulness of the building;
- The purposes behind preserving the structure as an historic structure; and,
- The character of the neighborhood and all other factors it finds appropriate.

2. Appeal Period

Any applicant or the owner of any property located within 200 feet of any landmark or structure in a Historic or Conservation District requiring a COA for demolition or removal, and who is aggrieved by a ruling of the HLC concerning the landmark or structure in a Historic or Conservation District, under the provisions of this subsection may, within 60 days after the ruling of the HLC, appeal to the City Council. Following a public hearing to be held within 30 days of the filing of a notice of such appeal with the City Secretary, the City Council may, by a favorable vote of three-fourths of all members of the City Council who are eligible to vote on the matter, uphold or overturn any ruling of the HLC made pursuant to this subsection. Applicants may not begin demolition or removal until after the appeal period has passed.

3. Posting of Signs

An applicant for a COA for demolition is required to post a sign at the project site pursuant to city's sign posting requirements established in the Administrative Criteria Manual.

2.9.3 – Historic and Conservation District Designation

The City Council may designate buildings, structures, sites, areas, and lands in the city as part of a Historic or Conservation District and define, amend, and delineate the boundaries thereof. This is a zoning designation in addition to any other use designation. The Official Zoning Map shall reflect the designation of Historic and Conservation Districts.

A. Applications

Applications for consideration of a proposed Historic or Conservation District shall be based upon architectural, historical, archaeological, or cultural importance or value and accompanied by the following information:

1. A map showing the boundaries of the proposed District and the location of each contributing resource identified by a number or letter designation;
2. Notation of state and national landmarks;
3. A list of specific buildings, structures, sites, areas, or lands of importance considered contributing to the District and a description of the particular importance or value of each such building, structure, site, area, or land; and
4. Sufficient photographs of each building, structure, site, area, or land of importance or value showing the condition, color, size, and architectural detail of each, and where possible:
 - A. Date of construction;
 - B. Builder or architect;
 - C. Chain of uses and ownership;
 - D. Architectural style;
 - E. Materials;
 - F. Construction technique
 - G. Recognition by state or national government as architecturally or historically significant, if so designated.

Consider adding “object” to this list for consistency. Typically, the list of contributing properties in a district nomination is based upon a definition of a Contributing Resource found within the ordinance definitions. The requirement for a description of each property may be cumbersome for larger districts. Usually a historic resource survey identifying each property has already been completed for an area prior to district designation.

An example of a definition of Contributing Structure could include the following language: “A structure within a historic district that was substantially constructed within the district’s period of significance and retains a significant amount of its physical integrity and character-defining features including location, setting, design, construction, workmanship, or association with historical persons or events.”

B. Procedures for Designation

Designation as a District may be initiated by the Historic Landmark Commission (HLC) or by written petition in the form prescribed by this subsection. Such a request shall designate clearly the land proposed to be included.

1. Applications

Requests for designation shall be made on a form obtained from the city. Completed applications shall be returned to the HPO for review and processing as applicable. The HPO is the administrative official with original jurisdiction to review applications and submitted written support for completeness.

2. Time Limits

Properly submitted applications shall remain valid for one year from the date it is deemed complete and thereafter shall be expired.

Consider renaming this section “Procedures for Designation: Expiration” for consistency with the language in the section.

3. Petition Required

The applicant must submit with the application, a petition with signatures of more than 50 percent of the owners of the property within the proposed District who collectively own more than 50 percent of the land area within the proposed District. Property ownership shall be verified using the last certified tax rolls of the appropriate county tax assessor collector for the proposed area. For purposes of calculating the support of more than 50 percent of the property owners, each property as listed on the tax rolls shall be counted individually, regardless of whether an individual or group owns multiple properties within the proposed area. Properties owned by governmental entities shall not be counted in the more than 50 percent support requirement, although their written preference may be submitted to any board, commission, or to City Council for their consideration. Additionally, for properties owned by more than one party, only one property owner need submit written support in order for the HPO to count the property in the calculation.

The Texas Model Ordinance does not require written petitions with property owner signatures when considering the designation of a historic district. Requiring written petitions can be extremely difficult to achieve and may be seen as a hindrance to the submittal of nominations. The alternative is to notify all property owners within the proposed district boundaries of the application, inviting them to present testimony at a public hearing or via written or electronic means.

4. Demolitions and Exterior Alterations Prohibited

Any demolition or exterior alterations are prohibited for properties included in the area under consideration for designation while the application is being reviewed by the city. The Director may approve a permit for demolitions or exterior alterations on a case-by-case basis.

It is unclear who the Director is or which City department they work for. Clarification is necessary.

5. Decision

Once the HPO receives a completed application, the HPO must call a public hearing in front of HLC. The HLC shall make its recommendation for either approval or denial within 30 days from the date of the public hearing for consideration by the Planning and Zoning Commission. The Planning and Zoning Commission shall schedule a public hearing to be held within 60 days of receipt of the HLC’s recommendation and shall forward its recommendation for either approval or denial to the City Council. The City Council shall, at a public hearing,

review and either approve or deny the proposed district. Upon passage of any ordinance designating an area, or removing the designation of a district, the city shall send notice of the fact by mail to the owner or owners of affected property.

Technically the City staff do not call for public hearings; that is determined based on the procedures of the ordinance. The scheduling of a public hearing by staff is an administrative procedure outlined by the review process. More appropriate language would be, "The Historic Landmark Commission shall hold a public hearing."

As a point of clarification, the Historic Landmark procedures state that the Commission review those applications at a "regular" meeting rather than a public hearing. The two procedures should align for the clarification of applicants. As the Planning and Zoning Commission holds the public hearing in both procedures for designation, the Historic Landmark Commission could review the nominations at a regular meeting.

6. Increasing Boundaries

Applications to increase the boundaries of a District shall be made following the same procedure for creating the district and may be made when one or more of the following criteria are met:

- A. When buildings, structures, sites, areas, or lands of importance or value related to the district are requested for inclusion; or,
- B. When facts previously undisclosed to or unknown by the HLC are revealed which indicate that a particular building or site is possessed of special architectural, archaeological, cultural, or historical importance or value.

7. Appeal

If the HLC determines at a public hearing that the area is not eligible for a District classification, it shall notify the applicant of the fact in writing. Notice is given by depositing the notice, properly addressed and postage paid, in the United States mail. The notice must be sent to the address shown on the application. The decision of the HLC that an area is not eligible for Historic or Conservation District classification may be appealed to the City Council. The City Council's determination of eligibility on appeal is final. If the City Council determines that the area is not eligible as a District classification, no further applications for a District classification may be considered, for the area of request, for two years from the date of the decision. A property owner in the area of the request may apply for a waiver of the two-year limitation and must show changes in circumstances that alter the facts and conditions upon which the first decision was determined. The HPO shall determine if the application may go forward.

8. Established Districts

Requirements of Subchapter 4: Overlay and Historic Districts, shall apply to the Historic or Conservation Districts, however, any conflict between this subsection and other provisions of Subchapter 4 shall be resolved in favor of this subsection.

9. Regulations

The ordinance creating the District may contain regulations, special exceptions, or procedures that the HLC considers necessary to conserve the distinctive atmosphere or character of the area, or to minimize potential adverse impacts which could result from the creation of the District. In addition, all property owners must conform to existing building codes and this DDC.

C. Approval Criteria

- 1. The purpose of Historic and Conservation Districts is to geographically define areas possessing significant concentration, linkage, or continuity of buildings, structures, sites, areas, or land which are united by architectural, historical, archaeological, or cultural importance or significance for preservation purposes. They may also include a landmark or a group of landmarks.
- 2. Any District must meet two of the following criteria:
 - A. Include buildings, structures, or sites that have common character defining features and be of common form.
 - B. Include buildings, structures, or sites which are similar in size, massing, and scale.
 - C. Have a common streetscape or have similar spatial relationships or contain common visual qualities such as

vegetation, vistas, orientation, set back, spacing, site coverage, exterior features, or materials.

- D. Contains properties and an environmental setting that meets two or more of the criteria for designation of a landmark (see 2.9.4: Historic Landmark Designation).
3. Any District in the City of Denton that is listed on the National Register of Historic Places is presumed to be qualified for designation as a historic or conservation district or included as part of a larger Historic or Conservation District.
 4. For designation as a Historic District, a minimum of 51 percent of buildings, structures, or sites in the proposed District must be 50 years of age or be of historical significance.

There are several criteria which refer to commonality of character or visual qualities and similarity in size, massing, and scale of buildings within a proposed district. Districts do not necessarily need to have buildings that are all the same in terms of size, massing, and scale, nor do the character defining features of its buildings need to be common in appearance. Typically, but not always, historic districts are varied in style, building type, and age of construction. Requiring that a district application meet the commonality standard may limit preservation options. The Texas Model Ordinance does not require commonality or similarity in its criteria for designation, but rather utilizes the National Register Evaluation Criteria.

2.9.4 – Historic Landmark Designation

The City Council may designate buildings, structures, sites, areas, and lands in the city as Historic Landmarks. This is a zoning designation in addition to any other use designation. A Historic Landmark does not have to be located in a Historic or Conservation District. The Official Zoning Map shall reflect the designation of Historic Landmarks.

A. Procedures for Designation

1. The owner of the property seeking designation, or owner's representative, the Historic Landmark Commission (HLC), Planning and Zoning Commission, Historic Preservation Officer (HPO), or the City Council may initiate a Historic Landmark designation by filing an application with the HPO.
2. Requests for designation shall be made on a form obtained from the HPO.
3. Applications prepared and submitted by an authorized agent shall contain the signatures of the owner or owners unless created by resolution of the City Council or the HLC.
4. Applications shall be considered by the HLC at a regular meeting. The HLC shall make a recommendation to the Planning and Zoning Commission regarding such designation. The Planning and Zoning Commission must make a recommendation to City Council for its consideration. The decision at City Council is final and cannot be appealed.
5. Historic Landmark Commission-approved medallions for designated structures may be prepared and, subject to the approval of the owners, may be affixed to individually designated Historic Landmarks.

As an administrator of the preservation ordinance the Historic Preservation Officer should not have the official capacity to initiate a Historic Landmark nomination; rather, they should forward recommendations for potential nominations to the Historic Landmark Commission for initiation.

B. Approval Criteria

The following criteria will be used in the designation of a Historic Landmark.

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or the United States;
2. Recognition as a recorded state historic landmark, a national historic landmark, or entered into the National Register of Historic Places;
3. Reflects a distinguishing characteristic of an architectural type or specimen;
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;

5. Reflects elements of architectural design, detail, material, or craftsmanship which represent 5.a significant architectural innovation;
6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif;
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States;
10. Location as the site of a significant historic event;
11. Identification with a person who significantly contributed to the culture and development of the city, state, or the United States;
12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city; or
13. Value as an aspect of community sentiment or public pride.

C. Permits Pending Designation

1. From and after the date on which the question of whether or not a building, structure, or 1.site within the city should be designated as an Historic Landmark is placed upon the agenda for any special or regular meeting of the HLC or from and after the date on which such agenda is posted in accordance with the provision of Chapter 551 of the Government Code (Texas Open Meetings Act), as amended, or from and after the date that the HLC approves or recommends a Preservation Plan or any amendment of any existing Preservation Plan which embraces or includes the building, structure, or site within the city, whichever date first occurs, no building permit allowing the construction, reconstruction, alteration, change, restoration, removal, or demolition of any exterior architectural feature of any building or structure then existing included or embraced in whole or in part within the scope of such agenda consideration or such preservation plan or such amendment thereof, as the case may be, and no permit allowing the demolition or removal of all or any part of any such building or structure may be issued by any official of the city nor, if no such permit is required, may any person or entity construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of any such building or structure until the earliest of the following conditions have been met:
 - A. A final and binding COA for the removal or demolition, as may be appropriate, has been issued by the HLC;
 - B. The HLC fails to make a recommendation that some part or all of any such building or structure be designated an Historic Landmark or be included within an Historic Landmark or within a Preservation Plan or an amendment thereof within 60 days following the earliest of the dates described in this subsection, under the circumstances; or
 - C. A final and binding decision has been made by the City Council that no part of any such building or structure shall be designated an Historic Landmark or shall be included within any designated Historic Landmark. However, should the City Council fail to act within 90 days from the date an appeal is filed, the requested permit shall be granted. The 90-day time limitation may be waived by the appellant to allow the City Council an additional 30 days in which to act.

This paragraph is difficult to understand and should be rewritten or formatted differently for clarity. Consider adding language to this effect for pending historic district designation in Subchapter 4.

Additionally, the use of the term "Preservation Plan" is incorrect, as it infers it is a legislative document rather than a policy one.

2. It shall be the duty of the HPO to furnish the Building Official with a copy or written notice 2. of each such written order or such agenda or such Preservation Plan or amendment thereof, as the case may be, as promptly after the preparation thereof as is practicable. The failure to so furnish the Building Official with a copy or written notice

thereof, however, shall not have the effect of validating any building permit, removal permit or demolition permit issued without knowledge of any such written order or agenda. In any instance in which any such permit may not be required, it shall be the duty of the HPO to give notice of any such written order or such agenda or such Preservation Plan or amendment thereof to the owner of any building or structure included within the scope thereof, which notice shall be deemed complete when actually given, orally, or in writing, to such owner or when written notice there is deposited in the United States mail, postage prepaid, certified or registered, with return receipt requested, addressed to such owner, whichever event first occurs.

Again, the use of the term “Preservation Plan” is incorrect, as it infers it is a legislative document rather than a policy document.

3. Any permit issued to any person from or after the date of any such written order or such 3.agenda or the approval or recommendation of such preservation plan or amendment thereof, as the case may be, shall be null, void, and of no force or effect until the earliest of the events described in subsections (1.a), (1.b), (1.c) above occur.
4. Notwithstanding any other provision of this subsection, no building permit, removal permit 4. or demolition permit shall be issued by the Building Official for any structure located in a National Register District except as authorized by this subsection. The Building Official shall notify the HPO immediately of any application requesting a building permit, removal permit or demolition permit for a structure located in a National Register District. No such permit shall be issued by the Building Official before the HLC has made a recommendation, or scheduled the structure on its agenda, or before the expiration of 60 calendar days, whichever is sooner. If a structure is placed on an agenda item, it shall be scheduled for a public hearing as soon as property owners within the National Register District are notified.

2.9.5 – Maintenance, Omission of Repairs

- A. The exterior of any structure in a designated District, any designated Historic Landmark and any building determined by the HLC to meet the criteria for Landmark designation shall be maintained to ensure structural integrity.
- B. If the HLC finds that there are reasonable grounds to believe that the exterior of any structure in a designated District or any designated Historic Landmark is structurally unsound or in imminent danger of becoming structurally unsound, the HLC shall direct the HPO to notify in writing the owner of the structure of such fact.
- C. Upon giving a 10 day written notice to the owner of record of such structure, the HLC shall hold a public meeting to determine if the structure is structurally unsound or in imminent danger of becoming structurally unsound. The HLC’s report may include evidence of economic hardship or willful neglect.
- D. At the conclusion of the meeting, if the HLC finds that the structure is structurally unsound or in danger of becoming structurally unsound and that no valid reason exists as to why the owner cannot or should not undertake to safeguard the structural soundness of the building, it shall in writing notify the owner of record of the finding.
- E. The owner of record of a structure who has been notified by the HLC that such landmark is structurally unsound or in danger of so becoming, shall within 90 days of receipt of such notice, satisfy the HLC that reasonably necessary repairs to safeguard the structural soundness of the landmark have been affected.
- F. If the HLC determines that the building is structurally unsound but there are valid reasons why the owner cannot or should not undertake to safeguard the structural soundness of the building, it shall forward to the City Council its recommendation as to what action, if any, should be taken on the structure.
- G. Any applicant or interested person aggrieved by a ruling of the HLC under the provisions of this section may, within 60 days after the date of such ruling, appeal to the City Council.

Consider renaming “Omission of Repairs” to “Demolition by Neglect,” which is the standard terminology within the field.

SUBCHAPTER 4: OVERLAY AND HISTORIC DISTRICTS

This subchapter outlines the general provisions applicable to the creation of Zoning Overlay and Historic Districts.

4.4.2.A – *Creation and Amendments; General Standards; Statement of Purpose.* This section requires a statement of purpose when creating an overlay zone or historic district.

A.3. *The statement of purpose shall outline the, “imposition of the regulations and design standards proposed.”*

The use of the term “imposition” implies that an overlay or historic district will have a negative impact on a property owner and adds a negative connotation to the designation of historic districts. Consider using the term “overview.”

4.9.4.B – *Oak-Hickory Historic District; Boundaries.* This section outlines the boundaries of the historic district and the enabling ordinance.

Consider adding the date of adoption for consistency, as the ordinance number does not include the year of adoption as in other district ordinances.

4.9.4.C-5 – *Architectural Requirements; New Construction and Additions.* This section outlines general requirements for new construction and additions in the historic district.

The term “replacement buildings” is used in the text. A new building may be built on a vacant lot as well as replacing an existing building. Consider using the term “new construction” for clarification and consistency with the section heading.

4.9.4.C-8 – *Architectural Requirements; Color.* This section outlines general requirements for the painting of building in the historic district.

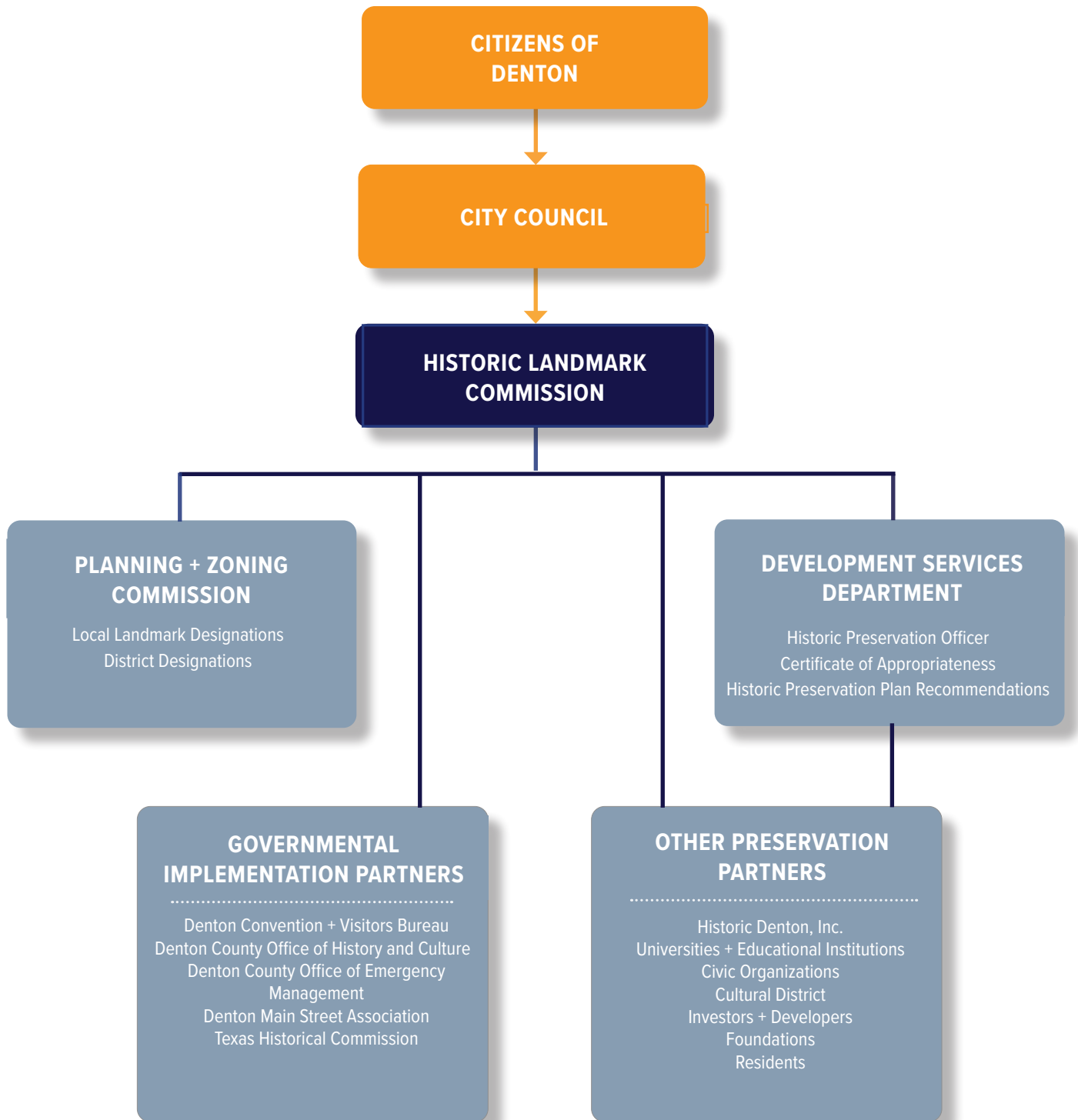
The Texas Model Ordinance uses the Secretary of the Interior’s Standards for Rehabilitation as the criteria for approval of a Certificate of Appropriateness. The Standards do not require the review of paint color as it is not a permanent change. Consider removing the review of paint color in all Denton historic districts and for historic landmarks or changing it to a voluntary review at the owner’s request.

4.9.5 – *Bell Avenue Historic District.* This section outlines general requirements for the historic district.

B. This section provides the boundaries of the district including a map.

The map for this district is not consistent with the other two district maps in that it provides a separate outline for each block rather than one boundary around the entire area. Consider altering the boundary and shading for consistency.

APPENDIX 8: HISTORIC PRESERVATION PLAN IMPLEMENTATION CHART





DENTON

HISTORIC PRESERVATION PLAN