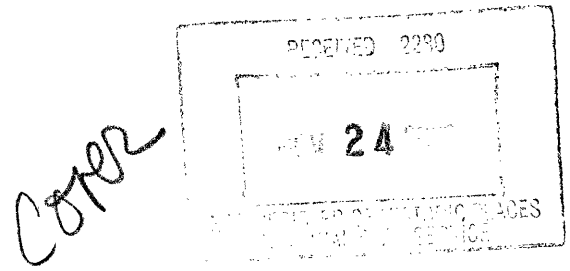


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Multiple Property Documentation Form**



☒ New Submission ☐ Amended Submission

A. NAME OF MULTIPLE PROPERTY LISTING

HISTORIC AND ARCHITECTURAL RESOURCES OF DENTON, TEXAS, 1882-1949

B. ASSOCIATED HISTORIC CONTEXTS

COMMUNITY AND REGIONAL DEVELOPMENT IN TEXAS, 1880-1945

C. FORM PREPARED BY

Name/Title: Lila Knight

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Date: May 1999

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City or town: Kyle

State: TX

Zip: 78640

D. CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Signature and title of certifying official

11-15-00
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

12/28/00
Date

Property Name HISTORIC AND ARCHITECTURAL RESOURCES OF DENTON, TEXAS, 1882-1949

Texas

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Historic and Architectural Resources of Denton, Texas, 1882-1949

**Historic and Architectural Resources of Denton, Texas, 1882-1949:
Historic Context**

Summary

The evolution of the city of Denton mirrors the changes wrought by the development of transportation in northern Texas during the late nineteenth and early twentieth centuries. Denton originally developed as an agricultural community, based on subsistence farming; the county seat grew into a mercantile center for the county, based on cash crops made possible by the arrival of rail to the area. The advent of the automobile during the early 1900s, as well as an increased urbanism in the Dallas-Fort Worth Metroplex, transformed Denton into an important suburb linked by increasingly modern highway corridors. The emergence of important educational institutions within the city further contributed to the economic, social and intellectual growth of the city.

Introduction

Denton County encompasses 888 square miles and is bisected by the Grand Prairie in its western half and the Cross Timbers and Blackland Prairie to the east. Large creeks, including Denton, Clear, and Hickory, cut through the rolling terrain of the Grand Prairie. The Prairie is characterized by strong soils for cultivating cotton, grain crops, and livestock. The eastern Cross Timbers includes the sandy soils of Elm Fork, central fork of the Trinity River. This easily tillable land produced corn and vegetables and provided the essential timber for buildings and firewood. The eastern edge of Denton County includes a section of the Blackland Prairie, ideal for cotton, corn, and small grains.

During the 18th century, the Hasinai and Wichita tribes occupied the area. Though none of the early Spanish explorers crossed Denton County, later adventurers, such as Bernard de La Harpe and Athanasie de Mezieres, probably explored the region. Denton County was located too far north for Spanish concern with exploring or settling the land. Under the Mexican government, the County was part of the Department of Nacogdoches and the Red River Municipality. In these early years, the first rough trails crossing the region played an important role in developing transportation for Denton County. Settlers began entering Texas along the Red River as early as 1815, gradually moving west into the Blackland Prairie area. A portion of what became the Chihuahua Trail ran along the Arkansas Territory border (including present day Oklahoma), turning south to Mexico just north of present day Denton County. Other trails developed along the Red River by the early 1840s, but the most important to the area was the Preston Trail. This route ran from Preston Bend on the Red River, south through the eastern edge of Denton County, and became the main passage for settlers in Denton County.

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Early Settlement

Anglo immigration to the Denton County area began in the 1840s, stimulated by the establishment of the Central National Road, more commonly known as the Preston Road. Authorized by the legislature of the Republic of Texas in 1844, the northern part of this early road ran from Denison to Dallas along a north-south ridge near the Collin-Denton County line.¹ W.S. Peters established a colonization company during this time, obtaining a contract from the Republic of Texas authorizing him to bring 2,205 families to the North Texas region in 1841. The colony eventually extended over twenty-six counties, with the majority of the early settlers from Kentucky. Additional contracts expanded the area of the Peters Colony (map 1, page 20). The company received ten sections of land for each one hundred families, and ten half-sections for each one hundred single men; each family was allotted 640 acres. By 1848, 1,800 colonists were attracted to the area, although a much smaller number permanently settled in the area. However, by 1852 resentment over the Peters Company's handling of the colony led to a conflict known as the "Hedgcoxe War." Settlers had difficulty obtaining their land patents; their contracts allowed for lands to be divided so that only each alternate section was reserved for the colonists. These individuals wanted more freedom in selecting the location of their lands. Henry O. Hedgcoxe, the company's agent, was driven out of the area. He was able to return only after the Fourth Legislature passed an act relating to the Peters Colony that adjudicated the rights of the settlers.²

Once a part of Fannin County, Denton County (map 2, page 21) was created on April 11, 1846 and organized July 13 the same year.³ The county was named after pioneer John B. Denton. Originally from Tennessee, Denton worked as an itinerant Methodist minister in Arkansas and Missouri, becoming an attorney in the 1830s and moving to Clarksville, Texas, in 1836.⁴ Serving as one of Colonel Edward Tarrant's Ranger captains, he was killed at the Battle of Village Creek east of Fort Worth in 1841. In 1901, his remains were reinterred on the Denton County Courthouse Square.⁵ Pinckneyville became the first county seat in 1846, but in 1848, the county seat was moved to Alton, located about three miles south of Pinckneyville. Alton experienced only a brief moment as the county seat, as it was once again moved in 1851. This occurred even before any permanent buildings could be erected, reportedly because of a lack of water in the area.⁶ The next location, 3 miles southwest of Alton, secured the honor of county seat and became the site of the first county courthouse, a hewn log structure consisting of a single pen approximately 20 feet by 20 feet.⁷

¹ Denton Centennial Commission, *Centurama: History of Denton, 100 Years of Progress* (Denton: Denton Centennial Commission, 1957), n.p.

² Edward Bates, *History and Reminiscences of Denton County* (Denton: Terrill Wheeler Printing, 1976), 5-7.

³ "Denton County," Subject Marker Files, Texas Historical Commission.

⁴ J. M. Deaver, "The Life and Death of John B. Denton, For Whom County Named, *The Denton Review* (Spring 1989), 6.

⁵ June Welch, *The Texas Courthouse* (Dallas: GLAPress, 1989), 285.

⁶ Denton Centennial Commission, *Centurama*, n.p.

⁷ Terry Jordan, *Texas Log Buildings: A Folk Architecture* (Austin: University of Texas Press, 1978), 149.

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Historic and Architectural Resources of Denton, Texas, 1882-1949

In 1852, the legislature relocated the northern and western county boundaries, displacing Alton from the geographical center of the county. This act, in addition to a bad water supply, led the citizens to relocate the county seat in 1856. Two locations were offered – one 40 acre tract by Ezekiel Boon along Hickory Creek, and the other a 100 acre tract by Hiram Cisco, William Loving, and William Woodruff (map 3, page 22). The 100 acre town site was selected and the new county seat received the same name as the county. William Woodruff, Charles Christian Lacy and Otis Welch platted the town site, auctioning lots in 1857. Most of these lots sold for \$25 to \$35. The original street names were based on the trees native to the county.⁸ The original town site consisted of 33 blocks, with a public square in the center roughly bounded by McKinney Street on the north, Cedar Street on the west, Highland on the south and the current railroad tracks on the east.⁹

Early leaders in the town included J.M. Blount, Joseph A. Carroll, W.F. Egan and I.D. Ferguson.¹⁰ Agriculture and livestock dominated the economy of Denton County in these early years. Cattle raising became increasingly important, with the legendary John Chisum leading many of the early cattle drives through the area. However, due to the overall lack of efficient transportation, subsistence farming characterized the area during this time. Early settlers were almost entirely self-sufficient, due to their inability to import goods. Beef, pork and corn, along with some vegetables, were the mainstays of their diet. Livestock comprised their only cash crop.

Initial Economic Development of the Town: The Courthouse Square

On the eve of the Civil War, Denton County had relatively few slaves, with the 1860 census reporting 256 African Americans in the county. In the summer of 1860, a fear of slave insurrections spread throughout the region; numerous fires throughout North Texas were at first attributed to abolitionists, known as the Union League.¹¹ In July, a fire began on the southwest corner of the square and consumed several nearby buildings. The Denton County vote for secession, held in 1861, was very close – 331 for secession and 264 against. Further development of the county was postponed, immediately followed by conflicts with the Comanches and Kiowas from 1866 to 1873.¹² Overall, the Civil War had little impact on a small community engaged in subsistence agriculture and self-defense from hostile tribes.

Enduring these conflicts, Denton continued its development during the reconstruction era in Texas. The city incorporated in September of 1866, with an elected mayor and five alderman elected at large; the city received its first charter the same year, delineating one square mile for its boundaries. A two story wooden

⁸ Bates, *History and Reminiscences of Denton County*, 63-66.

⁹ Denton Historic Landmark Commission, *Framework for the Future: A Preservation Guidebook for Denton, Texas* (Denton: Denton Historic Landmark Commission, n.d.), n.p.

¹⁰ Subject Marker Files, Texas Historical Commission.

¹¹ Bates, *History and Reminiscences of Denton County*, 69.

¹² Denton Centennial Commission, *Centurama*, n.p.

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courthouse was constructed on the north side of the square, funded by the sale of the first lots.¹³ The center of the courthouse square remained vacant for many years, consisting of a tangle of brush and trees on a small promontory. However, on the south and west, buildings surrounded the square and a few residences began to appear south of the square.¹⁴ These early buildings were small log or frame buildings, housing dry goods stores, saloons, the Lacy Hotel, law offices, and livery stables. Two newspapers made their appearance during this period – *The Review* in 1864 and *The Monitor* in 1868. The first cotton gin was built in 1869 near the south end of Bernard Street.¹⁵ The first U.S. Census including population figures for Denton occurred in 1870, recording 361 residents (329 white and 32 African American).¹⁶ The total population of Denton County was 7,251, denoting that the area was still largely agrarian.

Fire ravaged the city on more than one occasion during its early years.¹⁷ Most of the west side of the square was consumed by the earliest recorded fire in 1860. The first courthouse in Denton was destroyed in a fire in 1875, resulting in the loss of most of the county's records.¹⁸ County commissioners constructed a new two story, brick courthouse in the center of the public square at a cost of \$40,000.¹⁹ Completed in 1877, the new Italianate courthouse featured a central clock tower and a district courtroom on the second floor. The new courthouse was built by J.H. Britton, a master builder who later worked on such courthouses as the El Paso County Courthouse (designed by Alfred Giles)²⁰ The brick construction proved to be a wise choice by the commissioners, as fire ravaged the south side of the square in January of 1877.²¹ Moreover, the construction of a new courthouse resulted in the establishment of the Bushey Brick Plant, thus making brick available for the construction of new buildings and residences elsewhere in the city.²² Brick would eventually supplant other materials for construction on the square, as another fire gutted the entire south side of the square and most of the buildings on the west side in 1877. By the late 1870s, other entrepreneurs became involved in the manufacture of brick, including George and Henry Fastorff. The J. L. Ruddell House was reportedly only the second residence constructed of brick in the city at the time of its construction in 1877.²³

¹³ Bates, *History and Reminiscences of Denton County*, 66.

¹⁴ Bullitt Lowry (comp.), *Preservation Plan, Historic Landmark Commission, City of Denton* (Denton: Terrill Wheeler Printing, 1986), 6-7.

¹⁵ Denton Centennial Commission, *Centurama*, n.p.

¹⁶ U.S. Census (1870), Denton County, Texas.

¹⁷ A listing of the major fires is contained in Bates, *History and Reminiscences of Denton County*, 346-348.

¹⁸ Welch, *The Texas Courthouse*, 285.

¹⁹ Ibid.

²⁰ Willard Robinson, *Gone From Texas* (College Station: Texas A&M Press, 1982), 229.

²¹ Lowry (comp.), *Preservation Plan*, 10.

²² Ibid., 8.

²³ "The J.L. Ruddell Residence," *The Denton Review* (September 1989), 14.

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Historic and Architectural Resources of Denton, Texas, 1882-1949

During this time, Denton's population mushroomed from 361 in 1870 to 1,194 in 1880.²⁴ This growth was the direct result of the arrival of railroads in the county and the shift from a subsistence agriculture to cash crops, such as wheat and cotton. The railroads were steadily making their way toward Denton.. The MK&T reached Denison in 1873, while the T&P and the H&TC reached Dallas in 1873 and 1876 respectively. In anticipation of the railroad's arrival in the county seat, the small settlement grew rapidly, especially in the late 1870s; during these years, residential construction was established south of the square along Elm and Locust Streets²⁵. By 1878, the Dallas and Wichita Railroad entered Denton county²⁶, reaching the city of Denton in 1881. Farmers flourished with the cultivation of cash crops transported by rail, and the number of merchants in Denton increased as its farmers became more prosperous.²⁷ Early industries included a cotton gin, plants for making bricks, mills for grinding corn meal and flour, and pottery production.²⁸ The first flour mill, the Davenport Mill, began operation in 1878 with steam-powered machinery.²⁹ Commercial businesses (figure 1, page 23) began to thrive around the courthouse square and one and two story frame structures replaced the earlier log construction.

Impact of Railroad on Agricultural Economy and Commercial Development

The Texas & Pacific railroad reached Denton on April 1, 1881, ushering in a new era for opportunities and commerce. The citizens of the county could now ship their agricultural products to markets and easily obtain manufactured goods from larger manufacturing centers. While the railroad improved conditions in Denton, it did not provide an east-west connection; competing nearby north-south lines limited any businesses from selecting Denton as their headquarters.³⁰ While the agricultural economy flourished, the lack of an east-west railroad linkage prevented Denton from developing as a wholesale or industrial center.

The agricultural economy of Denton County expanded during the late 1800s, as railroads provided efficient transportation to markets and more farmers migrated to the rich prairies. Wheat production increased from 72,412 bushels in 1880 to 310,759 bushels in 1890. In 1880, only 49% of the land within the county was under cultivation. This increased to almost 76% in 1890 and 87% by the turn of the century, ranking Denton

²⁴ U.S. Census (1880), Denton County, Texas.

²⁵ Denton Historic Landmark Commission, *Framework for the Future*, n.p.

²⁶ Denton Centennial Commission, *Centurama*, n.p.

²⁷ Farmers organized a local grange in 1874 in the wake of a catastrophic grasshopper wave in 1873. Lowry (comp.), *Preservation Plan, Historic Landmark Commission, City of Denton*, 13.

²⁸ Bullitt Lowry (ed.), *The Historical Markers of Denton County, Texas* (Denton: Terrill Wheeler Printing, 1980), 21.

²⁹ Lowry (comp.), *Preservation Plan*, 8.

³⁰ Denton Centennial Commission, *Centurama*, n.p.

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County first and second in wheat production during this period. By 1900, the county produced over one million bushels. Cotton production grew more slowly, increasing from 30,000 acres in 1880 to 41,000 in 1890. At the same time, beef production began to decline as the county's economy moved away from dependence on livestock.³¹

Other developments in Denton during the 1880s included the establishment of Denton's first financial institution, the First National Bank (1882), the addition of another newspaper, *The Chronicle*, (1882), and the formation of the Farmer's Alliance Mill, a cooperative milling enterprise of area farmers (1886). The importance of education in the history of Denton was clearly evident. The citizens' concern for providing superior educational opportunities resulted in a bond election in 1882, providing \$15,000 for the construction of a three story brick school between Sycamore Street and Mulberry Street.³²

A bird's eye view of Denton by Augustus Koch in 1883 (figure 2, page 24) depicts dense development around the courthouse square, with additional commercial expansion along the secondary streets. Hotels sprang up after the arrival of the railroad, including the Clyde Hotel (1881-1882) and the Lacy Hotel (1884). Bands of residential development radiated outwards from the square towards the north, south and west. By the mid-1880s, some of Denton's finest homes were built to the west of the courthouse square along Oak Street. Although few houses survive from the late nineteenth century, this development established Oak Street as the preferred address with its proximity to the square and distance from the railroad tracks. Industrial development occurred to the east of the railroad tracks. Unfortunately, the siting of the city's school building occurred before the arrival of the railroad; the building's location southeast of the square placed it away from the residential neighborhoods and in the path of developing industries.

A fire department had been established in 1874 in response to the numerous and devastating fires the city had suffered (figure 3, page 25). But Denton continued to be plagued by fires, with two in 1881 damaging both the west end of the north side of the square and the middle of the south side. The damage may have been far more disastrous if the city had not prudently located four water storage cisterns behind each side of the square in the 1880s.³³ In 1882 a tax levy was approved by the citizens for the purchase of a \$6,000 steam fire engine and the construction of its first real fire station at the northwest intersection of N. Locust and McKinney. William J. Austin, organizer of the Denton Fire Department, later founded the Texas State Firemen's Association.³⁴ Fires continued to occur on the courthouse square, resulting in the loss of the Lacy Hotel (1884) and all but one building on the east side of the square (1887).

³¹ E. Dale Odom, *An Illustrated History of Denton County* (Denton: privately printed, 1996), 43.

³² Lowry (comp.), *Preservation Plan*, 12.

³³ *Ibid.*, 11.

³⁴ Denton Centennial Commission, *Centurama*, n.p.

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By 1890, the city was working diligently to gravel some of its streets, enhancing transportation within the city. With the establishment of a Board of Trade in 1890, the city received numerous improvements. These included a new brick plant, (1891), a water works and electric lights (1892), a new courthouse and jail (1895-97), and street cars and telephones (1896). A county fair flourished, along with a chatauqua, an opera house and many new businesses and residences.³⁵ In 1896, *The County Record* was established, followed by *The Evening News* in 1899.³⁶ It was during this time that residential development blossomed west of the square; West Oak and West Hickory Streets were known as "Silk Stocking Row."

Two African American neighborhoods were established during the aftermath of the Civil War – the Freedman Town and Quakertown. Twenty-seven families from the White Rock area of Dallas County comprised the first black settlement, Freedman Town; it was located two and a half miles southeast of the courthouse in an area bounded by Wilson Street, Morse Street, Bushey Street, and Newton Street.³⁷ By the late 1870s, many of these families began buying property along Oakland Ave. and constructing churches, stores and schools. This newer neighborhood became known as Quakertown (map 4, page 26) in honor of the northern abolitionist Quakers. The area, bounded by Withers on the north, McKinney and Pecan Creek on the south, Bell on the east and Oakland Avenue on the west, was well established by the 1890s³⁸ Many of the residents owned their own homes and a commercial area grew up, including a lumber yard, a barber shop, cafes, and stores. Colored School #17 was established by the county for African-American citizens in 1878.³⁹ Numerous fraternal organizations and churches provided an important social function and were evidence of the vitality of the community. The neighborhood expanded between Holt and Withers streets during the mid-1890s, and became a thriving community located near sources of employment in the downtown area to the south and the railroads to the southeast.⁴⁰

The construction of a new courthouse in 1895 stimulated additional building on the courthouse square (figure 4, page 27). A grand jury in August of 1894 condemned the 1877 courthouse as unsafe and a petition was signed by every county officer in February of 1895, leading the Commissioners Court to authorize issuance of \$100,000 in bonds for construction of the new courthouse.⁴¹ Designed by W.C. Dodson, this monumental courthouse with its central clock tower, and corner pavilions with mansard roofs, dominated the architecture of

³⁵ Lowry (comp.), *Preservation Plan*, 11.

³⁶ Denton Centennial Commission, *Centurama*, n.p.

³⁷ Denton County Historical Commission, *Folklife Preservation: Quakertown, 1870-1922* (Denton: Denton County Historical Commission, 1991), 8.

³⁸ *Ibid.*, 7.

³⁹ *Ibid.*, 9.

⁴⁰ Michele Powers Glaze, "The Quakertown Story," *The Denton Review* (Winter 1991), 3-5.

⁴¹ Untitled article on Denton County Courthouse in *The Denton Review* (Spring 1989), 15.

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the town. James Riely Gordon of San Antonio was originally selected to design the new courthouse, but was replaced by Dodson.⁴² Despite the termination of Gordon, the Denton County Commissioners Court still insisted on the use of the Romanesque Revival style expressed in the heavy rustication, rounded arches, and turrets of the new courthouse.

But Dodson also utilized elements of the Second Empire style with the mansard roofs of the corner pavilions. The plan for this new courthouse deviated from the traditional plan, which had placed the district courtroom in the center of the second floor. In the new courthouse, which utilized the cross-axial planning ideas of Gordon, the district courtroom was placed to the side to allow for necessary support for the large centralized masonry tower. The new courthouse exceeded its budget, finally costing the county \$147,000.⁴³ The importance of this courthouse was recognized by its designation as a Recorded Texas Historic Landmark in 1970, and its listing on the National Register of Historic Places in 1977. The courthouse also received designation at the local level in 1982.⁴⁴

With the arrival of the railroad in Denton, it was possible for merchants to select entire building fronts from catalogues and have them shipped from Boston, St. Louis or Baltimore. Iron had become a popular building material in the late nineteenth century for commercial buildings, due to its strength and, ironically for Denton, the belief that it was fireproof (figure 5, page 28); and iron was easily cast into shapes used for mass-produced ornamental components. This new construction material expressed the most recent taste in architectural styles. Buildings such as the Scripture Building and the Paschall Building (1882) reflect this new development in the courthouse square. Although wood was abundant in Denton County, in earlier days it had been common to use wood shipped in by wagon from East Texas. With the coming of the railroad, importing lumber became economically feasible for more buildings.

The population of Denton more than doubled between 1880 (1,194) and 1890 (2,558) as a result of the railroad. The growth in population from 1880 to 1900 almost quadrupled and marked the rapid expansion of residential neighborhoods. But while the railroad enhanced the city's expansion in terms of mercantile prosperity and population growth, the lack of connecting lines also limited the city's ability to prosper as a wholesale and industrial trade center. Without a connection to the seven railroads that eventually ran forty miles north and south on either side of Denton, the city could never expect to expand its economic growth. The city tried numerous attempts to lure the important east-west connection to the other rail lines, but eventually sought creative alternatives for future growth.

⁴² James Riely Gordon's original drawings for the Denton County Courthouse are located at The Architectural Drawings Collection, The Architecture and Planning Library, The University of Texas at Austin.

⁴³ Welch, *The Texas Courthouse*, 285.

⁴⁴ Bullitt Lowry (ed.), *Building the Denton County Courthouse, 1895-1897* (Denton: Terrill Wheeler Printing, 1987), 10.

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Establishment of Higher Education as an Economic Determinant in Denton

The 1890s witnessed a change in the cultural profile of the town. The Board of Trade, succeeded by the Chamber of Commerce in 1909, searched for innovative ideas to stimulate the Denton economy in the wake of the 1890s depression. This organization was instrumental in securing the first college for Denton and establishing the town as the educational center for North Texas. The City of Denton contracted with Joshua Chilton for the establishment of a private college, originally known as the North Texas Normal College and Teacher Training Institute. Seventy students attended the first classes held in 1890 above a hardware store (figure 6, page 29) on the courthouse square.⁴⁵ By 1891, the college moved into a new building constructed by the City of Denton and financed by city bonds⁴⁶ This Romanesque Revival building (now demolished) was constructed of brick with sandstone trim, and featured an arched entrance with a 75 foot bell tower⁴⁷ Denton's keen awareness of the importance of education had made itself apparent as early as 1884, with the town boasting the only independent school district in the county.⁴⁸

The struggling normal school blossomed in the next century when the state legislature authorized the creation of a public normal school for the training of teachers in 1899. With a donation of ten acres and existing buildings from the private North Texas Normal College, Denton was selected as the site for the state's North Texas Normal College. In the fall of 1901, the North Texas College and Teacher Training Institute became the new state teaching institution. Classes were attended by approximately 200 students and taught by a faculty of 14. Until 1911, the State Board of Education managed the college with a local board of three members appointed by the State Board. Various members included prominent business leaders such as F. E. Piner, Emory C. Smith, Alvin Owsley, and W. A. Ponder. After 1911, a State Normal School Board of Regents, appointed by the governor, oversaw the management of the state's normal schools. A new Main Building (figure 7, page 30) was constructed in 1904, but razed in 1923 due to structural weakness.⁴⁹ Additional buildings included a science building (1910), library (1913), a manual arts building, and a central heating plant (1915). Enrollment during summer terms exploded to more than 1,450 in 1916, as many working teachers sought additional training between the regular sessions of public school.

A school for women comparable to Texas A&M was provided for by legislation in 1901, and a state-wide committee began the search for a suitable site.⁵⁰ Encouraged by the donation of 67 acres for the new campus, they selected Denton over 14 other cities as the location for the Girls Industrial Institute and College of

⁴⁵ Lowry (ed.), *The Historical Markers of Denton County, Texas*, 36.

⁴⁶ Willard Robinson, "Temples of Knowledge: Historic Mains of Texas Colleges and Universities," *Southwestern Historical Quarterly*, LXXVII, #4 (April 1974), 469-470.

⁴⁷ This building burned in 1907 after being struck by lightning.

⁴⁸ Odom, *An Illustrated History of Denton County*, 53.

⁴⁹ Robinson, "Temples of Knowledge," 469.

⁵⁰ The name of the college changed several times over the years: in 1905 to the College of Industrial Arts; in 1934 to Texas State College for Women; and in 1957 to Texas Woman's University.

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Texas in 1902.⁵¹ The first classes were held in the fall of 1903, and by the fall of 1916 more than 1,400 young women enrolled in the young university. The Main Building (figure 8, page 31), constructed in 1903 by Dodson and Scott, still stands, featuring wings added in 1916.⁵²

In addition to the state colleges, the private John B. Denton College was established in 1901. The Church of Christ eventually assumed its administration, changing the name to Southwestern Christian College (1904-1908). The Church relocated the college to Cleburne in 1908 (known as the Southland University), and finally to Abilene, where it became the Abilene Christian College.⁵³

Establishment of the two new colleges and the securing of state funding for the existing college solidified Denton's role as the educational center of North Texas. The presence of institutions of higher education had a profound influence on the community. As a commitment to its educational facilities, the city voted in 1902 to prohibit the sale of liquor in order to reinforce its image as a beneficial environment for students.⁵⁴ Entertainment facilities flowered in response to the presence of a vibrant student population with the opening of numerous opera houses, theaters and even movie houses. The Wright Opera House (figure 9, page 32), constructed in 1899, served as an important center for entertainment on the northeast corner of the square. The founding of several woman's clubs was perhaps influenced by the female faculty at Texas Woman's University.⁵⁵ Certainly, they figured prominently in the membership of the clubs.

Growth and Change in the Early Twentieth Century

The first two decades of the twentieth century were prosperous years of municipal, educational and cultural growth. The new city government extended the boundaries of the city to the north and west, encompassing the two new campuses⁵⁶ and granted a franchise for a street railway in 1896. By 1900, the city's population had increased to 4,187 from 2,558 a decade earlier (county population: 28,318).⁵⁷ The City purchased the electric light and water plant from the Denton Water and Light company in 1905.⁵⁸ Following a typhoid fever epidemic in 1908, the city built a sewer system for the city; natural gas lines were installed by 1912.⁵⁹ In 1914, the city adopted a new charter establishing the managerial commission form of government, in which five commissioners elected at large appointed the mayor.

⁵¹ Lowry (comp.), *Preservation Plan*, 13.

⁵² Jay Henry, *Architecture in Texas, 1895-1945* (Austin: University of Texas Press, 1993), 114.

⁵³ Denton Centennial Commission, *Centurama*, n.p.

⁵⁴ Debbie Cottrell, *Pioneer Woman Educator: The Progressive Spirit of Annie Webb Blanton* (College Station: Texas A&M Press, 1993), 21.

⁵⁵ *Ibid.*, 20.

⁵⁶ Bates, *History and Reminiscences of Denton County*, 263-265.

⁵⁷ U.S. Census (1900), Denton County, Texas, Population Schedules, City of Denton.

⁵⁸ Bates, *History and Reminiscences of Denton County*, 265.

⁵⁹ *Ibid.*, 267.

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By 1907, an electric streetcar line (figure 10, page 33) provided economical transportation for both Denton's citizens and students.⁶⁰ It was extended to Texas Woman's University in 1911.⁶¹ Plans for an interurban line from Denton to Slidell began in 1910 to connect this prosperous agricultural area with the city. The next year saw a proposed Dallas to Denton interurban. Both of these ventures, however, failed before construction could begin.⁶² A plan for a line between Denton and Fort Worth, begun in 1912, met with the same fate in 1915. This was due in part to the advent of World War I, but the development of an efficient and inexpensive jitney service, employing cars and buses, sealed the fate of interurban lines.⁶³

Beginning in 1910, the Chamber of Commerce promoted the issuance of bonds which would pave many of Denton's streets and county roads. However, voters rejected the proposition twice in 1914. Merchants feared improved roads would lead their customers to shop elsewhere, particularly with the county's close proximity to Fort Worth. Denton County had only 30 miles of graveled roads at this time (with an additional 100 miles of dirt roads). Voters rejected a road bond once again in 1916, although the creation of the Texas Highway Department in 1917 would transform the county's road network in the years following World War I. Moreover, the advent of the automobile would change the minds of voters about the need for an adequate road system. By 1911, L.T. Fox operated a Ford dealership on the southwest corner of the square, and by 1922, Denton could boast an all weather road to Fort Worth.

Builders and homeowners began to increasingly look toward plan books and plan services offered by lumberyards. Standardized house plans, including four-squares and early bungalows, proliferated in the city. New neighborhoods blossomed throughout the city of Denton, particularly around the universities; new housing flourished along Hickory Street near North Texas State University, as well as Locust and Elm streets adjacent to the College of Industrial Arts. In February of 1920, the addresses for buildings in Denton were re-numbered, reflecting the extent of the new building boom of the late 1910s and 1920s. By 1923, building permits reached one million dollars and by 1925, permits passed the \$1.5 million mark. This residential surge lasted into 1925 and precipitated the need for a new sewage system (1923) and water well (1925).

The African-American community of Quakertown also flourished, especially during the 1910s (map 4, page 26). The corner of Holt and Oakland streets became the commercial center of the neighborhood, with a variety of businesses – the Crawford grocery store, the medical office of Dr. Edwin Moten, Bell's Drug Store, Allen's restaurant, Berryman's Confectionery, and the Quaker Tailor Shop, to name only a few.⁶⁴

World War I brought higher farm prices and greater prosperity to Denton County farmers, with increased demands for wheat, meat and cotton. Wheat farmers in particular profited from the purchase of all

⁶⁰ Rodney Walter, "A Brief History of the Interurban Railway in Denton, Texas" *The Denton Review* (Fall 1992) 4.

⁶¹ Lowry (comp.), *Preservation Plan*, 14.

⁶² Walter. "A Brief History of the Interurban Railway in Denton, Texas," 4.

⁶³ *Ibid.*, 5.

⁶⁴ Glaze, "The Quakertown Story," 5-6.

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wheat by the United States Grain Corporation at a price of \$2.20 per bushel. Unfortunately, the war-time prosperity of higher farm prices lured many farmers to invest unwisely in additional land and equipment. This resulted in a large number of farm bankruptcies occurring after the end of the war, especially in 1920 and 1921.

Suburban Development of Denton

Interurban systems became popular during the early twentieth century, as the need for inter-city travel outstripped automobile ownership. Four lines developed around the Dallas-Fort Worth Metroplex, including the Northern Texas Traction Company, the Tarrant County Traction Company, and the Texas Electric Railway. The Texas Electric Railway extended from Waco to Denison, with a branch to Corsicana. An important linkage between Denton and Dallas occurred with the establishment of the Texas Interurban Railway (map 5, page 34), an electric railway system that provided frequent passenger transportation. The Dallas-Denton line of the Texas Interurban Railway was the second unit of a system that first opened with a line between Dallas and Terrell in 1923.⁶⁵ While most interurban tracks developed in Texas in the 1910s, work on the Dallas-Denton line began in March of 1924 and was completed seven months later.⁶⁶ This rail line utilized the existing M-K-T's railroad track.⁶⁷ A one-way fare cost \$1.25 a round-trip ticket costs \$2.40, but the company encountered financial difficulty almost from the very beginning⁶⁸ Indeed, the tracks may not have been laid but for a 1917 contract between General Electric and the City of Dallas, wherein the company promised to supply two interurban systems as part of a franchise agreement.⁶⁹

This type of transportation made possible long-range commuting, encouraging the creation of suburbs, and supplied electricity to commercial and residential customers along the route.⁷⁰ Twenty-five small shelters along the line connected Denton with Dallas, and a car departed Denton every hour between 5:42 AM and 6:42 PM; one evening car left at 10:42 PM.⁷¹ In addition, the connection of the city's streetcar system with the interurban made economical and efficient transportation possible within the city of Denton. Located one block northeast of the square, the interurban station connected with new tracks laid along Austin to East Sycamore,

⁶⁵ Texas Urban Railway, *Making Neighbors of the People of Dallas and Denton Counties and the Towns of Denton, Garza, Lewisville, Carrollton, Farmers Branch and Dallas by the Opening of the Texas Interurban Railway* (Dallas: Johnston Printing, 1924), 4.

⁶⁶ Ibid., 5.

⁶⁷ H. Roger Grant, "Interurbans Are the Wave of the Future: Electric Railway Promotion in Texas," *Southwestern Historical Quarterly*, (July 1980), 47.

⁶⁸ Walter. "A Brief History of the Interurban Railway in Denton, Texas," 7.

⁶⁹ The company tried to forfeit their bond on the project as early as 1921, but the City of Dallas refused. Johnnie Myers, *Texas Electric Railway*, Bulletin 121, Central Electric Railfans' Association.

⁷⁰ Grant, "Interurbans Are the Wave of the Future," 30.

⁷¹ Mike Cochran, "The Interurban in Denton," *The Denton Review* (Fall 1992) 13-14.

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where they connected with the old Katy tracks.⁷² The short-lived Texas Interurban Railway closed in 1932, with the company facing foreclosure. The advent of the “good roads” movement and the increasing use of the automobile had supplanted the interurban’s efficiency.⁷³ Indeed, it was the automobile which transformed the city. By 1925, Denton County had 165 miles of all weather roads, and by 1931 an adequate road linked Denton with Dallas and Gainesville, the same year the Interurban closed.

By 1920, the city population had grown to 7,626; a surge of new residents from the surrounding metropolitan areas resulted in the construction of numerous new homes. New neighborhoods began to develop to the west and north of the downtown area during this period, particularly around the growing universities. Boarding houses for students and homes for faculty blossomed along Hickory Street, adjacent to North Texas State University. The College of Industrial Arts, located on 67 acres three blocks to the northeast of the courthouse square, generated primarily faculty housing around its perimeter. Both universities were located on long, thin parcels of land.

The campus of Texas Woman’s University began to expand during the 1920s, with the availability of additional state funding. In 1921, Banglebaugh and Whitson designed a gymnasium for Texas Woman’s University in the beaux-arts style popular for public buildings during this period.⁷⁴ (The building was demolished in 1988.) Charles Banglebaugh apprenticed under Frank Lloyd Wright and Walter Burley Griffin before moving to Dallas at the turn of the century.⁷⁵ The college boasted an excellent faculty, including Annie Webb Blanton (on the faculty from 1901-1918), who became the first woman in Texas to be elected in a state-wide election. North Texas Normal College experienced enormous growth under the leadership of President William Bruce (1906-1923), as enrollment mushroomed from 781 in 1901 to 4,736 by 1923. The college ranked sixth nationally in enrollment for teacher-training institutions, and third in size of faculty. In 1924, the legislature changed the institution’s name to North Texas State Teachers College. As would be expected, the presence of so many students at these two institutions had a significant impact on the economic and social life of the city (figure 11, page 35).

The residents of Quakertown, however, felt a negative impact from one of Denton’s institutions of higher education. As the College of Industrial Arts expanded its campus, President F. M. Bralley pursued its recognition as a full-fledged liberal arts college with legislative appropriations. Worried about the impression visitors and students alike received from the southern approach to the school through Quakertown, the university began seeking support from the city and other groups, including the local women’s club and the Chamber of Commerce, to beautify the area surrounding the university. In a 1920 speech to the Rotarians,

⁷² The station was located at the corner of Austin and McKinney Streets on the current site of the old post office. Cochran, “The Interurban in Denton,” 13.

⁷³ Ibid., 15.

⁷⁴ Henry, *Architecture in Texas, 1895-1945*, 299 (n.39).

⁷⁵ Stephen Fox, *Houston Architectural Guide*, (Houston: American Institute of Architects, 1990), 52.

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President Bralley spoke of the need to “rid the college of the menace of the Negro quarters in close proximity to the college, and thereby remove the danger that is always present so long as the situation remains as it is.”⁷⁶ The Chamber of Commerce promoted a petition for a bond election to create a new park in the area of Quakertown, and members of the City Federation of Woman’s Clubs, composed largely of female faculty members, conducted a house-to-house campaign for votes. In addition to a park, petition supporters touted a need for a fairgrounds. This would encourage the county’s dairy industry by establishing a site for the annual county fair and secure the support of local farmers. Despite active campaign for the new park, a low voter turnout (607 voters) passed the measure by only 60% in April of 1921.⁷⁷

Quakertown was destroyed in the wake of the City Beautiful Movement, as the city developed the property in the area for a city park; today, this park includes a library, civic center, city hall, post office, woman’s club, and public swimming pool. By 1923, all traces of the once vital African-American neighborhood disappeared. Residents were given the choice of selling their property or having the city move their houses to new locations. These relocation choices were very limited. The role of the Ku Klux Klan in determining the relocation is difficult to assess; however, oral histories recount the Klan’s influence on the park committee charged with obtaining fair settlements and “guiding” relocation of the residents away from white neighborhoods.⁷⁸ Many of the residents moved to Solomon Hill, a 35-acre area to the southeast of the courthouse. This location, across the railroad tracks, adjacent to the city’s sewer disposal system, lacked basic utilities.⁷⁹ Other areas included Shacktown (located east of Alliance Mill), Lakey Street, and other areas of south Denton.⁸⁰ One brave woman, Mary Ellen Taylor, refused to leave her home; she was transported to her new home site, calmly sitting in her own parlor.⁸¹ After the re-location, some of the streets in the new locations were named after prominent African American citizens. Oral histories include Wood, Crawford, Maddox, and Skinner Streets.⁸² Unfortunately, a large number of African-American residents left the city, including many of

⁷⁶ Glaze, “The Quakertown Story,” 8.

⁷⁷ Ibid., 8-9.

⁷⁸ One committee member also served as the police commissioner and was rumored to be a leader in the local Klan. It is known through newspaper accounts of their activities that the Klan was operating in Denton during the early 1920s. Glaze, “The Quakertown Story,” 12-14.

⁷⁹ A local rancher, A. L. Miles, platted the area and sold lots to Quakertown residents to prevent foreclosure on part of his land. Glaze, “The Quakertown Story,” 14.

⁸⁰ Denton County Historical Commission, *Folklife Preservation: Quakertown, 1870-1922*, 15.

⁸¹ Ruthe Winegarten, *Black Texas Women: 150 Years of Triumph*, (Austin: University of Texas Press, 1995), 213.

⁸² Denton County Historical Commission, *Folklife Preservation: Quakertown, 1870-1922*, 145.

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the community's leaders and the city's only African-American physician. Quakertown had afforded its residents a central location and an easy commute to places of work, such as CIA and downtown; the relocation required many to invest in some mode of transportation.⁸³ Only four original Quakertown homes are known to have survived as of 1990; these include Woods House at 1015 Hill Street, the Maude Wood Hembry House at 1129 E. Hickory Street and the Henry and Mary Ellen Taylor House at 102 Wood Street⁸⁴

The new 27-acre park proposed a plan reflecting the formal tenets of the City Beautiful Movement popular during the 1910s and 1920s. Formally landscaped paths, accented with features such as a bandstand and rustic bridge, bisected the park into four areas. The two branches of Pecan Creek meandered through the southern part of the park, supporting numerous native shade trees. The construction of a dam at the confluence of these two branches created a small lake used for recreational purposes. Other features of the park included a baseball diamond, tennis courts, rose garden, swimming pool, and a new building site for the Woman's Club (1928). Located only three blocks from the courthouse square, the park provided an idyllic setting for the walk from the Texas State College for Women to the downtown area. The African-American community was not welcome to utilize the new recreational facility.

The progressive City Beautiful Movement of the early twentieth century affected the physical development of Denton in diverse ways. The city was promoted as "The Ideal Home City", and suburbs began to develop rapidly, as more efficient modes of transportation evolved. As a result, the city began to develop facilities for a burgeoning population. Streets were paved and new schools were built. A successful \$125,000 bond provided for a new city hall, street lighting, a hospital, new parks, and a profusion of service clubs, such as the Rotary Club (1920). All successfully enhanced the desirability of Denton as the "Ideal Home City." A new city hall was constructed in 1928 in the popular Spanish Renaissance Revival style, with projecting pavilions and a tower adorned with an open loggia accenting the centralized entrance (figure 12, p.36).

Agricultural Changes During the 1920s and Influences of the Depression

Agricultural production in Denton County peaked during the 1920s, with 4,200 farms producing in 1920. This number began to continually decline, to 3,963 in 1930; in 1935, the count was 3,796; in 1945, farms numbered 3,119; and in 1959, only 1,886. During this period, more than half the farms were occupied by tenant farmers, reflecting radical changes in the agricultural character of the county. Cotton became the dominant crop, peaking in 1925 when almost 30% of the entire county was planted in cotton. The agrarian decline of the county was paralleled in the decline of the county's overall population. In contrast, the population of the city of Denton continued to grow, from 7,626 in 1920 to 9,587 in 1930.

⁸³ Local historians in Denton should be commended for their efforts to document this unfortunate episode of their history and to deal with it in an honest and straightforward manner.

⁸⁴ Denton County Historical Commission, *Folklife Preservation: Quakertown, 1870-1922*, 129-136.

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The effects of the Depression on Denton were felt throughout the area's entire economy. Conservation programs became very important to the county, with thousands of acres terraced to halt erosion. By the summer of 1938, North Texas State Teachers College offered a formal course in conservation that attracted over 700 enrollees; however, contemporary accounts claim closer to 3,000 actually attended the class. The conservation course was taught by over twenty invited lecturers, included Dr. H.H. Bennett, chief of the U.S. Soil Conservation Service, and Dr. John Finch, Director of the United States Bureau of Mines. The city of Denton provided its citizens a municipal vegetable garden plot and also allowed the use of any vacant lot for such purpose. Canneries funded by the Works Progress Administration were established in Denton to provide income to farmers, while also employing people in the city; the resulting enterprise provided food for local schools. Other projects during this period benefited the city as well; new water and sewer lines were installed, flood control projects lined the creeks through town with rock walls, and sidewalks were built around the courthouse square (extant). In 1935, a Civilian Conservation Corps camp was located on Malone Street for men employed in many of the agricultural terracing projects. Several important highway projects were completed during the 1930s, linking Denton with Sherman along Highway 10 and with Decatur along Highway 24. After years of lobbying the legislature, Denton finally benefited from the construction of Spoke Number One (Highway 24) in 1938. With the increasing importance of the automobile to contemporary society, this highway was a crucial link for Denton with the surrounding cities. Although bank assets declined by almost half from 1928 to 1932, by the end of 1937 they had well exceeded the pre-Depression period.⁸⁵

Initially, this period of economic hardship affected both colleges, but they ultimately saw benefits from many of the relief programs. Unfortunately, many of the married women on the faculties were made to resign, but salaries were insured for those ladies fortunate to retain their positions. Eventually, the National Youth Administration began helping students financially to stay in school, increasing enrollments. In 1938, the long term enrollment at North Texas State Teachers College surpassed its summer term enrollment and both institutions received federal funds for erecting new campus buildings. Also in 1938, dormitories Chilton Hall and Terrill Hall were constructed at North Texas State Teachers College with PWA funds. Both colleges began graduate programs during the 1930s and in 1935, the College of Industrial Arts became the Texas State College for Women.

⁸⁵ E. Dale Odom, *An Illustrated History of Denton County*, 80-82.

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Acclaim for a Young Architect: The Early Work of O'Neil Ford In Denton

During the Depression years, a number of important construction projects were made possible through federal relief programs, including building projects at both universities. Perhaps the most famous project is O'Neil Ford and Arch Swank's Little Chapel in the Woods (NR, RTHL) at the Texas State College for Women (figure 13, page 37). Work began in 1939 and Ford's brother, Lynn Ford, supervised NYA and WPA employees in the creation of carved furnishings for the chapel.⁸⁶ Lynn Ford himself carved the lectern, altar rail and pew ends.⁸⁷ Art students from the college created stained glass windows celebrating the role of women in society.⁸⁸ The chapel was dedicated November 1, 1939, with First Lady Eleanor Roosevelt attending the ceremony.

O'Neil Ford's affinity for the city of Denton dates back to his childhood. After the death of his father, Ford's family moved to Denton in 1920 to operate a boardinghouse for university students. Ford was only 12 at the time. During his high school years, he frequented the nearby university libraries and attended North Texas State University for two years (1924-1926) before his financial situation forced him to drop out. Ford studied architecture through a correspondence course, of which he would boast for many years, until securing a job in the office of Dave Williams of Dallas in 1926. Williams' office was the center of a cultural elite in Dallas. The two men were more collaborators than employer-employee. Together, they explored the vernacular architecture of Texas, developing a regional style of architecture forged from modernist tenants incorporated with the functional concerns and stylistic vocabulary of Texas' vernacular architecture. Williams closed his office during the Depression to take the position of deputy administrator of the National Youth Administration. This position allowed him to direct the commission for the Little Chapel in the Woods to Ford, chairman of the Art Department at the College of Industrial Arts. During 1939, Ford and Swank obtained three residential commissions in Denton: the Annie Alford house, the Lillian Parrill house, and the Roland Hersh (Ford's brother-in-law) house (figure 14, page 38). The Hersh House received good reviews in several national magazines, such as *Pencil Points*. The house, built on the site of the Ford family's home, was demolished in 1965 by the University of North Texas.

Ford and Swank moved to San Antonio to work on the restoration of La Villita, another NYA project. After his marriage to San Antonian Wanda Graham in 1940, Ford remained in San Antonio; the partnership with Swank dissolved in 1941. From 1946 to 1953, Ford formed a partnership with Jerry Rogers and began to examine innovative building systems, such as the Youtz-Slick lift slab process utilized at Trinity University. The firm of O'Neil Ford and Associates (established in 1953) became Ford, Powell and Carson in 1967. Ford continued to obtain commissions in Denton throughout this later period, designing innovative, modernist buildings with regional detailing for the City of Denton, and also the Selwyn School.

⁸⁶ Mary Lance, *Lynn Ford: Texas Artist and Craftsman*, (San Antonio: Trinity University Press, 1978), 2,13.

⁸⁷ *Ibid.*, 97.

⁸⁸ Henry, *Architecture in Texas, 1895-1945*, 278.

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World War II and the Post-War Suburban Expansion of Denton

Although Denton could not boast any war-time industry, its proximity to the Dallas-Fort Worth defense plants further expanded its role as a suburb of the Metroplex. 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. War plant workers had less trouble obtaining an adequate ration of gasoline and tires than others, easing their movement to the suburbs. A mammoth drive for scrap metal transformed the courthouse square into “an oversized junk yard” as citizens enthusiastically contributed their share to the war effort. With Denton’s history of catastrophic fires, an Auxiliary Fire Department quickly grouped and trained to protect the city. In the absence of the men who volunteered for war service, the department’s best was largely made up of women.

Hartlee Field opened a pilot training facility in 1941 before the war began, and the program quickly expanded. During the next two years, over 4,000 pilots received training and were housed in dorms at North Texas State Teachers College. Following the end of the war, enrollment at North Texas State College ballooned with returning veterans, whose education was paid by the Service Men’s and Service Women’s Assistance Act (the G.I. Bill). For the first time, male attendance at North Texas exceeded female enrollment. In 1949, the name of the college was changed to North Texas State College; its curriculum was reorganized into six colleges, and, more importantly, it received approval for its own separate board of regents.⁸⁹

Denton had begun to recover from the Depression as early as 1938; bank deposits grew and merchants in the downtown area began modernizing their storefronts (figure 15, page 39). Building permits rose steadily after 1935, with \$447,000 in new construction permits issued in 1941, but the advent of the war halted almost all construction in the city. Post-war construction, however, more than doubled with the availability of home loans through the G.I. Bill. By 1946, over \$880,000 in building permits were issued within the city of Denton. In addition to residential development, Denton’s downtown area realized the completion of its modernization that had begun in the decade before the war. Merchants replaced their late nineteenth and early twentieth century storefronts with modern designs featuring flat walls of plate glass to best display their products. Many buildings in the downtown area, including the Paschall Building and the Wright Opera House (figure 16, page 40), received entire new fronts during this period.

The population of Denton increased over 90% between 1940 (11,192) and 1950 (21,345), yet the population of the rest of the county declined more than 10%. This signaled a loss in the rural areas, due to the economy’s last transition from an agricultural base to a modern, industrial society. The development of transportation corridors for the automobile hastened this decline, as the Farm to Market roads built by the state in the late 1940s increasingly led people, rather than products, to the cities.

⁸⁹ E. Dale Odom, *An Illustrated History of Denton County*, 90.

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The post-World War II population of Denton exceeded 20,000 as the city finally succeeded in establishing an industrial base. New plants were built for Moore Business Forms, North Texas Tank Company, and the M-F-M Combination Saw Manufacturing Company. The growth of the city resulted in the hiring of an engineering firm to survey the city's need for future utilities. The Denton Municipal Airport was dedicated in 1947, and by the late 1940s, the Homer Flow Memorial Hospital was completed. By 1948, over \$5.5 million dollars in new construction projects were reported.⁹⁰

The enormous growth of the colleges, local industry, and housing for returning veterans lead to a water shortage during this time; the area water table dropped significantly. The city acquired 21,000 acre-feet of water in the Lewisville Lake, completed in 1957. Denton County now draws its water supply from three reservoirs: Lewisville Lake, Grapevine Lake, and Lake Dallas.

In 1959, the city adopted a new charter establishing a council-manager form of government. By the late 1950s, the burgeoning city of Denton outgrew its original boundaries and Denton City, a new retail shopping center on Highway 24 north of the downtown area, opened in 1960. The retail center expanded just one year later and then again in 1963. This was the first strip shopping center in Denton. Construction began on Interstate Highway 35 during the 1950s was completed 1963. This interstate link with Dallas-Fort Worth and Oklahoma City completely bypassed the city's center. The new interstate was instrumental in the relocation of the regional office of the Federal Civil Defense Administration from Dallas to Denton in 1954.⁹¹ Constructed at a cost of 2.5 million dollars, the site was also designated a national defense underground control facility and was briefly the evacuation point for the President in the case of an atomic attack. Other public institutions also re-located to Denton, including a school for the mentally retarded, the National Guard Armory, and the Federal Nike Missile Base at nearby Gribble Springs.⁹²

As the city's continued suburban expansion pushed away from the town's center, businesses began moving away from the downtown area. By the 1980s, few businesses remained on the courthouse square. Recognizing the potential economic benefits of preservation, the city established a historic preservation ordinance in 1980 to ensure the future preservation of its historic resources. The establishment of a successful Main Street program and the restoration of the Denton County Courthouse in 1986 resulted in the further revitalization of the downtown courthouse square. These programs encouraged the rebirth of the courthouse square, which once again bustles with pedestrians drawn to the new business establishments and the seat of county government.

⁹⁰ Denton Centennial Commission, *Centurama*, n.p.

⁹¹ The agency is now known as the Federal Emergency Management Agency.

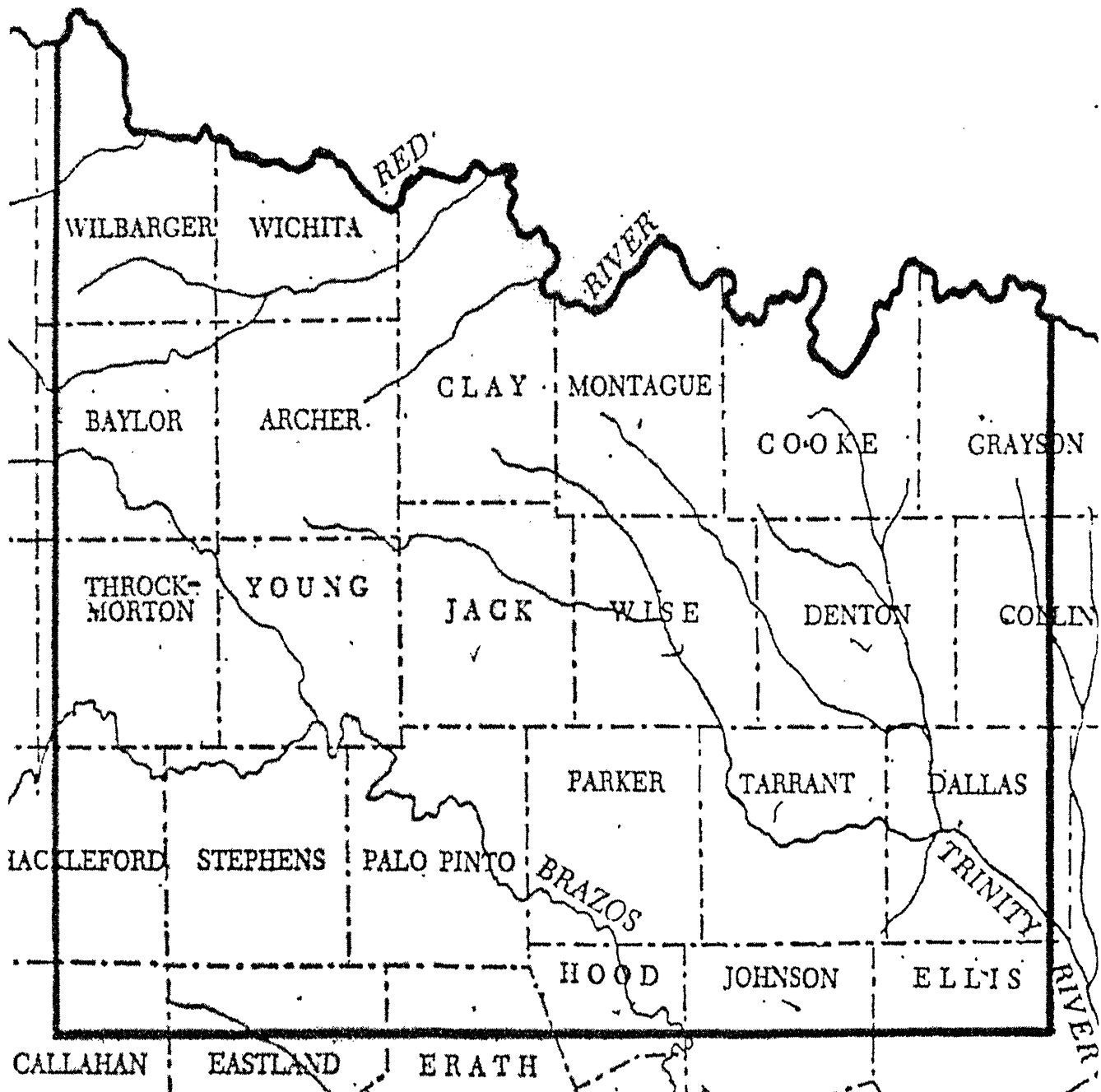
⁹² E. Dale Odom, *An Illustrated History of Denton County*, 96-97.

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Map 1: The Peters Colony
Source: *The Peters Colony* by Seymour Connor (Austin, 1954)

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Map 2: Map of Denton County indicating early settlements and railway lines
Source: *History and Reminiscences of Denton County* by Ed F. Bates (Denton, 1918, 1989 reprint)



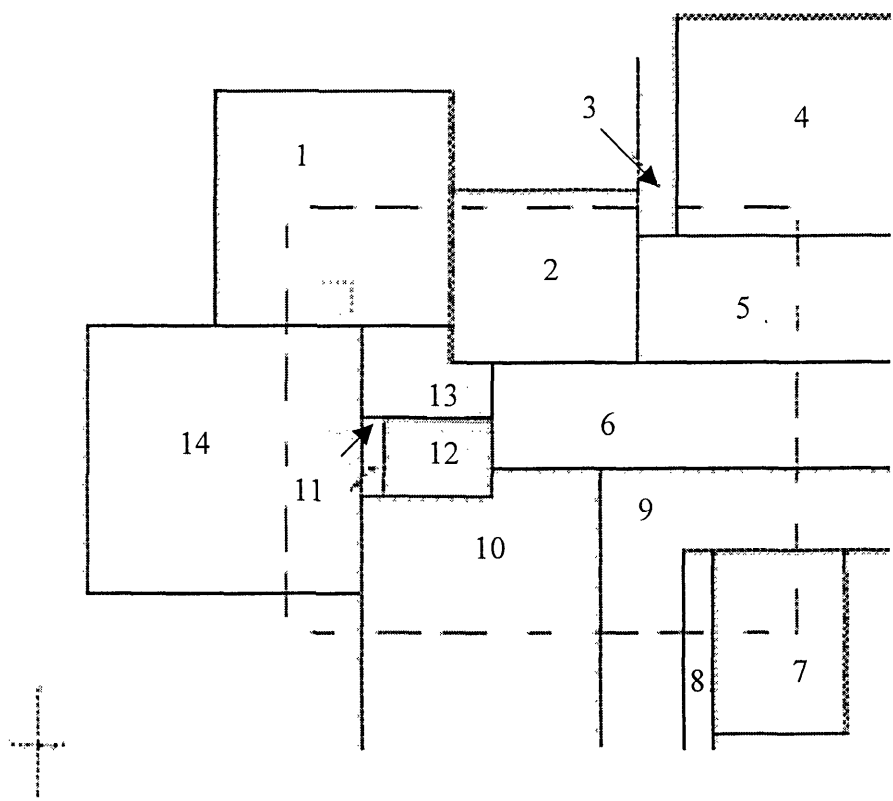
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1. Robert Beaumont
2. B.B.B. & C. Railroad
3. William Crenshaw
4. Joseph D. Lilly
5. Jonathan Brock
6. Hiram Cisco
7. William R. Teague
8. Robert C. Hopkins
9. S.G. Hiram
10. Alexandar Hill
11. M.E.P. & P. Railroad
12. William Loving
13. William Neil
14. Eugene Pulchaski



Map 3: Denton County, General Land Office map, June 7, 1887
Source: North Texas State University, Library Archives, Denton, Texas

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Figure 1: West side of square, 1870s,
Source: *History and Reminiscences of Denton County* by Ed F. Bates (Denton 1918, 1989 reprint)

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Figure 2: A Bird's Eye View of Denton, Denton County, Texas, by Edward Koch, 1883
Source: The Historical Society of Denton County, reprinted 1990

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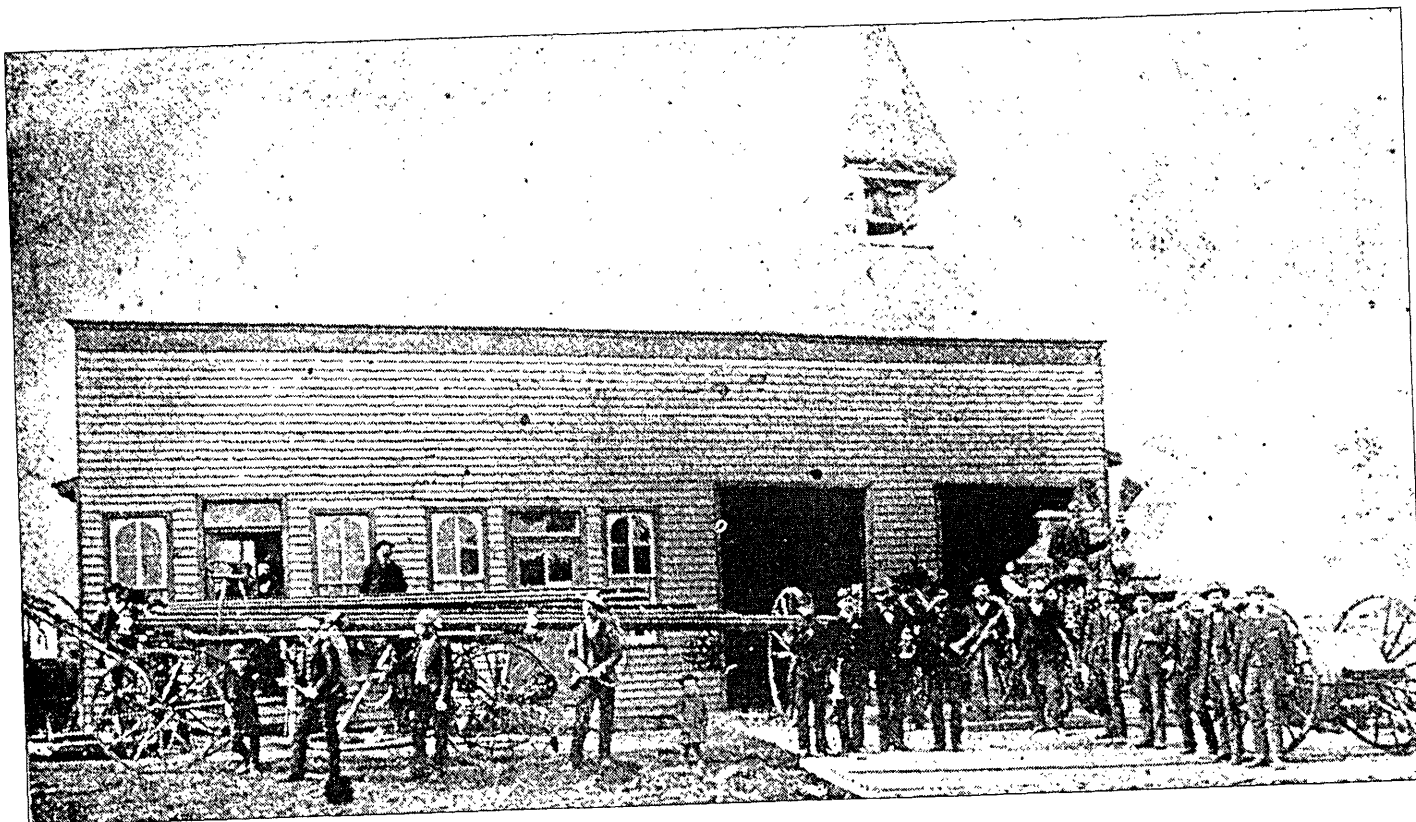


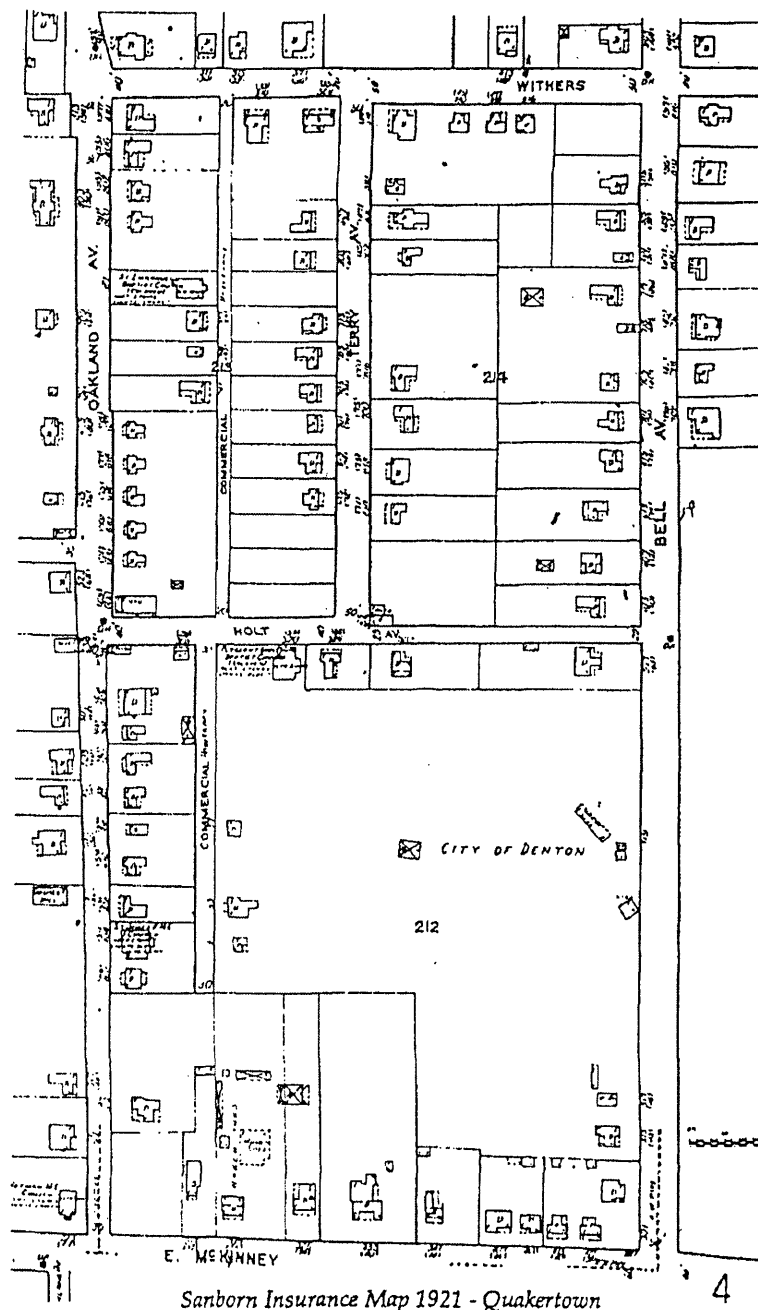
Figure 3: Denton Fire Department
Source: *History and Reminiscences of Denton County* by Ed F. Bates (Denton, 1918, 1989 reprint)

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Map 4: African-American Community of Quakertown
Source: Sanborn Insurance Map, 1921

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Figure 4: Denton County Courthouse

Source: *The Historical Markers of Denton County* by Bullitt Lowry (Denton, 1980)

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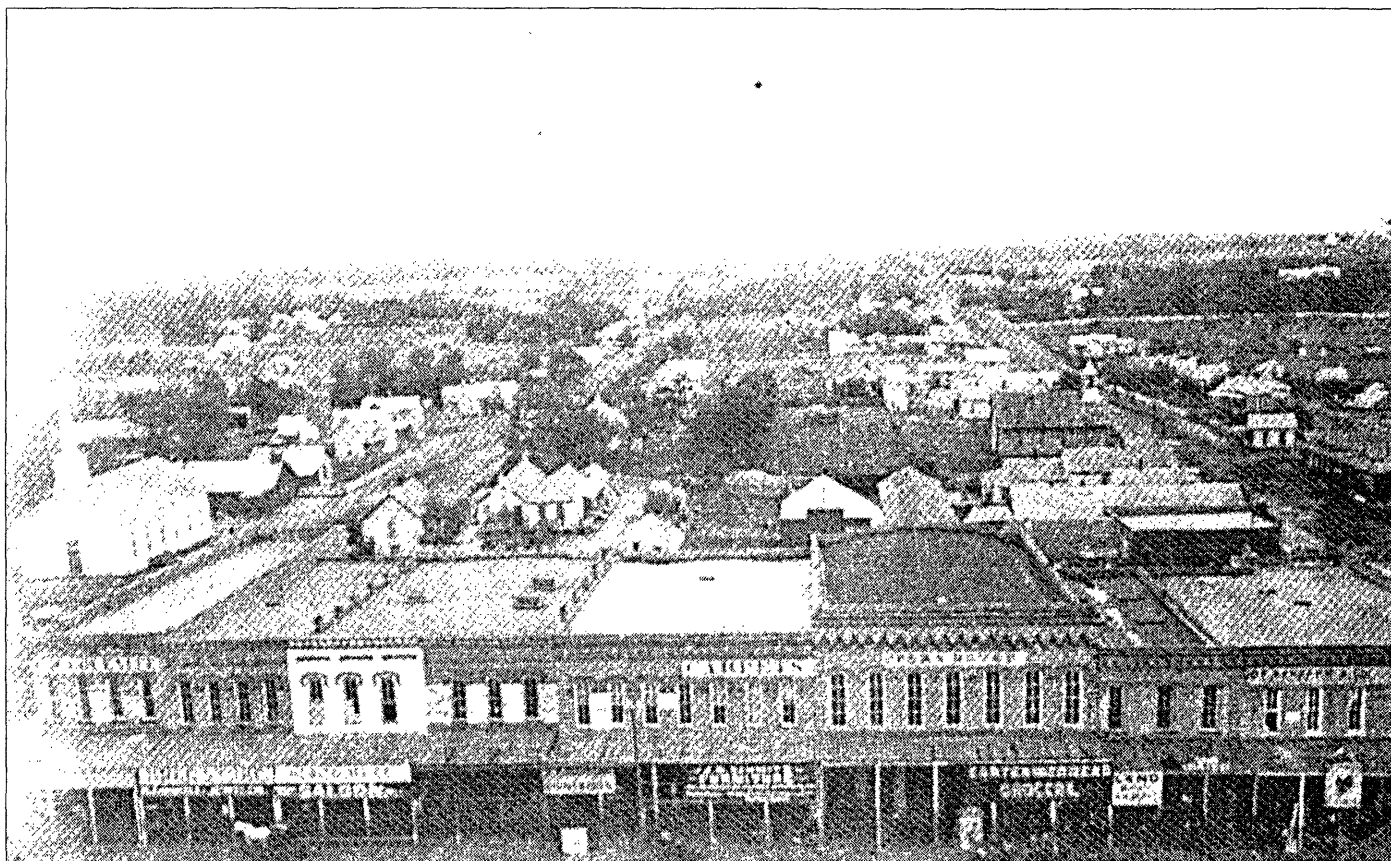


Figure 5: View of West side of Square, 1883
Source: *History of Denton, Texas* by C.A. Bridges (Waco, 1978)

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Figure 6: First site of Texas Normal College, 200-204 West Oak
Source: *The Historical Markers of Denton County* by Bullitt Lowry (Denton, 1980)

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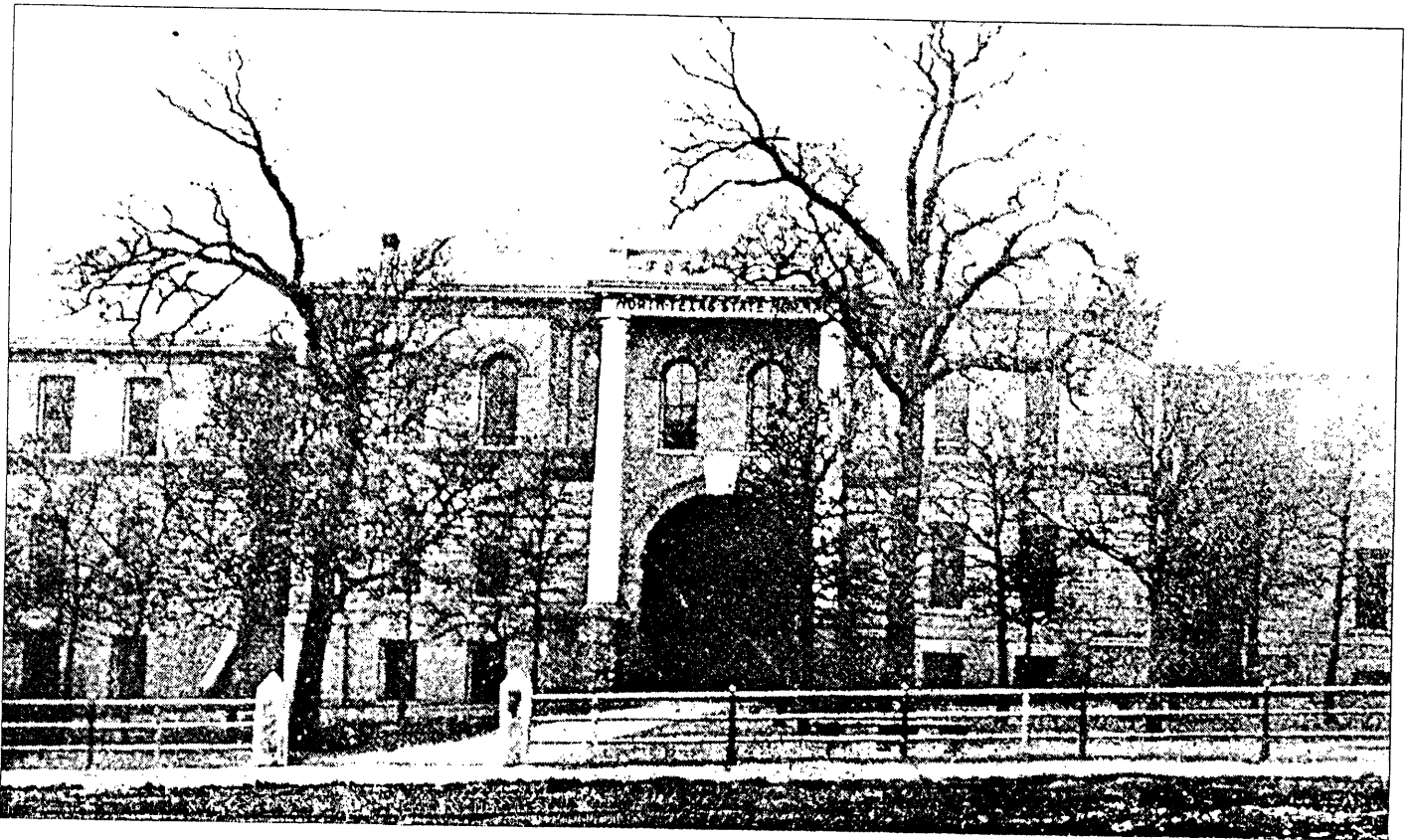


Figure 7: North Texas State University

Source: *The Historical Markers of Denton County* by Bullitt Lowry (Denton, 1980)

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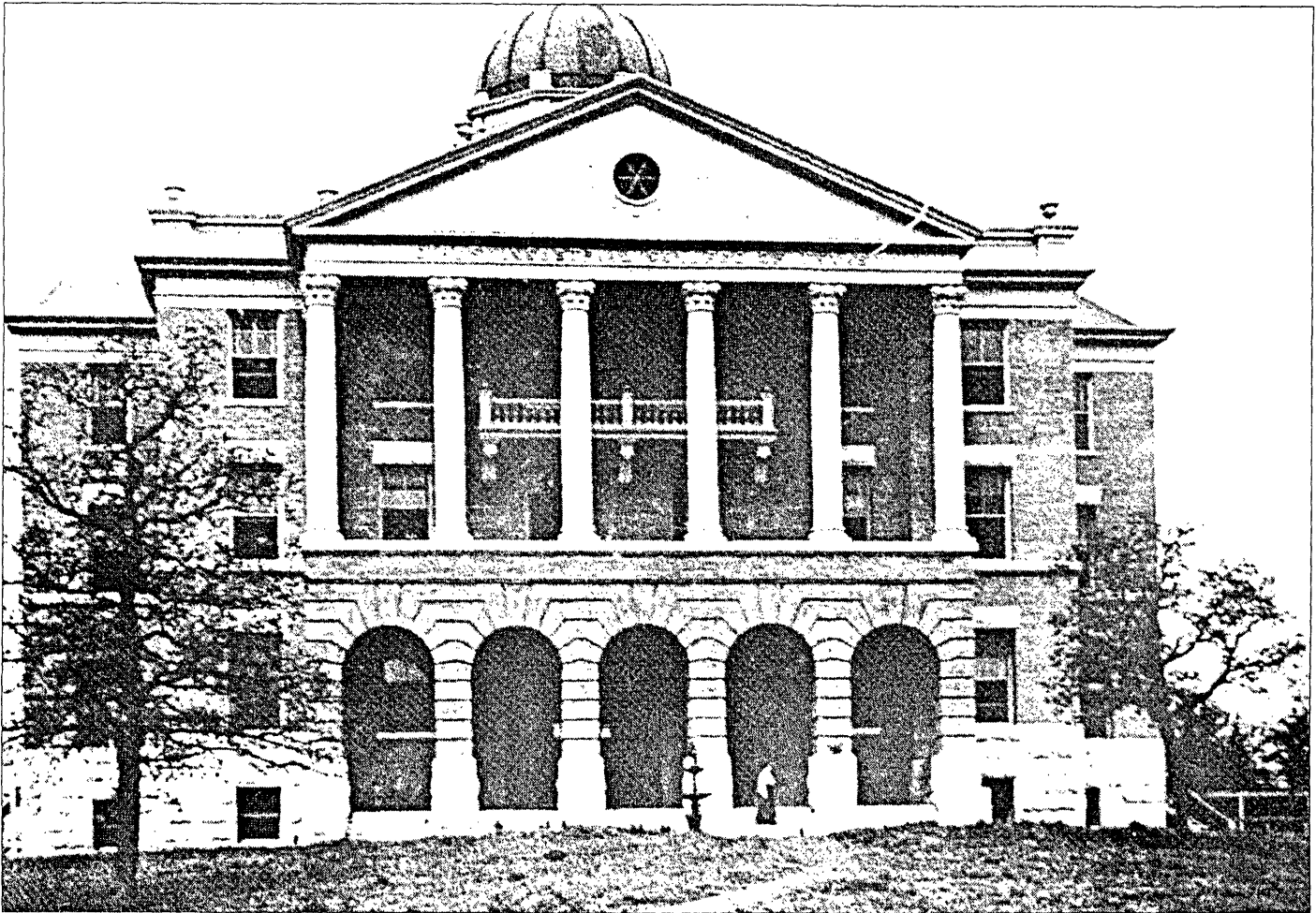


Figure 8: Texas Woman's University
Source: *The Historical Markers of Denton County* by Bullitt Lowry (Denton, 1980)

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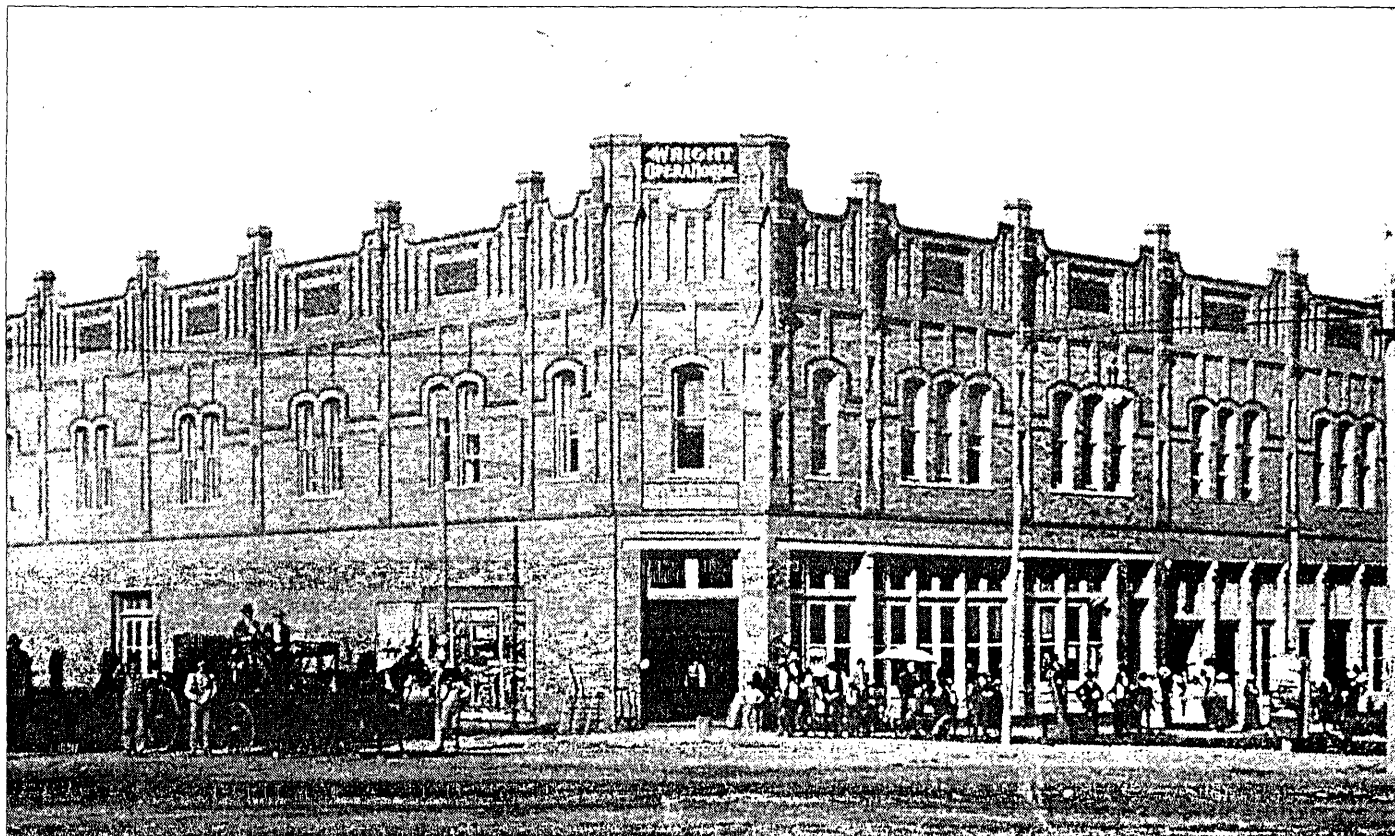


Figure 9: Wright Opera House
Source: Photographic files of The Denton Record-Chronicle

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Figure 10: Denton Fire Department

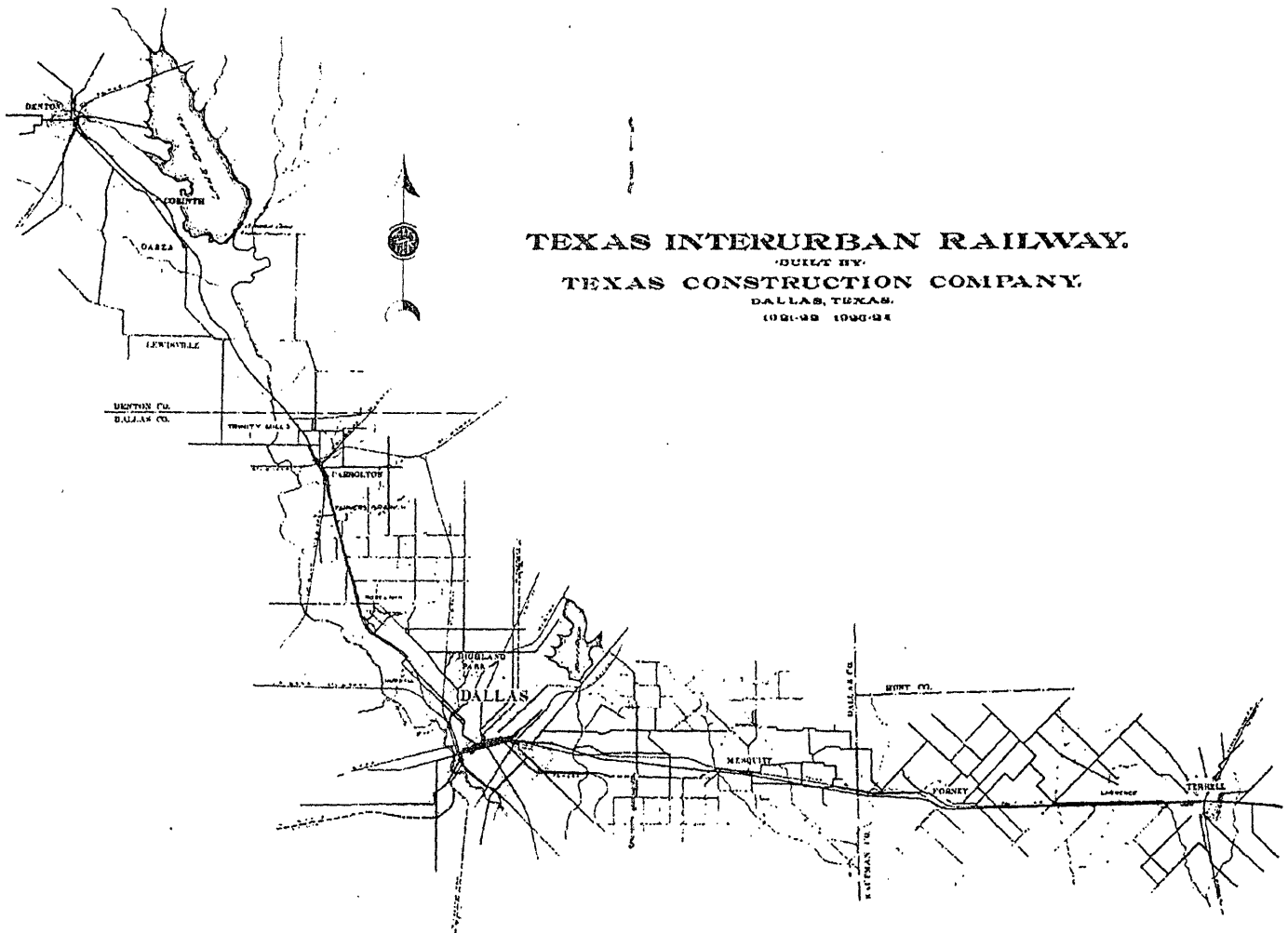
Source: *History and Reminiscences of Denton County* by Ed F. Bates (Denton, 1918, 1989 reprint)

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Map 5: Route of the Texas Interurban Railway Company, 1924
Source: Making Neighbors of the People of Dallas and Denton Counties (Dallas, 1924)

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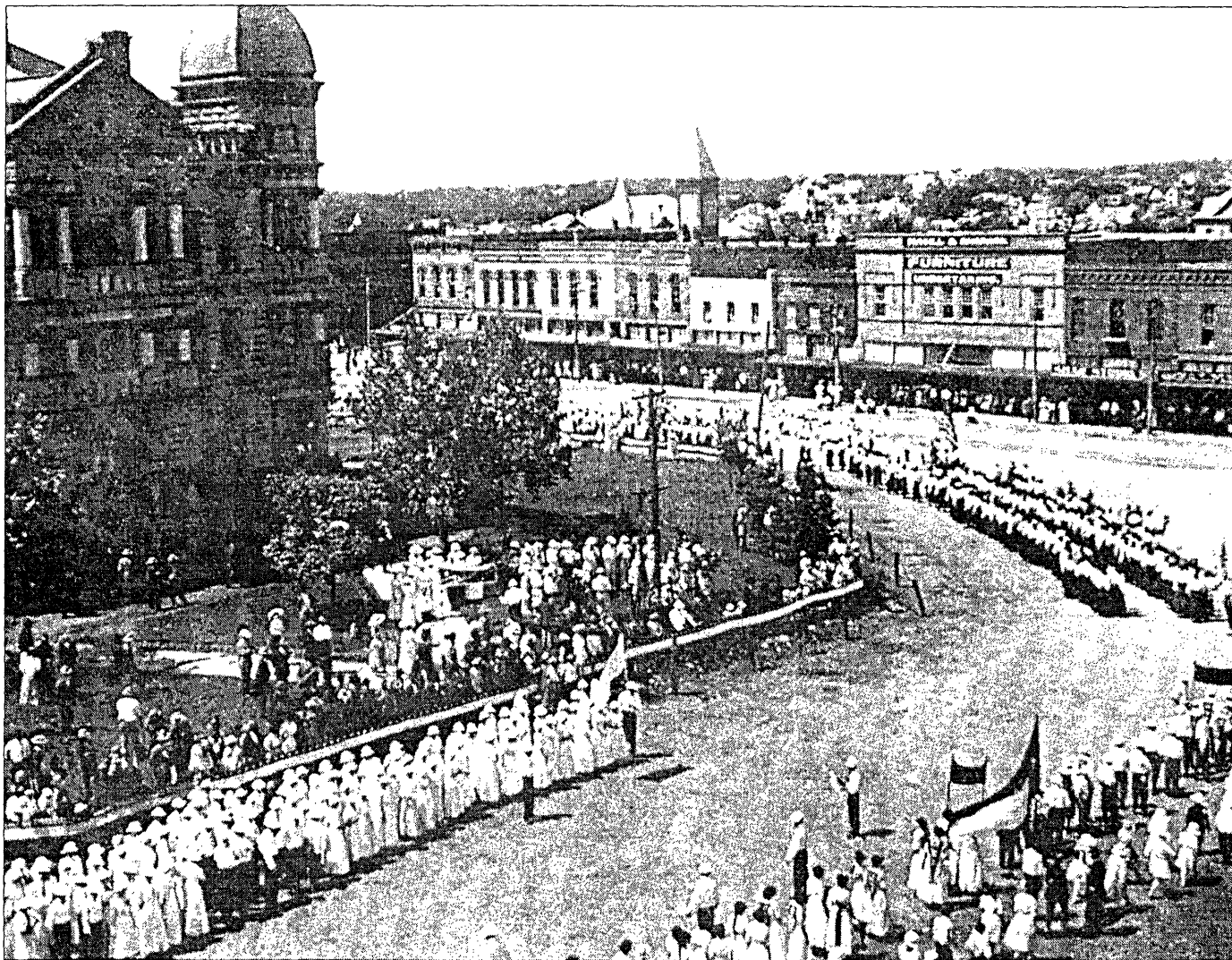


Figure 11: Education Day Parade, 1913
Source: *History of Denton, Texas* by C.A. Bridges (Waco, 1978)

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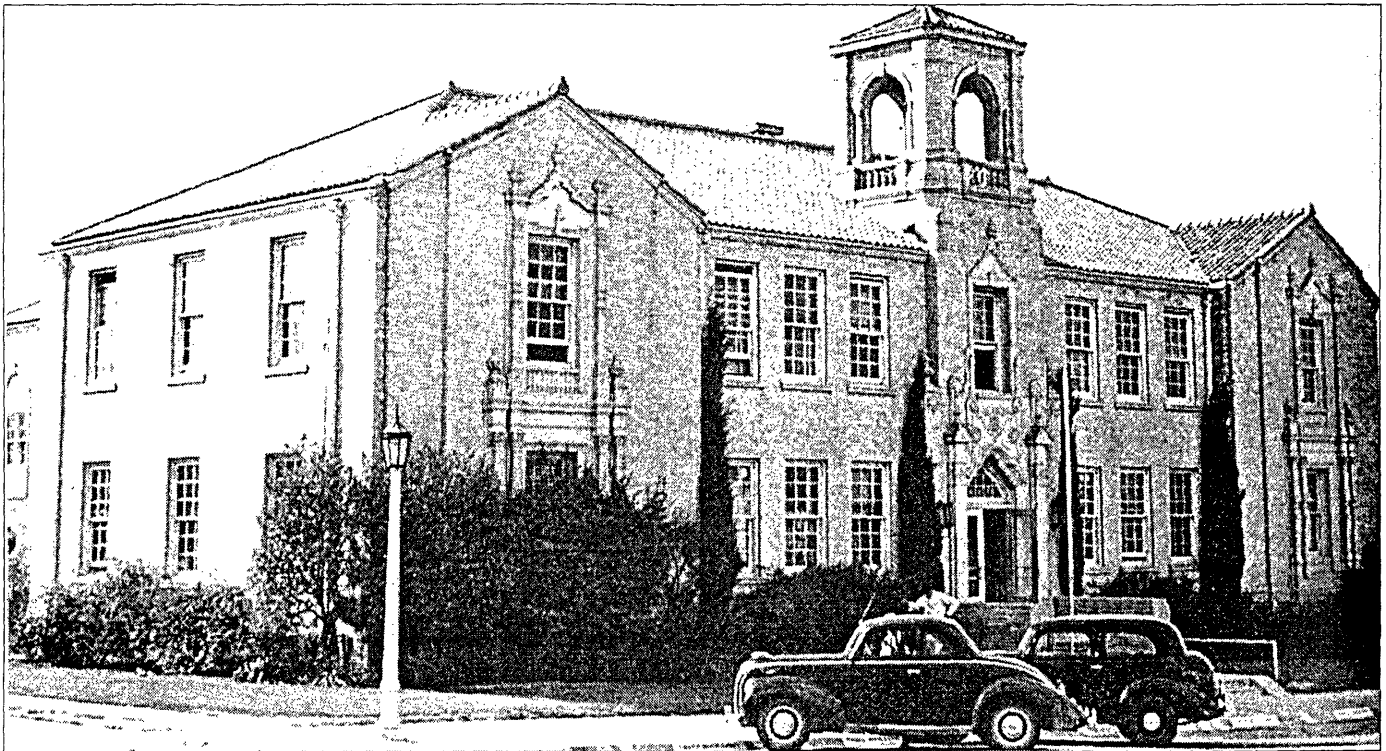


Figure 12: Denton City Hall, circa 1930

Source: *The People's Architecture*, by Willard Robinson (Austin: Texas State Historical Association, 1983)

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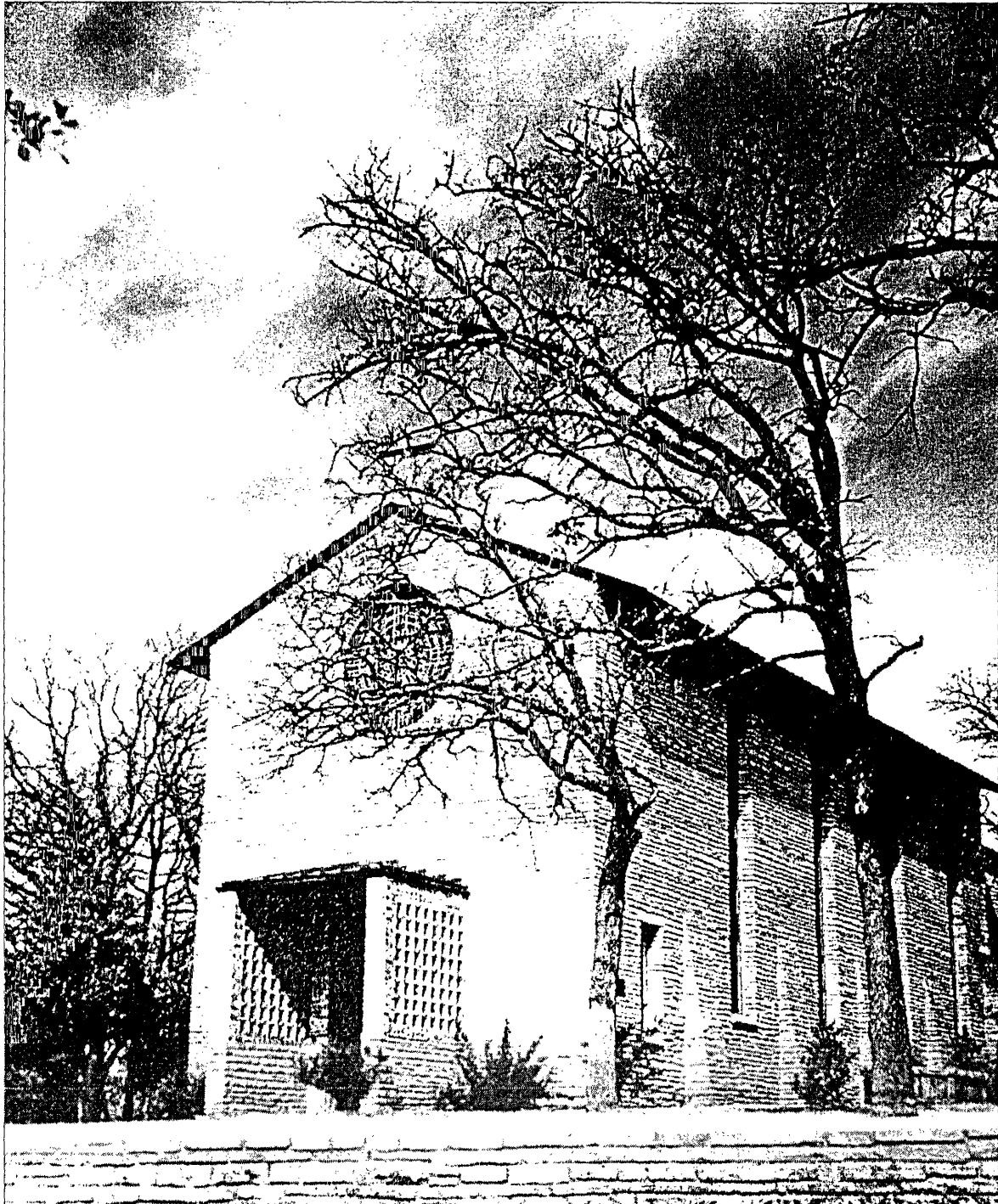


Figure 13: Little Chapel in the Woods
Source: *The Historical Markers of Denton County* by Bullitt Lowry (Denton, 1980)

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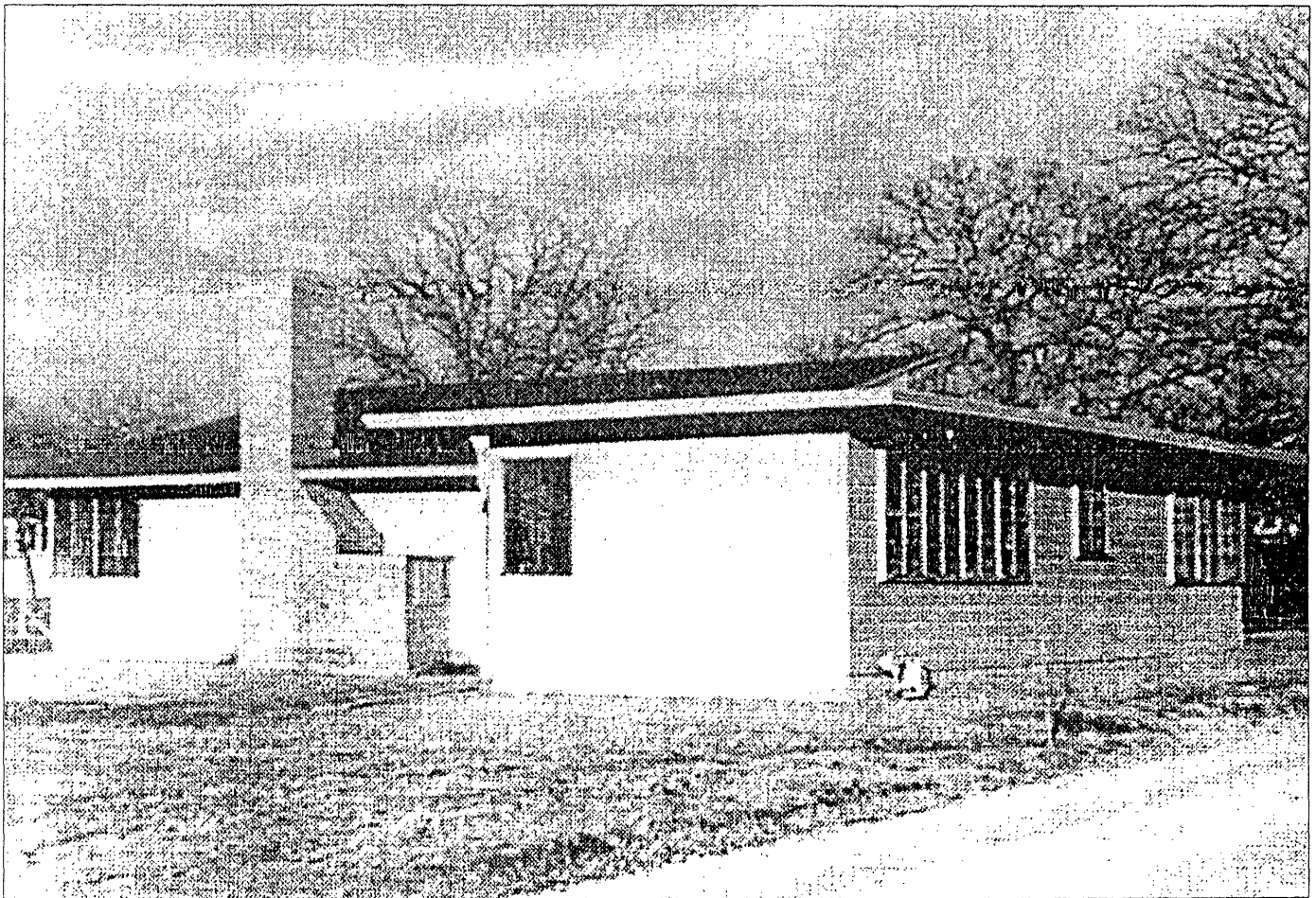


Figure 14: The Roland Hersh House

Source: O'Neil Ford Architect, A Catalog of the Works of O'Neil Ford in Denton, Texas, City of Denton Historic Landmark Commission (Denton, 1992)

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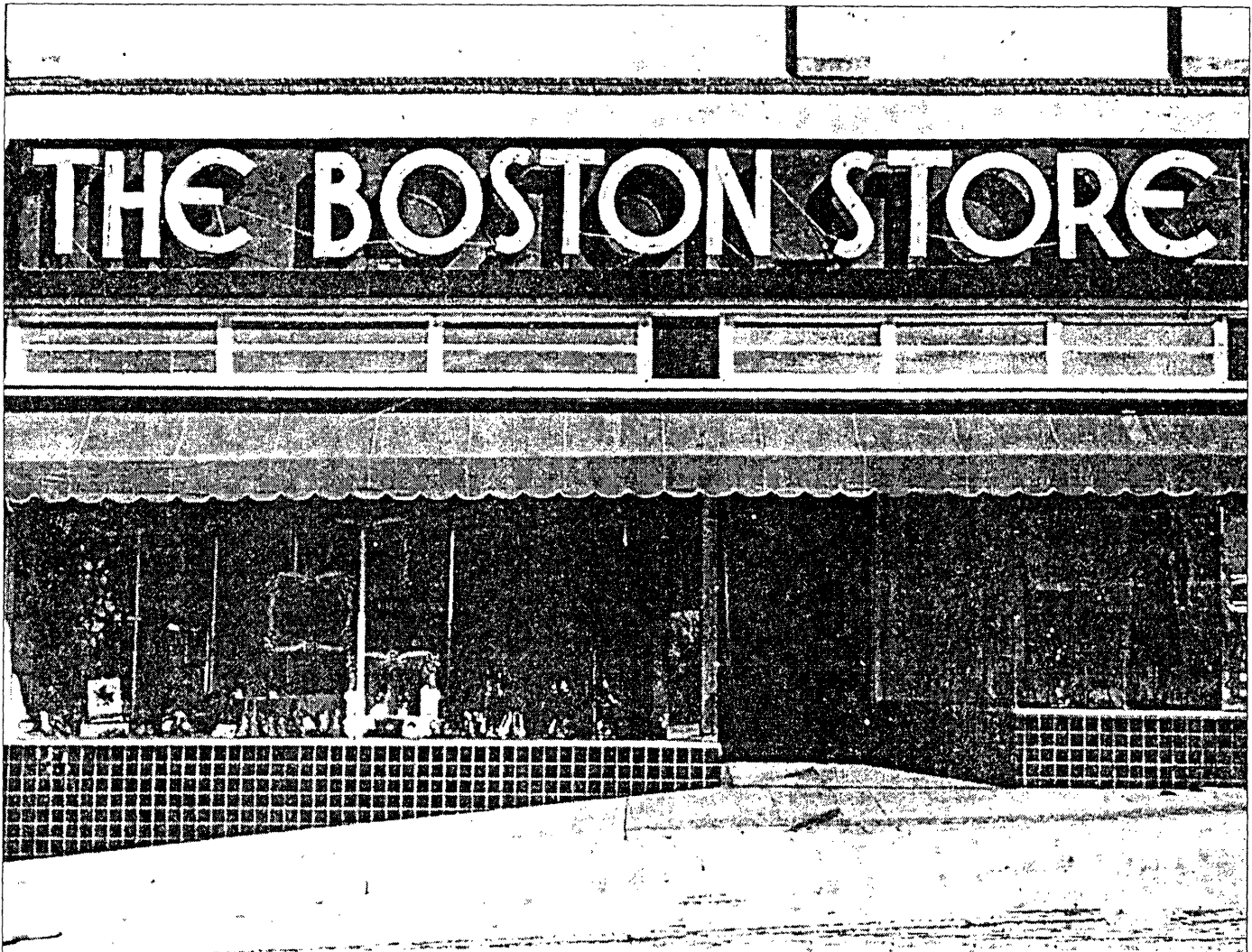


Figure 15: Typical modernization of downtown storefront, the Boston Store at 200 North Locust Street
Source: *The Yucca*, North Texas State University Yearbook, 1948

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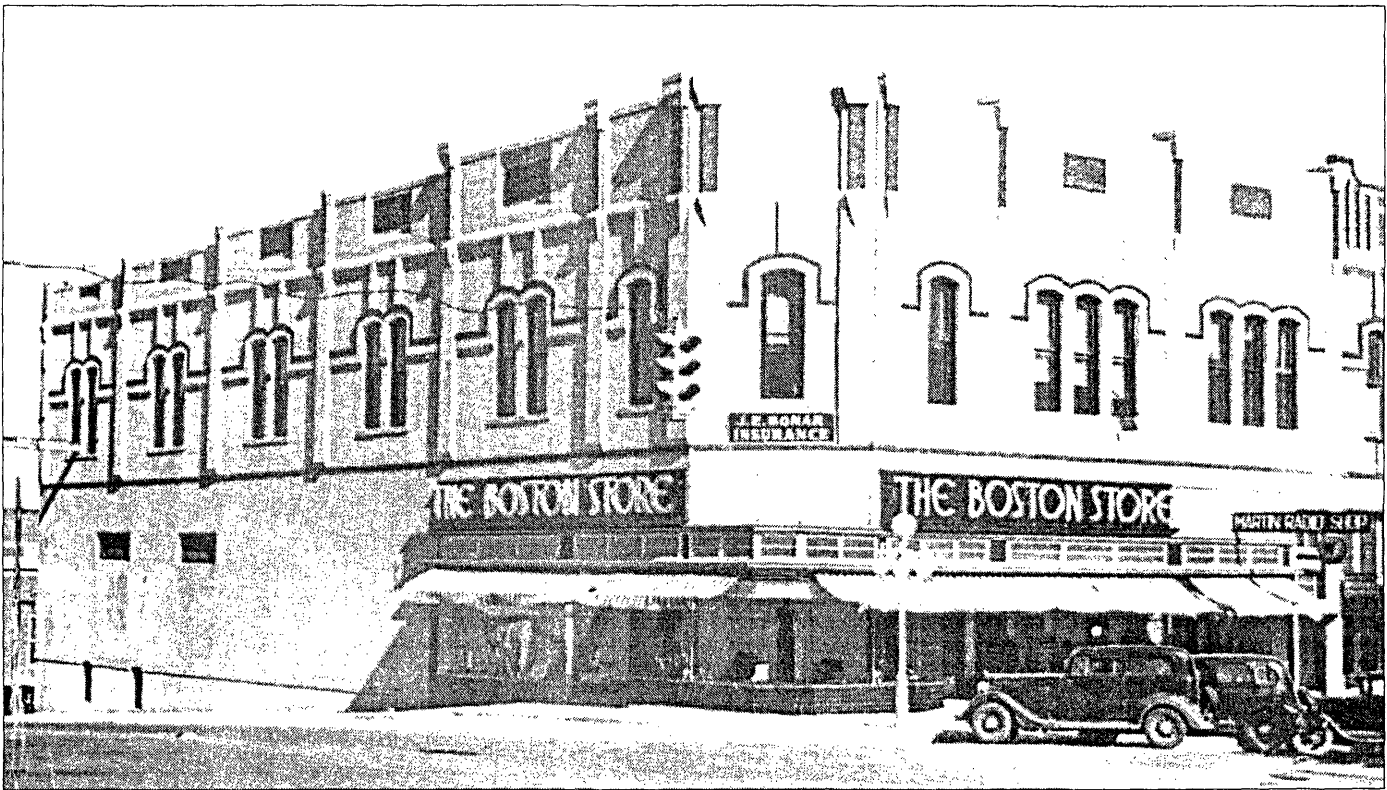


Figure 16: Wright Opera Building
Source: 1938 photograph from collections of Denton County Courthouse on the Square Museum

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PROPERTY TYPE DESCRIPTIONS

The Historic Resources Survey conducted in 1995 and 1996 by Ralph Newlan identified 2,408 buildings in Denton. Ralph Newlan, in association with Lila Knight, identified several potential historic districts and recommended individual properties as potentially eligible for listing in the National Register in a subsequent report. The Courthouse Square Historic District emerged as the most important priority for the city due to its significance in both the physical and economic development of the city. Individual properties were also evaluated for a multiple property nomination and a list of the most important properties compiled for consideration for listing in the National Register of Historic Places.

Overview of Property Types in Denton

The historic resources survey of Denton revealed domestic architecture represents an astonishing 91% of all of the historic buildings in Denton. This group comprises 2,200 of the 2,408 buildings identified in the survey. All other categories of building types encompass only 8% of the total number of historic buildings. Of these other groups, commercial architecture represents the largest building type and includes 5% of the buildings identified in the survey.

While Denton appears to be primarily a residential community, its function as the county seat of Denton County since 1856 played a significant role in its initial development and continues to be an important factor in the economic viability of the community. The courthouse square, modeled on the popular Shelbyville plan, forms the heart of the downtown area. By the 1860s buildings surrounded the square on the south and west sides, and the square was fully developed by the late 1870s. No resources survive from this period, however, as a devastating series of fires destroyed most of the square during the 1870s and 1880s. Designed by W.C. Dodson, the Romanesque courthouse of 1896 dominates the surrounding buildings on the square which are primarily one-part and two-part commercial blocks. These commercial buildings underwent a series of alterations during the period of significance to modernize their storefronts and reflect the development of commerce over an extensive period. Early industries in the town included a cotton gin, brick plant, and pottery industry established between the 1870s and the 1890s. The Farmer's Alliance Mill, established in 1886, became one of the city's greatest industrial successes.

By the 1860s residences began to appear south of the , and by the 1870s residential construction extended along Elm and Locusts streets (south of the square). None of these resources survive. By the late 1890s monumental homes began to line Oak Street to the west of the courthouse square. By the early 1900s West Oak and West Hickory streets became the city's "Silk Stocking Row." These two streets exhibit a range of the popular architectural styles of the period including Victorian, Queen Anne, and Classical Revival homes. The residents of these homes were the community leaders and entrepreneurs pushing the small town into the

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20th century with an ever expansive economic base. Much of the economic prosperity reflected in the new home-building was a result of the arrival of the railroads in Denton in 1881.

The establishment of two colleges solidified Denton's role as the educational center of North Texas. In 1901, the North Texas College and Teacher Training Institute became North Texas State Normal College. A new Main Building was constructed in 1904 (razed in 1923). After passage of an act in 1901 to provide for a school for women comparable to Texas A&M, Denton was selected as the site for the new school, The Girls Industrial Institute and College in 1902. The Main Building, built in 1903 by Dodson and Scott, still stands (with wings added in 1916). The majority of historic institutional buildings in Denton are located on the campuses of the two universities.

The universities, coupled with a surge of new residents from surrounding metropolitan areas, resulted in extensive suburban development in Denton. The Texas Interurban Railway and the introduction of the automobile into American life made suburban life possible for more and more Americans. The city of Denton was promoted as "The Ideal Home City" as suburbs rapidly developed due to more efficient transportation. The bungalow rapidly became the most popular building type in the city for the developing suburbs. This building type represents not only 63% of the total number of residential buildings, but also 58% of all historic buildings in Denton. Whereas only 4% of the surviving historic buildings date from the first decade of the 20th century, 30% date from the 1920s indicating a building boom during this period that lasted well into the 1930s (27% of the buildings date from the 1930s). The proposed Congress School Historic District contains a good representation of the different modes of this building type. Located to the west of the courthouse square and to the north of Oak and Hickory streets, this area developed around the Robert E. Lee School. In addition, neighborhoods developed around the expanding universities to provide housing for faculty and boarding facilities for students.

The City Beautiful Movement of the early 20th century captured the imagination of the city's leaders. Numerous public improvements to beautify the city were undertaken including the paving of streets, the construction of new schools and the building of a new city hall in 1928 in the popular Spanish Renaissance Revival style with projecting pavilions and a tower adorned with an open loggia. Service clubs also proliferated including the Rotary and the Woman's Club. The Texas Woman's University campus expanded during the 1920s as more state funding became available for construction. In 1921, Barglebaugh and Whitson designed a gymnasium in the Beaux-arts style. Later, during the 1930s, Texas Woman's University became the site of one of the most important projects of regionalist architect O'Neil Ford - the Little Chapel in the Woods (1939). Denton became the proving ground for this young architect who would eventually catapult to national fame for his regionalist vocabulary.

Unfortunately, the expansion of the Texas Woman's University campus and the development of a new park destroyed the cohesive neighborhood of "Quakertown," an African-American section bounded by Withers on the north, McKinney on the south, Vine on the east and Oakland on the west. Established in the 1870s,

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many residents owned their own homes and a commercial area grew up that included a lumber yard, cafes, barber shop and numerous stores. An election was held in 1921 to purchase land for a new park and ostensibly to remove the formerly segregated area from the outskirts of the rapidly expanding Texas Woman's University. Only three original Quakertown homes are known to have survived including the Woods House at 1015 Hill Street; the Maude Wood Hembry House at 1129 E. Hickory; and the Henry and Mary Ellen Taylor House at 102 Wood Street.

The following is a description of the primary property types identified in Denton. This section includes an overview description of the main types (commercial, institutional, and domestic) followed by a brief description of sub-types. A discussion of each property type's potential significance and their specific registration requirements for listing on the National Register of Historic Places is also included.

Description of Commercial Properties

The Historic Resources Survey of Denton identified 136 commercial properties in Denton, approximately 5% of the entire building stock of the town. While examples of this property type are found throughout the city in small pockets, such as near the universities and in isolation near older neighborhoods, the majority (57 properties) are concentrated in the downtown area within two blocks of the courthouse square. While a few examples of late nineteenth and early twentieth century commercial properties survive, most of the commercial properties in Denton date from the 1920s and 1930s, a period of intense economic development for the city.

Commercial buildings do not always exhibit the characteristics of high styles. Due to the emphasis on functionalism within many such buildings, a typological analysis based on facade organization was established by Richard Longstreth in *The Buildings of Main Street* (1987). His typology includes two basic categories based on (1) the manner in which a facade is divided into distinct sections, and (2) the arrangement of a few major architectural features or enframing wall surfaces. The first type of category based on facade divisions includes six sub-types: two-part commercial, stacked vertical block, two-part vertical block, three-part vertical block, enframed block and central block with wings. The second category based on defining features or enframed wall surfaces includes four sub-types: enframed window wall, temple front, vault and arcaded block. The one-part commercial type, the most common found in Texas, utilizes neither basic divisions nor distinguishing elements. Rather, it constitutes its own basic type.

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One-Part Commercial Block

The one-part commercial block is the most common local commercial form of the late 19th and early 20th century. It is a discrete, independently treated building located as a free standing individual building or together as part of a group, commonly found in a row along a block (as along N. Locust Street on the square). The one-part commercial block consists of one or two windows of varying size and a doorway. False parapet roofs or a brick coping are the most frequently used methods of enhancing the upper wall. Some examples display detailing associated with a particular architectural style, such as Mission Revival (200-204 West Oak).

Two-Part Commercial Block

The two-part commercial block is distinguished by its division of the facade into two distinct sections. The ground floor is very similar to the one-part commercial block while the upper portion is commonly punctuated with smaller window openings placed at regular intervals. The upper floors of these buildings were generally used for office purposes but might also be used for meeting halls or as hotel rooms. The architectural precedent for this building type can be traced to Roman antiquity where urban buildings contained shops at street level with living quarters above. This shop-house form has continued in use throughout Europe to this day.

Architectural detailing may be either significant or totally lacking. Victorian versions of the two-part commercial block are quite ornate with an accentuated cornice and with windows embellished with decorative surrounds. Other types of ornamental embellishments include stringcourses, turrets, oriel windows, gables and attic stories. Many examples of the two-part commercial block, however, are relatively simple with few details. This type also became popular beginning in the 1910s for movie theaters. Examples of the two-part commercial block exist in the downtown area of Denton and include 200 N. Locust Street (1895), Austin Street (1910), and the Moderne theater at 214 W. Hickory Street.

Temple Front

With facades derived from the influence of Greek and Roman temples, these buildings are generally two or three stories high. This type of building became popular in the United States as early as the 1830s with the introduction of the Greek Revival Style. Most commonly used for public, institutional, or religious buildings, it became a distinguishing feature of banks by the mid-nineteenth century. Temple fronts are of two main types: *prostyle*, wherein a portico of four or more columns extends across the facade, or *distyle in antis*, where a recessed entrance is fronted by twin columns set between section of enframing walls. The type regained popularity after the turn of the century with the academic movement. During this period, it was used almost

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exclusively for banks. Often situated on corner sites, banks from this period have a side elevation closely related to the front facade. The bank building (1910) at 100 N. Locust Street is a good example of the *distyle in antis* temple front type and represents the only such example of the temple front in a commercial building in Denton.

Significance of Commercial Properties

Commercial resources are an important component of any city's past as they play a vital role in the economic and social life of the community. They may be eligible for listing on the National Register of Historic Places under any of the four criteria. A commercial property may be nominated either as an individual property or as a part of a historic district.

For listing under Criterion A, a commercial property must have strong historical associations with direct links to important trends and events in Denton's history, particularly its economic development. For example, it could be a building that housed a retail business that contributed to the economic development of the community in the late 19th or 20th centuries. If a group of commercial resources is nominated as a district under Criterion A, the resources must collectively represent a significant period in local history, such as the role of the downtown area in the development of the economic history of the town.

A commercial property nominated under Criterion B is one that is associated with an individual who played an important role in the development of Denton. It is important that the contributions of that person be carefully stated and it must be the property most closely associated with the individual's significant contributions.

Commercial properties may be nominated for their architectural value under Criterion C. An individual commercial building may display noteworthy craftsmanship or design features or be an outstanding example of an architectural style, type or form. Groupings of commercial properties often possess related architectural significance that may be considered a historic district. Such buildings should be of similar scale, massing, and utilize similar materials. Such concentrations can include properties that may lack significance on an individual basis but that may become more important when considered as part of a group.

Criterion D may be used to nominate commercial resources when they have yielded or are likely to yield information important to understanding building technology of the period and area. It is not likely, however, that this criterion will be commonly utilized for the city of Denton.

Registration Requirements for Individual Commercial Properties

Commercial properties can be considered for nomination to the National Register if they are at least 50 years old and retain a significant amount of their architectural integrity. They must be recognizable from their period of significance, which in most cases will be the period of construction. A commercial resource should retain its original fenestration pattern and most of its original facade. Alterations completed more than 50 years

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ago can be significant in their own right and can represent the architectural evolution of the buildings and its use over time. For example, a commercial building dating from the 19th century and remodeled in the early 1920s during a surge in the local economy can be architecturally significant. To be listed in the National Register, a commercial property must also meet one of the four National Register Criteria for Evaluation (A, B, C, or D). The statement of significance should discuss how the individual property meets the National Register Criteria and how it relates to the historic context.

An individual commercial property nominated under Criterion A or B is one with strong historical associations and therefore it is not necessary for the building to be unaltered or a particularly noteworthy example of architectural style or form. It should, however, retain sufficient integrity to be recognizable to its period of significance and be closely associated with important trends or events in the past for Criterion A, or with individuals who have been historically important for Criterion B. The significance of the event or the accomplishments of an individual must be related to the historic context.

For eligibility under Criterion C, buildings must have retained their original form, materials and details and must be good examples of an architectural style, type or method of construction or a noteworthy commission of an architect, or closely associated with the physical, urban development of Denton. The property's relation to the historic context must be addressed and its physical integrity must be retained to a high degree. The use of historically inappropriate materials can compromise a property's integrity and make it ineligible for the National Register. Such common alterations can include the replacement of wood sash windows with metal sash windows, or the application of synthetic siding or "slip casing" over a building's original exterior walls. Removal of architecturally significant details can also significantly compromise a building's integrity.

Registration Requirements for Commercial Historic Districts

A concentration of commercial properties comprising a historic district may be considered for nomination to the National Register if they are at least 50 years old and retain a significant amount of their architectural integrity. They must be recognizable to their period of significance, which in most cases will be the period of construction. A commercial resource should retain its original fenestration pattern and most of its original facade. Alterations completed more than 50 years ago can be significant in their own right and represent the architectural evolution of the buildings and its use over time. For example, a commercial building dating from the 19th century and remodeled in the early 1920s during a surge in the local economy can be architecturally significant. To be listed in the National Register, a commercial property must also meet one of the four National Register Criteria for Evaluation (A, B, C, or D). The statement of significance should discuss how the individual property meets the National Register Criteria and how it relates to the historic context. A concentration of buildings with a common significance constitute a historic district. Approximately 50% of the total number of buildings in a district should be classified as contributing. The scale, detailing and composition

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of contributing buildings must provide a streetscape that is representative of the period and be reflected in the scale and uniform set-backs of the buildings. Boundaries should be logically determined and, whenever possible, follow street lines and local historical trends.

Contributing properties include those that add to the district's overall historic character. Contributing properties are generally at least 50 years of age and need not be unaltered. The buildings must, however, retain sufficient integrity to be recognizable to the district's period of significance.. The buildings should retain a majority of their historic architectural materials and details and be able to convey the significance of the period. A contributing property, however, need not be unaltered to be included as it is common for commercial buildings to have received some alterations in order to accommodate changes in marketing and use of the buildings over the years. Examples of such changes might be alteration of storefront windows to increase the visibility of merchandise or the installation of aluminum doors for original wooden ones. If there are many such changes and they obscure the original form, massing or overall appearance of the building, such a property can no longer be considered contributing to the district.

Noncontributing properties are those which detract from the district's historic character and appearance. These properties may be of recent construction or be historic buildings that possess little or no architectural or historic significance that relate to the district or experienced such drastic alterations that the original building is unrecognizable. These properties commonly have been severely altered through multiple changes, resulting in a modification of their original form, massing and overall appearance. A common type of major alteration would be the slip-casing of a building with an aluminum storefront or the radical alteration of a building's facade.

Other changes that can affect integrity include the replacement of original windows, doors, and storefronts. Alone, these alterations do not necessarily justify a property's classification as noncontributing, but collectively they destroy a property's ability to convey the significance of the district's time and place. Moreover, age and relative rarity of plan type or style may be mitigating factors in classifying a building as contributing or noncontributing. If restored, noncontributing properties could be re-classified as contributing if such restoration efforts follow the Secretary of the Interior's Guidelines. Owners should exercise caution in any such restoration work and should contact the Texas Historical Commission for advice prior to the commencement of any such work.

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Institutional Buildings

Description of Institutional Buildings

Institutional properties include educational, governmental, fraternal and social organizations, and religious resources. Only 1% (or 42 properties) of the buildings identified in the historic resources survey of Denton are institutional buildings, yet these properties represent the most important expressions of the city's cultural, educational, social, religious and political life. These resources are often among the most monumental and visible buildings within a town and convey the community's pride, growth and success. Denton's institutional buildings are scattered around the city and generally do not form a cohesive group or district. Exceptions, however, are the two university campuses and the city buildings in the park although few of these are more than fifty years old. These buildings may, however, be individually contributing to a district in which they may be located.

Institutional properties are divided into five subcategories: educational properties; governmental properties; fraternal and social properties; religious properties; and funerary properties. Unlike domestic and commercial properties, they are not systematically organized by type or style, but rather by use or function. These buildings often exhibit the major stylistic characteristics of the period in which they were constructed. For example, the Denton City Hall is an exemplary example of the Spanish Revival style. For information on the major stylistic categories, refer to the section on Domestic Properties.

Educational Properties

Educational properties include both primary and secondary resources, as well as higher education. Public schools are often at the center of the neighborhoods they serve and reflect the architectural styles current at the time of their construction. The Congress Street School exhibits characteristics of the beaux-arts style with its symmetrical facade terminating in projecting pavilions. Both Texas Woman's University and North Texas State University played a seminal role in the development of the community, and continue to do so today. Resources at both of these universities exhibit the Academic Eclecticism and Collegiate Gothic styles popular for collegiate architecture.

Governmental Properties

Governmental resources include city halls, county courthouses, post offices, libraries and other buildings operated by a local, state or federal government. This type of property is generally sited in a prominent position within the community and is carefully landscaped. Architects are usually employed to design these most important buildings for the community. The governmental properties in Denton represent some of the best examples of the major styles of their period. The Romanesque Revival Courthouse is a splendid representation of that style in transition. The Spanish Revival style of the City Hall and Fire Stations (Ave. B and Elm St.) are

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among the few examples of this revival movement in Denton which became so popular in Texas. Other examples of governmental properties include the Classical Revival Post Office and the regional modernism of O'Neil Ford's airport, library and civic center.

Fraternal and Social Properties

This type of resource houses recreational activities as well as social activities. The only such property identified in Denton is the Woman's Club located south of Texas Woman's University on Oakland Street within the City Park. Constructed in 1940, its architecture harkens back to more traditional styles rather than embracing the more modern styles available at the time.

Religious Properties

Religious properties include any such ecclesiastical buildings such as churches and synagogues, as well as their educational annexes. Denton contains excellent examples of the Classical Revival and Gothic Revival styles as applied to religious properties.

Funerary Properties

This property type includes cemeteries as well as mausoleums and other funereal types. Cemeteries in Denton include the IOOF Cemetery, Roselawn Memorial Park and those located on Swisher Road and Highland Street. These cemeteries date from the nineteenth century and are notable for their landscaping and elaborate gravestones and monuments.

Significance of Institutional Buildings

An institutional resource can have historic as well as architectural significance and may be eligible for listing in the National Register of Historic Places under Criterion A, C or D either individually or as part of a historic district. An individual resource or a historic district considered eligible under Criterion A is one that is representative of important events or trends in the past. Such a resource most likely will be a building associated with events such as settlement, growth and prosperity, or the social or political history of the city.

An institutional resource is generally not nominated under Criterion B as it is rare that such a resource, which by definition relates to a larger group, is associated with any one individual or individuals that made noteworthy contributions to the city's historical development. There may be exceptions, however, and if so, the significance of the individual must be tied to the historic context, and it must be clearly defined how the resource is directly related to the individual during the period when he or she achieved significance and for which no other extant property is more closely associated with that person. Criterion B is not recommended for use in institutional resources.

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Resources eligible under Criterion C must have architectural significance that display notable physical elements, craftsmanship or design; or is an outstanding example of a style or of an architect's or builder's work; or as an example of a specific type or method of construction as outlined in the Description Section of the property type of Institutional Buildings. The property must clearly contain enough of the identifiable characteristics to be considered a true representative of a particular type, period or method of construction.

Institutional properties may be nominated to the National Register under Criterion D when they have yielded or are likely to yield information important to understanding building technology of a particular period or area. It might yield information about local construction methods and materials or provide information about the occupant and their way of life.

There are several Criteria Considerations that must be applied to religious properties and cemeteries. These resources are generally not considered eligible for listing on the National Register unless they meet special requirements called "Criteria Considerations." Criteria Consideration A addresses the requirements for listing a religious property. For listing under Criterion A, a property must be significant under a theme in the history of religion having secular scholarly recognition; or be significant for another historical theme such as exploration, social, or education; or be associated with traditional cultural values. Criterion A is not recommended for use in nominating any religious property in Denton. However, Criterion C, which allows for a religious property to be nominated for its architectural design or construction would be appropriate for any of the churches included in the historic resources survey of Denton. These property types must also meet all of the normal requirements for listing on the National Register.

Criteria Consideration D applies to cemeteries that may be eligible only if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events. It has not yet been determined if any of the cemeteries in Denton could qualify under this Criteria Consideration.

Registration Requirements for Institutional Buildings

Institutional properties may be considered for nomination to the National Register of Historic Places if they are at least of fifty years of age and are recognizable to their period of significance. Properties may be listed individually or as a contributing component of a historic district. A property must be linked to the related associated historic or architectural context.

Properties nominated under Criterion A do not necessarily have to be unaltered or a particularly noteworthy example of an architectural style, type or form. Such resources must retain sufficient integrity to be recognizable to their period of significance and be closely associated with important trends or events in the past. Institutional properties nominated under Criterion C in the area of architecture must retain a high degree of integrity in order to express the architectural style or noteworthy commission that they represent. Typical inappropriate elements include: the replacement of original windows with metal ones; replacement of

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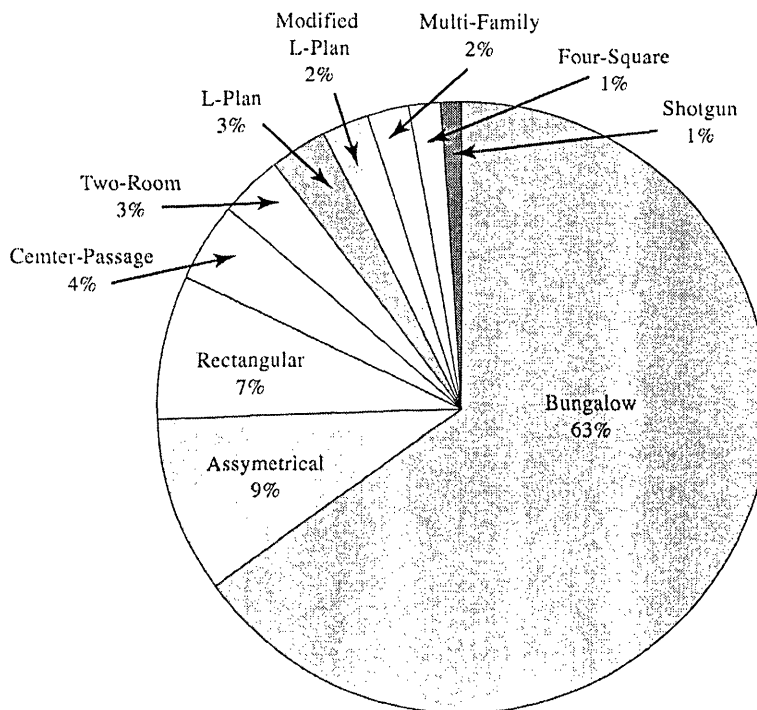
significant decorative elements with inappropriate modern elements; the covering of original materials with fabricated siding; the removal of significant architectural details and/or unsympathetic additions to the front or side elevations. It is important that the property be on its original site.

Domestic Buildings

Description of Domestic Buildings

Domestic buildings are the most common property type found in Denton, representing an overwhelming 91% of all historic buildings identified within the city. Domestic buildings are generally classified into three major classifications: vernacular, popular or high style. All of the major classifications are well-represented within the housing stock of Denton. The popular building forms, however, dominate the city's surviving houses. A breakdown of the major types of house forms utilized during the 1995 survey by Ralph Newlan includes the following:

Major Types of Domestic Buildings	
Bungalows	1406
Asymmetrical	203
Rectangular	158
Center-Passage	92
Two-Room	66
L-Plan	74
Multi-Family	54
Modified L-Plan	49
Four Square	32
Shotgun	22



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The use of the terms “asymmetrical” and “rectangular” to define a house type in terms of the footprint of a building plan are not particularly useful terms. An examination of the inventory reveals that these terms are used for such diverse examples of housing types as Tudor Revival, minimal traditional, and Ranch Style houses.

Residential building types that represent less than 1% of the total number of domestic buildings include: four squares; garages and garage apartments; I-houses; T-plans; U-plans; and single pens. As these building types are uncommon in Denton, their significance within the history of the residential development of Denton should be carefully considered.

Bungalows represent not only 63% of the total number of residential buildings, but also 58% of all historic buildings in Denton. This building type played an essential role in the development of residential architecture in Denton and represents a significant building type. Popularized by magazines such as the *Ladies Home Journal* and *The Craftsman*, it dominated the housing market of the early decades of the 20th century as suburbs developed around urban centers.

Description of Domestic Properties: Vernacular Housing Types

The definition of vernacular (often referred to as “folk” architecture) remains hotly debated by scholars, but is essentially a building type that reflects a traditional way of building which is often adapted to the local materials and needs of a given region. While some believe that this building type ceased to be produced about 1930 being replaced by “popular houses,” others continue to see a vernacular tradition up to the present. Vernacular housing types are most often described in terms of their plan type or building form.

Center-Passage

The center-passage house form dates from the mid-19th century through the early decades of the 20th century. It is characterized by a central hallway running all the way through the house and bisecting it into two equal parts (it is often confused with the hall-parlor plan defined by two rooms of unequal size). A side-gabled roof is typical and attached porches are very common. This house type typically has 1/1 or 2/2 wood frame windows and the front door often contains a transom and/or sidelights. Wood frame construction is typical, but such a house type is often found executed in brick or stone. These houses often display detailing and ornamentation from high styles of the period including the porch details, windows and gable ends. An important example of this housing type is located at 217 E. Oak (1880).

L-Plan

This house type is so-called because of the L-shaped plan of the house created by a gable front wing that extends outwards on the front of the house from the main, rectangular mass of the house. This house type dates from c. 1880 to c.1910, although later examples are not uncommon. It is the most common house form of the

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late 19th century in Texas. Wood frame construction is typical and weatherboard siding is commonly used to sheath the exterior walls. With the availability of mass-produced siding and exterior ornamentation, L-plan houses often display elaborate detailing or ornamentation, particularly of the porch, windows and in the gable ends. Many of these decorative details are of Queen Anne or Eastlake influence. A central hallway or passage provides access to interior rooms. The example at 2212 W. Oak is a good example of this building type in Denton.

Modified L-Plan

This house type consists of a cube-shaped central mass with projecting front and side wings that distinguish it from the simpler L-plan. In addition, a hipped roof (rather than a gable roof of the L-plan) emphasizes the vertical mass of the central section. Queen Anne ornamentation is common on earlier versions of the modified L-plan. Later examples often exhibit classically inspired detailing, such as columns with a wrap-around porch.

T-Plan

The T-plan is characterized by its footprint created by the perpendicular intersecting roofs. A gable front usually projects from the center of the front facade with either 2/2 or 4/4 windows. This house type dates from c. 1880 to c. 1910 and is one of the rarest vernacular house forms in Texas. Flanking porches on either side of the projecting wing are common and often exhibit Victorian details such as balustrades, turned columns, and ornamental brackets.

Pyramidal Cottage

Pyramidal cottages are characterized by the dominant hipped roof forming a pyramid shape. Some pyramid roofs terminate in a point, but others may simply end in a short ridge. Inset porches, projecting gable fronts and roughly equal-sized rooms in a square plan are common elements. Pyramidal cottages date from the late 19th to early 20th century and are often embellished with Victorian or Classical Revival detailing. The house at 703 Bolivar (1905) is a good example of this building type.

Double-Pen or Two-Room

This simple building type dates from the late 19th century through the 1940s. One room deep, this modest two room house exhibits few details. A gable roof with a small, shed roof over the entrance are the few exterior characteristics of the type.

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Description of Domestic Properties: Popular Building Types

Traditional vernacular buildings continued to be built into the 20th century, but new domestic types were promoted through the media which came to be such an important element of 20th century life. Popular house types, such as the bungalow, were popularized through magazines and plan books. Furthermore, the standardization of building materials and the suburbanization of cities promoted the use of these new domestic buildings types.

Bungalow

One of the most common house types of the 20th century, this building type dates from c. 1910 through the 1940s and reflects a national movement of popular domestic architecture. Bungalows are usually one-story with a strong horizontal emphasis. Gable roofs are most common with either a front, side or cross gable. Details include knee brackets under the eaves, square or tapered porch columns (often on brick piers), inset porches, and 1/1 wood windows. The plan is characterized by an efficient use of space with commodious rooms. This is the most common housing type in Denton with over 1,400 examples available for study.

Four-Square

The American Four-Square is typically two stories with both floors divided into four rooms of equal size. Side or front gabled roofs are common with a dormer found in many examples. Porches project over the principal entryway and windows are 1/1 or multi-light configuration. Other architectural elements include knee braces and Craftsman details.

Cape Cod Revival

This house type is a revival of an earlier house type common around New England and Long Island by 1740. The original type featured Greek Revival details by the 19th century, giving it a more formal look than the originals in New England. The true Cape Cod was a small cottage without ornament except for transom and sidelights at the entry door. The houses were post and beam sheathed with wide planks, shingled or clapboards and almost always with a center chimney. It wasted little space with steep stairs and small rooms. From the 1930s through the 1950s, this house type experienced a new popularity, although some scholars believe it is a misnomer to apply this name to any small, white, one and a half story house with gable roof and center entry. It is characterized by a small, one-story cottage form arranged around a center entrance; jerkin-head roof (clipped gables); coupled or paired front windows; paired-column porticoes, generous eaves and often with a gabled roof.

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Minimal Traditional

This non-descript style employs the massing and scale of period styles, but with little of the detail or decorative elements. Common from 1930 through 1950, its typical features include a low-pitched roof, no overhanging eaves, prominent chimneys, and at least one facing gable.

Ranch

Popularized in California during the 1930s, the style grew in popularity during the 1940s and became the dominant style of the 1950s and 1960s. This house type became the symbol of the postwar American dream of an affordable home with efficient, casual living. The long, horizontal plans required a larger lot size. Typical features include a linear, rambling plan; low-pitched roof; wood or brick cladding; picture windows; decorative shutters; and patios.

Description of Domestic Properties: High Style Houses

High style houses are those most commonly associated with the designs of professional architects, although they were often the work of local builders. Regardless of whether they are the work of architects or builders, they exhibit the monumental character not found in vernacular or popular housing types and were built by affluent residents. High style buildings utilize ornament and detailing, in addition to form and massing, to express the particular style.

Queen Anne

Sometimes known as Victorian or Late Victorian, this style dates from the late 19th century through the early 20th century. Characterized by asymmetry with a wealth of ornamental detailing, these houses generally have a hipped roof with turned columns and balusters, ornamental shingled gable ends, multi-light decorative windows, and jig-sawn brackets and friezes. Examples of this style abound in the locally designated Oak-Hickory District in Denton including 723 W. Oak (1898).

Classical Revival Style

This style utilizes classically inspired columns on porches, window details, enclosed entablatures, columns with capitals and turned balusters. Large hipped roofs with intersecting gables and dormers are common. Houses often exhibit a mixture of architectural influences and it was common to update Victorian houses with Classical Revival details. Examples of the style abound in the locally designated Oak-Hickory district including 722 West Oak (1906) and 719 W. Sycamore (date).

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Colonial Revival Style

Derived from the designs of the American colonial period, particularly the Georgian and late Georgian, the Colonial Revival is characterized by a rectangular plan and strictly symmetrical facade. The central part of the facade may project slightly to give it added emphasis and pediments are not uncommon. Columns are not used, but may appear on some examples. This style was made popular by the restoration and reconstruction of Colonial Williamsburg.

Georgian

This style is one of the many eclectic revival styles of the early 20th century. It exhibits a strict symmetry in the composition of the facade with a restrained use of architectural ornament. Doorways are often accented with fanlights. Roofs are generally hipped with eaves detailed as classical cornices. The house located at 811 W. Oak (1931) is a good example of this style.

Tudor Revival Style

This style dates from c.1900 to c.1940 and exhibits a wide range of building materials including stucco, brick and stone veneers. Steeply pitched gable roofs with hipped or gable dormers are common and the entrance to the home is emphasized by these roofing elements, but the most distinguishing characteristic is the half-timbered and stucco walls. Chimneys are often a dominant feature. Other features include narrow, multi-paned casement windows, interior wood wall paneling, and wood box beams. High style examples are monumental in scope with rambling plans, but many of the features of this style were also applied to smaller and more modest homes. A good example of the high style is located at 812 W. Oak (1934-1936).

Mission Revival Style

Derived from the Spanish Colonial style throughout the Southwest, this style was developed in California during the late nineteenth century. Typical features include stucco walls, low-pitched roofs with tile roofs, and overhanging eaves with pronounced brackets. Many examples also feature large porches supported by heavy square piers or squat columns. Two outstanding examples of the style are located at 819 W. Oak (1885; remodeled in the Mission Revival style in 1910) and at 607 Pearl (1914-1915).

Prairie Style

Developed by a group of architects from Chicago and the Midwest, particularly Frank Lloyd Wright, this style is often considered the first truly original American style. House are distinguished by open floor plans, low ceilings, and casement windows grouped together in horizontal bands. The integration of the landscape into the

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house is achieved through horizontal massing and the use of windows to integrate the interior with the exterior. Low-pitched roofs with large overhanging eaves provide further horizontal emphasis. This style was disseminated throughout the country between the years of 1890 and 1920, although later examples are not uncommon.

International Style

A result of the immigration of European Modernists just before World War II, this style is more commonly used for high-rise buildings and commercial buildings than residential design. It is typified by an open floor plan, flat roof, and exterior walls of glass or smooth stucco.

Craftsman Style

This style reflected the influence of the English Arts and Crafts movement which rejected the Industrial Revolution in favor of traditional hand-craftsmanship and natural materials, as well as the craftsmanship of Japanese architecture. It was widely disseminated from 1901 through 1916 by Gustav Stickley's *Craftsman* magazine. The Craftsman style found its apogee in the work of the California architects Greene and Greene. Characteristics include projecting eaves and exposed rafters; grouped casement windows; the use of quarry stone; pergolas used to extend the house into the landscape and exquisitely wrought detailing. An outstanding example of the style in Denton is located at 520 Austin Street (1915).

Art Deco and Art Moderne

Characterized by open floor plans, flat or very low-pitched roofs with low profile parapets, smooth stucco walls, and horizontal groupings of metal casement windows, this style was popular during the 1920s and 1930s. Glass block is often used in place of traditional clear window glass. Art Deco detailing utilizes geometric motifs whereas the Art Moderne uses streamlined, stylized, and horizontal detailing.

Significance of Domestic Properties

Since they represent such a large percentage of Denton's architectural heritage, domestic properties are the most important link to the area's physical development. A domestic property can have historic as well as architectural significance and may be eligible for listing in the National Register of Historic Places under Criterion A, B, C or D either individually or as part of a historic district. An individual resource or a historic district considered eligible under Criterion A is one that is representative of important events or trends in the past. Such a resource most likely will be a residence or district associated with events such as settlement, growth and prosperity, or the suburban growth of the city.

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A domestic resource considered eligible under Criterion B is one associated with an individual or individuals that made noteworthy contributions to the city's historical development. This significance must be tied to the historic context, and must be the primary residence of the person during the period when he or she achieved significance and for which no other extant property is more closely associated with that person.

Criterion B is most commonly applied only to an individual resource, unless an entire historic district can be tied to the work of a single individual. A residential district in which a large number of prominent or influential merchants, professionals, and civic leaders lived would be eligible under Criterion B only if the significance of one or more specific individual residents is explicitly justified. If the significance of the district rests in the cumulative importance of prominent residents, however, then the district might still be eligible under Criterion A based on the broad pattern of community development through which the neighborhood evolved into the primary residential area for this class of citizens.

Resources eligible under Criterion C must have architectural significance representing notable physical elements, craftsmanship or design; or is an outstanding example of a style or of an architect's or builder's work; or as an example of a specific type or method of construction as outlined in the Description Section of the property type of Domestic Buildings. The property must clearly contain enough of the identifiable characteristics to be considered a true representative of a particular type, period or method of construction. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated. It must be demonstrated to be significant as well. Furthermore, for properties that represent the variation, evolution or transition of construction types, it must be demonstrated that the variation or evolution was an important phase of the architectural development of the community. Domestic properties can also be nominated under Criterion C as components of a historic district that include a concentration of intact properties within a well defined area. Districts may include buildings that are not necessarily significant on an individual basis but are noteworthy as they convey cohesiveness and evoke a strong sense of the past.

Domestic properties may be nominated to the National Register under Criterion D when they have yielded or are likely to yield information important to understanding building technology of a particular period or area. It might yield information about local construction methods and materials or provide information about the occupant and their way of life.

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Registration Requirements for Domestic Properties

Domestic properties may be considered for nomination to the National Register of Historic Places if they are at least of fifty years of age and are recognizable to their period of significance. Properties may be listed individually or as a contributing component of a historic district. A property must be linked to the related associated historic or architectural context.

Properties nominated under Criterion A or B do not necessarily have to be unaltered or a particularly noteworthy example of an architectural style, type or form. Such resources must retain sufficient integrity to be recognizable to their period of significance and be closely associated with important trends or events in the past for Criterion A or with individuals historically important for Criterion B. The accomplishments of an individual must be full articulated and related to the historic context. Moreover, the property must have been associated with the individual when significance was achieved and be the property most closely associated with that individual.

Domestic properties nominated under Criterion C in the area of architecture must retain a high degree of integrity in order to express the architectural style or noteworthy commission that they represent. Typical inappropriate elements include: the replacement of original windows with metal ones; replacement of significant porch elements with inappropriate modern elements such as wrought iron porch supports; the covering of original materials with fabricated siding; the removal of significant architectural details and/or unsympathetic additions to the front or side elevations; the permanent enclosure of a front porch; or enlarging or decreasing the size of window openings. It is important that the property be on its original site.

A concentration of individual properties may be eligible under Criteria A and/or C as a historic district if they represent a significant and distinguishable entity whose components may lack individual distinction. The majority of the resources that add to the district's historic character, even if they are individually undistinguished, must possess integrity as a whole. The number of noncontributing properties a district can contain and yet still convey its sense of time, place and historical development depends on how those properties affect the district's integrity. A historic district must possess a significant concentration, linkage, or continuity of resources united historically or aesthetically by plan or physical development. Furthermore, noncontributing properties should comprise less than 50% of all buildings in a district. Historic districts should retain the landscaping features or ambient environment historically associated with the area. The installation of new sidewalks and driveways should be considered minor changes and should not affect the overall integrity of a district.

Denton contains an important selection of the work of architect O'Neil Ford which should be considered for nomination, although some of these buildings are less than 50 years old, a general requirement for listing on the National Register of Historic Places. The National Register, however, will consider properties that have achieved significance within the last fifty years if they are of "exceptional" significance under Criteria Consideration G. Exceptional significance does not require that the property be of national significance, but

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only that it is important within the appropriate historic context, whether at the local, state or national level. A few of his buildings have been moved which will adversely affect their eligibility for consideration for listing in the National Register. Some of the properties exhibit integrity problems that should be carefully evaluated during the preparation of such a nomination.

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SECTION G: BOUNDARY DESCRIPTION

The boundaries described within this context encompass the incorporated city limits of Denton, Texas as of 1999.

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RESEARCH DESIGN

Summary of Identification and Evaluation Methods

Background Information

In 1994, the City of Denton undertook a comprehensive survey of its historic resources under the direction of Ralph Newlan, preservation consultant. This survey identified 2,409 properties within the city limits as well as the city's extraterritorial jurisdiction. Subsequently, Newlan Knight and Associates, Inc. continued this work from 1995 through 1996. The resulting report provided a further re-evaluation of the city's high priority properties and identified two potential historic districts and two conservation districts. These recommendations were made after extensive consultation with the city's preservation officer and members of the Denton Historic Landmark Commission. A list of 51 individual properties (compiled from the 323 high priority properties) was prepared and recommended for future nomination to the National Register of Historic Places. The historic districts identified in the report were the Courthouse Square Historic District and the Congress School Historic District. It was also recommended that the residents of the existing locally designated Oak-Hickory Historic District seek National Register designation.

The City of Denton hired Lila Knight in the spring of 1997 to develop the first phase of a multiple property nomination for the City. This work entailed the preparation of a historic context for Denton which would be used for future National Register nominations of both individual properties and historic districts. The preparation of a nomination for the Courthouse Square Historic District was prepared as a subsequent phase of the project.

Research Methodology

The development of a historic context for the City of Denton defined the unifying thematic framework for the area's historic resources and was developed in sufficient depth to support the appropriate National Register criteria and level of significance, the relationships, and the importance of the properties under consideration. This historic context will relate to the statewide historic context, *Community and Regional Development in Texas, 1880 to 1945*. The historic context for Denton seeks to identify key development patterns and periods of growth; socioeconomic and ethnicity patterns; contributions of both individuals and important social institutions; and the architectural history of the city of Denton. Among the key issues identified as themes to be investigated within the historic context were:

- The role of county government in the physical and economic development of the downtown area surrounding the courthouse square and its importance as the county seat in the commercial development of Denton.

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- Early agricultural history of Denton and its impact on the commercial and industrial development of the city, including the establishment of cooperative milling.
- Industrial development in Denton during the early years of the twentieth century including Acme Brick and Morrison Mills as well as the establishment of the city owned power plant.
- History of the African-American community and their commercial, social and religious institutions, as well as the development and re-location of residential areas after the Civil War and to the present.
- Impact of transportation corridors on the growth of the city including the railroad from the 1880s through the early 20th century and the establishment of highways after the Depression which linked the city with the greater Metroplex area.
- Institutions of higher education played a seminal role in the history of the city. The influence of The University of North Texas and Texas Woman's University on the economic, social and residential growth of the city will be explored.
- The effect of the City Beautiful Movement on the growth of city services and architectural development of public buildings and parks.
- Overall architectural development of the city including such influences as the Romanesque courthouse, the City Beautiful Movement and the work of O'Neil Ford. In addition, Denton has excellent examples of both vernacular and popular building traditions that allow for an interdisciplinary understanding of the history of an area
- Exploration of O'Neil Ford's impact on the city as his earliest residential work was executed in his hometown of Denton. Many of these earlier works were designed in association with David Williams or Arch Swank. Among the earlier works are homes for Mary Marshall (1929), Jack Johnson (1938), Annie Alford (1939), and Lillian Parrill (1939). The Little Chapel in the Woods (1939) at Texas Woman's University is perhaps one of Ford's most influential designs and is listed on the National Register of Historic Places. There are also a number of designs from Ford's later career, thus illustrating the full range of his oeuvre.
- The development of residential areas and the resulting patterns of development including early residential growth, impact of the universities on neighborhood patterns, and suburban expansion by commuters resulting from growth of the nearby Dallas-Fort Worth Metroplex.

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- Examine any historically important or influential persons associated with the city of Denton and its development.

In conjunction with the preparation of the historic context, a property type analysis was prepared based upon the previous survey results of the city and will address both function and stylistic variations. Registration requirements for each property type were developed to identify contributing and non-contributing properties. The registration requirements sought to: define the essential physical characteristics necessary to establish integrity for that type; establish a link between the physical appearance and the appropriate criteria of significance, the period of significance, and the areas of significance.

A variety of both primary and secondary sources were consulted in the preparation of the historic context. The history of Denton has been carefully documented over the years in several important secondary references, such as C.A. Bridges *History of Denton Texas from Its Beginnings to 1960*. In addition to such secondary sources, primary resources were consulted extensively to address the issues outlined above. Among the types of resources examined and studied were: contemporary newspapers as a particularly important resource for the commercial history of a town; Sanborn fire insurance maps and early subdivision plats that chart the physical development of the city; county deed records and commissioners court minutes; and city directories. The collections of the Denton County Historical Museum contain important photographs and other archival material relating to the history of the town. Of particular note are a series of photographs documenting the changes in the downtown area over a number of years. In addition, the area's university libraries were consulted for additional information and archival material relating to the city's history.

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