

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section number ____ Page ____

Supplementary Listing Record

NRIS Reference Number: SG100004431

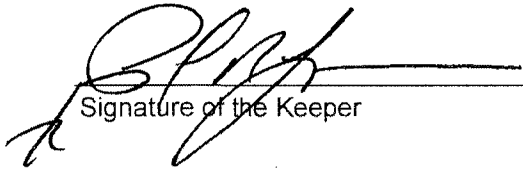
Date Listed: 09/26/2019

Property Name: Fairhaven Retirement Home

County: Denton

State: TX

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation


Signature of the Keeper

9/26/2019
Date of Action

Amended Items in Nomination:

Significance:

Social History is added under Areas of Significance. [The introductory significance statement acknowledged significance under both Community Planning and Development and Social History, but the cover page listed only Community Development.]

The TEXAS SHPO was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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



1. Name of Property

Historic Name: Fairhaven Retirement Home
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: 2400 North Bell Avenue
City or town: Denton State: Texas County: Denton
Not for publication: Vicinity:

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date 8/8/19
Signature of certifying official / Title
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

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

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register.
- removed from the National Register
- other, explain: _____

[Signature]
Signature of the Keeper

9/26/2019
Date of Action

Fairhaven Retirement Home, Denton, Denton County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	Object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

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

6. Function or Use

Historic Functions: Domestic – Multiple Dwelling (Multi-family Residential Assisted Living)

Current Functions: Work in Progress

7. Description

Architectural Classification: Modern Movement / c.1945-1970 Mid-Century Modern Residential

Principal Exterior Materials: Concrete, Brick

Narrative Description (see continuation sheets 7 through 11)

Fairhaven Retirement Home, Denton, Denton County, Texas

8. Statement of Significance

Applicable National Register Criteria: A

Criteria Considerations: N/A

Areas of Significance: Community Planning and Development

Period of Significance: 1964-1965

Significant Dates: 1964, 1965

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

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

Architect/Builder: O'Neil Ford, Arch Swank and Roland Laney

Narrative Statement of Significance (see continuation sheets 10 through 21)

9. Major Bibliographic References

Bibliography (see continuation sheets 21 through 22)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested. (*Approved 10-1-2018*)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): NA

Fairhaven Retirement Home, Denton, Denton County, Texas

10. Geographical Data

Acreage of Property: 3.3 acres

Coordinates

Datum if other than WGS84: NA

1. Latitude: 33.236618 Longitude: -97.126748

Verbal Boundary Description: A0268A J. CARTER, TR 46, 3.3 ACRES; Denton, Denton County, Texas
(Denton Central Appraisal District)

Boundary Justification: The boundary includes all property historically associated with the building

11. Form Prepared By

Name/title: Randy Hunt, Director
Organization: Historic Denton, Inc.
Street & number: 722 West Oak
City or Town: Denton State: Texas Zip Code: 76201
Email: HistoricDentonInc@gmail.com
Telephone: (940) 368-2683
Date: 11/15/18

Name/title: Jay Firsching, Sr Historic Preservation Specialist
Organization: Architexas
Street & number: 1907 Marilla St.
City or Town: Dallas State: Texas Zip Code: 75201
Email: jfirsching@architexas.com
Telephone: (214) 748-4561
Date: 11/15/18

Additional Documentation

Maps (see continuation sheets 24 through 25)

Additional items (see continuation sheets 26 through 41)

Photographs (see continuation sheets 42 through 52)

Fairhaven Retirement Home, Denton, Denton County, Texas

Photographs

Photograph 1

Fairhaven Retirement Home, south wing
View from Bell Avenue entry, facing northeast
2018
Photographed by Ben Davis, Historic Denton, Inc.

Photograph 2

Fairhaven Retirement Home, main entry
View from Bell Avenue, facing east
2018
Photographed by Ben Davis, Historic Denton, Inc.

Photograph 3

Fairhaven Retirement Home, north wing
View from Fairhaven parking lot, facing east
2018
Photographed by Ben Davis, Historic Denton, Inc.

Photograph 4

Fairhaven Retirement Home, south wing
View from Fairhaven park, facing north
2019
Photographed by Gregory Smith

Photograph 5

Fairhaven Retirement Home, south wings with courtyard
View from Fairhaven Koi pond, facing northeast
2019
Photographed by Gregory Smith

Photograph 6

Fairhaven Retirement Home, south wings with courtyard
View from Fairhaven park, facing north
2019
Photographed by Gregory Smith

Photograph 7

Fairhaven Retirement Home, rear south wing
View from Fairhaven back property line, facing northwest
2018
Photographed by Ben Davis, Historic Denton, Inc.

Fairhaven Retirement Home, Denton, Denton County, Texas

Photograph 8
Fairhaven Retirement Home, entry main corridor connecting both wings
View from inside Fairhaven front door, facing east
2018
Photographed by Ben Davis, Historic Denton, Inc.

Photograph 9
Fairhaven Retirement Home, north wing residential corridor
View from inside Fairhaven main lobby, facing north
2018
Photographed by Ben Davis, Historic Denton, Inc.

Photograph 10
Fairhaven Retirement Home, main lobby with fireplace
View from inside Fairhaven main lobby, facing northeast
2018
Photographed by Ben Davis, Historic Denton, Inc.

Photograph 11
Fairhaven Retirement Home, main lobby with fireplace
View from inside Fairhaven main lobby, facing north
2019
Photographed by Gregory Smith

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

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

Fairhaven Retirement Home, Denton, Denton County, Texas

Description

The 1964 Fairhaven Retirement Home is a 1-story H-plan modernist multi-family retirement building located at 2400 N. Bell Avenue approximately 2 miles north of the Denton County Courthouse in Denton, Texas. The facility was constructed as part of a community campaign in response to a need for affordable and dignified retirement housing for seniors. Designed by architects O'Neil Ford, Arch Swank, and Roland Laney, the building is slab on grade with narrow pipe columns supporting a roof structure of precast lightweight concrete beams and panels. Primary exterior materials are concrete and brick with some wood finish elements. The building, featuring low sloping roofs with wide eaves, sits low on a sloping wooded site in a largely residential district. The building is currently vacant and the site somewhat overgrown. While suffering from the effects of vandalism and hazardous-materials abatement, the building is intact and clearly conveys its original form and design features. Fairhaven Retirement Home retains a high degree of integrity and remains an important local reminder of social development and community action.

Location and Setting

Fairhaven Retirement Home lies two miles north-northeast of the Denton central business district and one-half-mile north of the Texas Woman's University Campus. Situated in a largely residential district of single-family and multi-family homes, the building sits on a wooded site with the primary elevation facing west to the parking area and Bell Avenue. The site slopes sharply downward from Bell and the parking area is accessed from a drive at the southwest corner of the site.

The design of Fairhaven emphasizes the natural beauty of the site. This is apparent even in the parking area which extends across the entire western edge of the site, its shape and edges defined by the flowing topography. The parking is separated from Bell by a wide, steeply-sloped, treed and grassy parkway strip. The Fairhaven building is pushed to the northern portion of the site, leaving the southern third open with a naturalistic landscape including a small spring-fed pond and walking trails. These amenities have become somewhat overgrown and a full assessment of their condition has not yet been made. Around the building on the north and east, wide setbacks of approximately 30-feet are heavily wooded, screening the facility from adjoining properties.

Exterior

Fairhaven is H-shaped in plan, consisting of two narrow parallel wings connected by a hyphen. The western wing is slightly larger at approximately 56-feet wide and 268 feet long. The eastern wing is approximately 51-feet by 261-feet. The wings are separated by approximately 45-feet, creating a central greenspace with walking paths, wood decks and landscape amenities. The connecting hyphen is approximately 10 feet wide. Due to the sloping nature of the site, the west wing sits at a higher elevation than the east, and the connecting hyphen slopes to compensate for this differential. The slope exceeds current accessibility standards.

The buildings are slab-on-grade with a structure comprised of pipe-columns supporting precast, lightweight concrete beams and hollow core, prestressed concrete roof slabs. The 8-inch-thick roof assembly is set on a low 2-percent slope with wide eaves. This arrangement and the low eaves, set approximately ten feet above grade, give the entire composition strong horizontal emphasis and a close visual-connection to the site. Exterior walls are clad in running-bond brick masonry in brownish-red. Exposed concrete elements like the underside of roof slabs and concrete beams are painted. Roof slabs are capped in a painted redwood fascia. West and east-facing fascia includes a continuous box gutter and square leaders that empty at grade.

The southern half of the west wing, containing the primary building lobby, kitchen, dining room and other amenities, includes architectural features that vary from the more repetitive residential sections of the building. South of the

Fairhaven Retirement Home, Denton, Denton County, Texas

latitudinal center of the west wing, a 50-foot wide crossing gable provides a dramatic entry feature and defines the primary lobby and administrative bay of the building. The façade of this entry element projects from the primary wall plane approximately 10-feet and is divided into five structural bays that are emphasized by deep brick pilasters and concrete structural beams projecting under the wide eaves. Between the pilasters, the wall is composed primarily of plate glass set-in wood frames. These window assemblies are set on a 2-foot high bulkhead, originally clad in wood lap siding but now replaced with vinyl siding. The entrance is offset one structural bay south of center and features paired, fully-glazed, wood 3-0 doors with sidelights.

South of the entry bay, the west wall is brick and lacks fenestration, concealing the kitchen and storage areas beyond. At the southwest corner of the wing, a thirty-by-thirty-foot cutout in the roof accommodates a service court for the adjoining kitchen and mechanical room. The building's brick walls continue around the service court to conceal it from view. The south wall within the service yard includes a single door leading to the kitchen area, and paired door leading to the mechanical room. The remainder of the service court is devoid of significant detail with walls clad in brick. The south elevation of the west wing lacks any additional windows and doors.

The cross gable of the main entry/lobby bay carries through the building and is again articulated at the east elevation of the west wing but does not project significantly beyond the primary wall plane. The intersection of the hyphen connecting the two sections of the building is aligned with the building entry to the west. South of the lobby bay, the east elevation of the west wing has series of wide brick columns creating the appearance of punched openings and forming a loggia. The wall behind is set back 8 feet. Three sets of glazed sliding doors and one pair of glazed hinged doors provide access to the lobby, dining room, and craft room. The southern half of this wall lacks openings except for a set of paired utilitarian doors at the extreme south end. These provide access to a small storage room.

The remainder of the east and west wings share common characteristics. East and west walls at resident rooms are brick with regularly spaced window units set on a low wood bulkhead. Each of the window units is mill-finish aluminum and divided into three equal vertical bands. The center band is a single fixed glass panel. The outer bands are divided into horizontally into three equal sections with fixed upper and lower panes and a central single-hung sash. The north and south walls of the wings in these areas lack windows but feature a single, centrally-placed, wood, fully-glazed door with grille above.

The hyphen connecting the two wings is constructed of four equal structural bays with square brick columns supporting a flat slab roof. The entire hyphen slopes downward from west to east. Openings between the columns are fully glazed with plate glass in aluminum frames. A single set of paired, fully-glazed wood doors on the north elevation opens onto a wood deck.

Interior

Inside, the entry bay of the west wing includes a visitor lobby adjoined by administrative offices. These are divided from the facility's large main lounge by set of public restrooms, telephone rooms and a commissary. The southern third of the west wing includes a cafeteria-style kitchen, dining room, craft room, and back of-house areas.

The northern half of the west wing is comprised of a wide double-loaded corridor flanked by resident rooms. Corridors include an original oak handrail on both sides. A small lounge area is located on the east side of the corridor and includes paired, fully -glazed wood doors opening to an exterior wood deck. Resident rooms are largely identical in plan and are mirrored to allow the efficient grouping of restrooms. In plan, the restrooms project slightly into the corridor creating a staggered effect in the corridor walls. The arrangement of the rooms also ensures that resident doors are never across from one another for added privacy. Originally the rooms varied in terms of the amenities provided.

Fairhaven Retirement Home, Denton, Denton County, Texas

For example, some rooms included small kitchenettes for more independent residents. With all the cabinetry and associated amenities now removed, the rooms are essentially identical.

The east wing consists of a double-loaded corridor with resident rooms on either side in the previously described arrangement. At the center of the wing is a small, nondescript lounge and a laundry facility. Another small lounge at the north corridor includes a janitor's closet and sliding door to a small wood deck.

Interior finishes originally included sand-finish plaster walls and ceilings, and resilient tile or carpet on floors. An exception is the main lounge which has brick walls and columns matching the exterior of the building. In primary spaces, ceilings are vaulted with exposed beams and with acoustical plaster applied directly to the underside of the roof slab. Acoustical plaster at the vaulted ceilings was previously-abated. In secondary areas and corridors, the ceilings are suspended, providing space to conceal infrastructure. Trim at windows and doors is simple, painted wood, or mill-finish aluminum depending on the window type. Window stools in resident rooms are laminate over particle board. Doors and cabinetry, originally of African mahogany veneer, are now missing. The main lounge retains its original brick fireplace with copper hood.

Summary

The current condition of the property is fair. The site retains its feeling and context despite being somewhat overgrown. Many walking paths are evident but also overgrown. Outdoor amenities made of wood such as decks at the central courtyard are extant but in need of replacement due to deterioration. The exterior is largely intact but there is notable rot at the wood fascia. Windows and doors are intact, but vandalism has resulted in loss of much of the glazing and damage to many of the doors. In response to this, openings are temporarily covered with OSB. Brick and concrete elements are in excellent condition.

Inside the general floorplan of the building remains intact. Abatement has resulted in some degradation including the removal of acoustical plaster from the underside of concrete roof slabs at vaulted ceilings, removal of flooring materials, and damage to some plaster in corridor areas. Interior doors and frames are largely missing. Resident rooms retain their spatial configurations but no longer retain cabinetry and millwork. Despite these issues, the building retains a good degree of integrity, retaining its original form, plan, and strong connection to the site.

Fairhaven retains its integrity of location and, with few modifications to the building's form, its integrity of design. Integrity of workmanship is expressed in the physical characteristics of the property, most notably an interesting use of precast structural elements to create the striking modernist design. The sloping and wooded site in a largely residential area provides a strong sense of setting despite being somewhat overgrown. These areas of integrity combine to convey a strong sense of feeling and association with the facilities original purpose as a haven for retirees in a serene environment.

Fairhaven Retirement Home, Denton, Denton County, Texas

Statement of Significance

The Fairhaven Retirement Home was built as an assisted living center “to provide comfortable, secure living for Denton’s elderly at such cost that those on pensions could afford it.” It is significant as Denton’s first major facility developed for the needs of elderly residents, which was established through ten years of community effort. The Business and Professional Women’s Club led other public-oriented organizations in facility planning and supported the fundraising to create the Fairhaven. Initial efforts began in 1956 and the land was acquired in 1958 by the Fairhaven Corporation, a Texas non-profit created by the original group of Denton residents. The Fairhaven Board selected a former Denton resident, architect O’Neil Ford to design the Fairhaven, contracted as the firm “Ford, Swank and Laney, Associated Architects” in October 1959. Fords’ stature as an architect was well recognized after designing (with Arch Swank) the Little-Chapel-in-the-Woods on the Texas Women’s University campus (1939), First Christian Church in Denton (1959), and the campus of Trinity University in San Antonio. Swank was the architect of the Presbyterian Village in Waxahachie which was similar to the Fairhaven residential home. The Fairhaven Board provided the community plan for development of a residence-type home where older persons could have recreation facilities and their own gardens, handcrafts and other hobby rooms in a home-like atmosphere. On Valentine’s Day 1965, Fairhaven opened its’ doors. Fairhaven is significant as a North Texas landmark created by the Denton community and designed by Ford. The property is nominated under Criterion A in the areas of Community Planning and Development and Social History.

Prior to the Social Security Act of 1935, few retirement or long-term care institutions existed outside of family attention for their elderly in the United States. Elderly persons without the means to support themselves and lacking family assistance often ended up in “poor houses,” along with indigent person of all ages. Pension advocates such as Abraham Epstein recurrently maintained that poor houses clearly revealed the inability of elderly persons to sustain themselves, and wrote in 1929, that the poor houses “stand as a threatening symbol of the deepest humiliation and degradation before all wage-earners after the prime of life.”¹

Before the 1930s a large percentage of the elderly population nationwide were fully dependent on their immediate families or charities for support, but the Great Depression upturned and unraveled many desperate families, and the amalgam of charitable organizations, benevolent societies, and state institutions could not keep up with the demand for assistance in caring for the elderly. New Deal programs such as Social Security were created to address these concerns, as expressed in a 1937 Social Security pamphlet:

Old people, like children, have lost much of their economic value to a household. Most American families no longer live in houses where one can build on a room or a wing to shelter aging parents and aunts and uncles and cousins. They no longer have gardens, sewing rooms, and big kitchens where old people can help make the family’s living. Old people were not dependent upon their relatives when there was need in a household for work they could do. They have become dependent since their room and their board cost money, while they have little to give in return. Now they need money of their own to keep the dignity and independence they had when their share in work was the equivalent in money.²

By the 1930s, federal government officials noted that the rising proportion of the elderly in such “homes” was a sign that older people could no longer compete in the modern world. According to a government study in the 1930s, “the predominance of the aged in the almshouse is a sign of their increasing dependency.”³ Assuming that all elderly individuals would eventually need support, the U.S. Social Security Board argued that small pensions were a less

¹ EPSTEIN, A. *The Challenge of the Aged*. New York: Alfred A. Knopf, 1929, 128.

² “Why Social Security?” 1937 pamphlet published by the Social Security Administration.
<https://www.ssa.gov/history/whybook.html>

³ United States Social Security Board, 1932.

Fairhaven Retirement Home, Denton, Denton County, Texas

expensive solution. In the movement to establish the Social Security program, poor houses were planned to close.⁴ In asserting the constitutionality of the Social Security Act (1935), Supreme Court Justice Benjamin Cardozo, writing for the majority, proclaimed that "the hope behind this statute is to save men and women from the rigors of the poorhouse as well as the haunting fear that such a lot awaits them when the journey's end is near."⁵ The assumption was that monthly Social Security checks could sustain individuals to live independently.

The 1935 Social Security Act supplied reliable income to the aged population through its Old Age Insurance program, funded by payments from workers into a fund that they could draw upon later in life, as well as the Old Age Assistance program, which provided cash payments for the elderly regardless of their work record. A 1939 amendment to the act expanded the program to help survivors and dependents. These changes to the welfare system coincided with national interest in replacing the vast poorhouse system with a variety of alternatives to institutionalized housing for the elderly, including incentives that allowed older persons to enjoy some autonomy in their own homes.

The U.S. Bureau of Labor Statistics published Bulletin #667 in 1941 focused on "Homes for the Aged in the United States." The report documents the gradual vanishing of general almshouses where the only commonality was that all inmates (residents) were financially destitute. The Federal Social Security Act created financial allowances for States to assist the aged. Able-bodied individuals found fiscal support to leave almshouses and a number of the almshouses closed or were converted to infirmaries or to institutions to care for ailing aged, as reported in the Monthly Labor Review, September 1938 and January 1939. New "old people's homes" expanded and in 1939 the Bureau of Labor Statistics surveyed 1,428 like homes across the United States identified as homes which did not carry any social stigma and which enjoyed public acceptance.

The summary of the report begins in reflection of the attitude of the time:

Various means have been resorted to, in the United State as elsewhere, for caring for old people who are without homes or relatives to support them and those who, possessing means, lack the strength or desire to run an establishment of their own. The almshouse has been a traditional way for caring for destitute (or "paupers" as the phrase formerly was) of all ages. Supported as a public charity, the almshouse or poor farm has always been regarded by self-respecting individuals as a last desperate resort, not to be considered except in extremity, for residence in such an institution generally carried with it a painful social stigma.⁶

Homes for the Aged or "old people's homes" required the applicants to meet requirements defined by the sponsoring agency. Once membership was awarded, the person was a 'member for life' at the home which entitled them to meals, a bedroom, clothing, laundry, medical and nursing care and burial. Most homes enjoyed a subsidizing organization. Many of the homes required residents to participate in tasks as they were able but there was a wide variation of homes and expectations.

The survey of homes found that 30% were established between 1875 to 1900 and another 52% created between 1900 and 1929. Of the homes in the survey, 34% had fewer than 25 residents while 27% had between 25 to 50 residents. Of the 1,428 homes identified in the United States, 1,248 of the homes responded to the survey, of which 25 were reported in Texas with 24 homes responding. The national survey found that 41% or 514 were supported by religious denominations, while 36% or 451 homes were sponsored by private organization, and 12% or 150 homes were

⁴ FATE (Foundations Aiding the Elderly), "The History of Nursing Homes". Retrieved 7/17/2018 from www.4fate.org/links.php.

⁵ HABER, C., and GRATTON, B. Old Age and the Search for Security. New York: Cambridge University Press, 1994.

⁶ Homes for the Aged in the United States, Directory and Entry Requirements. Bulletin #677, 1941. United States Bureau of Labor Statistics, 1.

Fairhaven Retirement Home, Denton, Denton County, Texas

sponsored by fraternal or national groups.⁷ War service by those who were involved in the Civil War or any war accounted for 40 homes with the largest number of residents and capacity. The average age for acceptance was 65 years of age.

The 1939 publication included a directory of homes, by state, and records 24 specific homes in Texas, eight located in North Texas but none with venue in Denton County:⁸

Arlington

- Eastern Star Home – Texas Grand Chapter, Order of the Eastern Star (Whites only; 5 years Texas residence; Transfer property to home on admission)
- Home for Aged Masons – Grand Royal Arch Chapter of Texas Masons (Whites only; Texas member; Transfer property of home on admission; Able-bodied)

Dallas

- Fowler Homes – Disciples of Christ in America (White Texas Church members only; 70 years old; \$100 admission fee; Transfer property of home on admission; Able-bodied)
- C.C. Young Memorial Home – North Texas Conference, Methodist Episcopal Church, South (White church members only; 70 years old; \$365 admission fee; 2 year Texas membership; Transfer property of home on admission; Able-bodied; Burial fee or guaranty of expense by relatives or friends required)

Ennis

- I.O.O.F. Old Folk's Home – Grand Order of Texas, Independent Order of Odd Fellows (White IOOF members only; 65 years old; 10-year Texas member; Transfer property of home on admission; Able-bodied)

Fort Worth

- Cumberland Rest Home – First Presbyterian Church of Fort Worth (White woman church members only; 65 years old; 1 year Texas member; Transfer property of home on admission; Able-bodied; Without relatives able to support; \$10 monthly expenses)

Sherman

- Woodman Circle Home for Aged and Orphans – Supreme Forest, Woodman (White Members only; 65 years old; \$500 admission fee; Widows of member accepted; Transfer property of home on admission; Able-bodied)

Weatherford

- Pythian Home – Texas Grand Lodge, Knight of Pythias (White widows of members only; 1-year Texas member; Able-bodied)

After World War II, the Veterans Administration introduced benefits for disabled veterans and surviving spouses, thus increasing income for some retirees (many from the World War I generation) that could be spent on housing. Veterans benefits, old-age assistance, Social Security, and unemployment assistance could be spent on nursing home care, an influx of money that not only stimulated growth of the nursing home industry, but also encouraged new alternatives for housing the elderly. Congress amended Social Security with the Medical Facilities Survey and Construction Act of 1954, allowing for the development of public institutions for older adults. For the first time, both public and private

⁷ Homes for the Aged in the United States, Directory and Entry Requirements. Bulletin #677, 1941. United States Bureau of Labor Statistics, 7.

⁸ Homes for the Aged in the United States, Directory and Entry Requirements. Bulletin #677, 1941. United States Bureau of Labor Statistics, Pages 114-115.

Fairhaven Retirement Home, Denton, Denton County, Texas

nursing home residents were granted federal support for their assistance.⁹ Nursing homes, however, often lacked the medical care, food, and attendants needed to care for the elderly.¹⁰

The post WWII building boom throughout the country resulted in new construction that replaced older and sometimes outmoded buildings, which then became available at bargain prices. Many of these buildings, including older hotels, were converted to nursing homes. The federal government, in recognition of federal funds now flowing into the expanding market for elderly housing, undertook a survey of such facilities in 1954. At the time, the definition of different residence types (including nursing care homes, personal care with nursing homes, personal care homes, and domiciliary homes) were somewhat fluid, but the first estimate indicated that approximately 270,000 people were living in 9,000 homes classified as “nursing care home” or “personal care home with nursing,” the vast majority of which (86%) were private.¹¹ By 1956, Social Security expanded further to provide benefits to domestic workers, farm workers, non-professional self-employed persons, federal civilian employees not in the federal retirement system, railroad workers with less than 10 years of service were added, homeworkers members of the military and all self-employed persons except doctors.¹²

The March 1961 issue of *Progressive Architecture* provides insight into changing strategies in the design of housing for the elderly, citing examples in Scandinavia.

One of the most valuable lessons that visitors have learned from special housing abroad is the philosophy that underlies programs for the elderly in Scandinavia. There one finds a tangible expressing of the conviction that older people who have served their countries long and well, and who can no longer serve even themselves without assistance, deserve on the best. No effort is spared to make housing livable and attractive, with art objects and landscaping contributing to the beauty of the surroundings. These projects are not only the pride of the community, but the older people themselves are proud to live in them. When housing, even public housing, is allowed to be nothing more than a shelter its very permanence is a source of discouragement. In the field of public housing for the elderly, there are bright signs on the horizon. Some of the newer projects enhance not only the lives of the residents but also the communities of which they must be kept a vital part.¹³

An article in the same issue of *Progressive Architecture* describes the newly-constructed Victoria Plaza in San Antonio, Texas, home of O’Neil Ford in 1961. The San Antonio Housing Authority initiated the Victoria Plaza project immediately after the passage of the 1956 housing law as an effort to produce the best possible environment for the elderly within the limitations of public housing.¹⁴

Retirement Facilities in Denton County

Prior to the opening of the Fairhaven, Denton County had four licensed custodial homes capable of supporting 70 people without need of medical care and two operational nursing homes capable of housing 88 persons for long term medical care averaging 150 days.¹⁵ Custodial homes were converted residential homes for groups or wards shared by elderly persons. The Rollins Home for the Aged and two other Homes for the Aged were located Pilot Point, one was located in Denton. Interior photographs showed military barracks style beds separated by bed stands in one room

⁹ FATE (Foundations Aiding the Elderly), “The History of Nursing Homes”. Retrieved 7/17/2018 from www.4fate.org/links.php.

¹⁰ Nursing Homes: History - Age, Aging, Social, Almshouse, and Care - JRank Articles. Retrieved 7/17/2018 from <http://medicine.jrank.org/pages/1243/Nursing-Homes-History.html>.

¹¹ “Senior Living History: 1950 – 1959,” <https://www.seniorliving.org/history/1950-1959/>.

¹² Ibid.

¹³ “Public housing for the elderly,” *Progressive Architecture*, 1961 Mar., v. 42, 147.

¹⁴ “Public housing for the elderly,” *Progressive Architecture*, 1961 Mar., v. 42, 149.

¹⁵ *Denton Record-Chronicle*, 29 Sep 1963, 1.

Fairhaven Retirement Home, Denton, Denton County, Texas

shared by a group of four women or men.¹⁶ Custodial homes were not licensed, nor could provide care for those restricted to their beds, which was the role of a nursing home. The comparison is a boarding house to a long-term care hospital.

The Home for the Aged in Pilot Point had a 21-patient capacity and opened in 1935. The charge was \$83 per month to cover the operations by Mrs. Opal Talley and two employees. The Rollins Home for the Aged accommodated 8 residents in the home of Mr. and Mrs. Rollins as a cost of between \$83 to \$100 per month. The Nichols Home for the Aged was the third private home located in Pilot Point, providing housing for 14 residents supported by four employees. Meals are served family style with basic self-help services such as laundry.¹⁷ The Voorhees Home, once at 1013 W. Sycamore in Denton, was the home of Mrs. Etta Voorhees. Opened in 1958, three employees help her care for ten residents. The average cost was \$125 per month per person. The Denton State Welfare Department supervisor is quoted as “at times when we had nothing to fall back on, when we had no place to send people, no money – the custodial home operators did meet a need. They did the best they could. And they still meet a need.”¹⁸

Origins of the Fairhaven Retirement Home

The origins of the Fairhaven Retirement Home can be traced to 1957, with the establishment of a Texas non-profit corporation, followed by public announcements and a presentation of proposed plans for the facility.¹⁹ Myrtle Richardson, president of the Denton Business and Professional Woman’s Club (DBPWC), led the Fairhaven community project to help fulfill her efforts to find a home for her aging mother. Unable to find a place where her mother could live a life of comfort, safety and happiness, Mrs. Richardson decided to establish such a place, setting her dream into reality as Fairhaven.²⁰

The directors and trustees for the Fairhaven met at the First Christian Church in Denton, located on Fulton Drive and designed by O’Neil Ford. The pastor, Rev. James Reed began discussions, presenting the need for residential housing for the mature and aging in Denton. The organizational structure of Fairhaven, Inc. was composed of these committees:

- Location: Fred Rayzor (creator of Selwyn School); Bessie Shook; Oran Monroe; Mrs. Tom (Myrtle) Richardson; Mrs. J. V. Slack and Blanche Burright
- Building: Jack Bond; J. E. Savage; Mrs. Annie Hughey; W. C. Orr; W. F. Brooks, Sr.; Mrs. Bettie Priddy; Rev. James Reed and Frank Hall
- Budget and Finance: Oran Monroe; Jack Bonds; W. F. Brooks Sr.; Mrs. Ruth Ewan; Mrs. Hazel Frederick; Mrs. John Morris and Mrs. L. A. Sharp
- Rules and Regulations: Bruce Davis; Fred Minor; Mrs. Lola Mann; Mrs. Ira Judd; Mrs. Etta Johnson; Ruth Anderson and Mrs. John Underwood
- Medical and Health: Dr. Waller Millers; Dr. W. A. Remley; Mrs. W. W. Marshall; Mrs. George Hinkle; Mrs. Bennie Holley; Dr. M. L. Hutcheson and Joanna Wells

¹⁶ *Denton Record-Chronicle*, 30 Sep 1963, 1.

¹⁷ *Denton Record-Chronicle*, 30 Sep 1963, 2.

¹⁸ *Denton Record-Chronicle*, 30 Sep 1963, 2.

¹⁹ *Denton Record-Chronicle*, 16 Jun 1957, 11.

²⁰ Greater Dallas Christian Life Magazine, Mrs. Myrtle Richardson, 1996. Mrs. Richardson was President of Fairhaven, and a charter member of the Denton Soroptimist Club and past chair of the Crippled Children’s camp, raising funds for a Denton cabin at the Bartonville camp location.²⁰ Myrtle Richardson owned a women’s clothing store, The Vanity Fair Store near TWU, supporting the Women’s Club with six style shows a year.²⁰ She traveled to New York City four times a year to visit the fashion centers to acquire new designs, specializing in formal wedding gowns and assisting in bridal planning efforts.

Fairhaven Retirement Home, Denton, Denton County, Texas

- Promotion/Publicity/Solicitation of Funds: J. P. Harrison; W. F. Brooks Sr.; Mrs. C. W. Tinney; Mrs. Mae Hollers; Mrs. Virginia Kirkland; Riley Cross; Mrs. Gretna Cobb Davis; Ben Ivey; Jack Bonds; E. A. Nall, Buford Harrell and Mrs. L. A. Sharp

The first of multiple fund raisers began with a cake sale at the Ball Furniture Store on, July 27, 1957.²¹ In August, Mrs. Richardson hosted a discussion of the Business and Professional Women's Club to consider a proper location for the facility, one near a church and places for shopping and entertainment. Reports were made on visits to other retirement homes with feedback gained from the residents.²²

The Denton Business and Professional Woman's Club submitted a letter asking for support of the Fairhaven project to the *Denton Record-Chronicle*:

We are sure that you are already aware of the plight of many elderly citizens in Denton County. Aged and alone, they feel a helplessness that causes unhappiness and distress. Many of them are not able to adequately care for themselves. Feeling it our duty as citizens, and from a humanitarian standpoint, in November of 1956, the Denton Business and Professional Woman's Club voted to establish a home for elderly persons, to be located in the Denton area. To this end, a non-profit, benevolent, corporation was organized called Fairhaven.

It is estimated that about \$100,000 will be needed to erect the necessary building and facilities for this home. We are confident that you, along with many other public-spirited citizens, will wish to have a part in this undertaking. We believe than many, many people in this area will join together to make it a reality by their contributions, which we trust will be as generous as possible. All contributions to Fairhaven are deductible as income tax items. ...for further information, we would welcome your call to any of the undersigned. Thanking you in advance for your contribution and support, we are:

Mrs. Myrtle Richardson, President
Miss. Bessie Shook, Vice-President
Mrs. Bettie Priddy, Secretary
*Mrs. Etta Johnson, Treasurer*²³

Fundraising and Planning

The Women's Club hosted the "Fairhaven Fair" on the courthouse lawn on October 12, 1957 to raise funds for Fairhaven.²⁴ The event began with a dinner at the Southern Hotel hosting Denton's Texas House Representative Alonzo Jamison with appreciation work to support married women's equal property rights. Jamison commended the Club for organizing the Denton Community to support Fairhaven, recognizing their efforts in "Helping provide a better life for those growing old is a project worthy of everyone's attention." The fair collected over \$200 from the sale of cakes, coffee, candy and handiwork, and the club announced the sale of individual bricks to be used in constructing the Fairhaven as a fund raiser.²⁵

The Grandmother's Club of Denton announced their support and work for Fairhaven to raise funds toward building the Fairhaven.²⁶ Denton County National Bank publicized their support in fund raising for the Fairhaven, providing a

²¹ *Denton Record-Chronicle*, 25 Jul 1957, 2.

²² *Denton Record-Chronicle*, 23 Aug 1957, 5.

²³ *Denton Record-Chronicle*, 22 Sep 1957, 4.

²⁴ *Denton Record-Chronicle*, 3 Oct 1957, 15.

²⁵ *Denton Record-Chronicle*, 15 Oct 1957, 5.

²⁶ *Denton Record-Chronicle*, 27 Oct 1957, 58.

Fairhaven Retirement Home, Denton, Denton County, Texas

building owned by the bank near the downtown square as the location for the future Fairhaven “Opportunity Store.”²⁷ The project store accepted home items donated for resale, and Mrs. Richardson encouraged Denton residents to contribute everything from bassinets, scooters, and even kitchen sinks. The Opportunity Store was operational by December 1, 1957.²⁸

Beginning in March 1958, the DBPWC began efforts to include other groups in Denton County. Bessie Shook, former English faculty at North Texas State Normal (University of North Texas, or UNT), spoke at the woman’s club in Justin to present the plan for Fairhaven.²⁹ The Denton Beauty Culturist presented a \$50 check to Mrs. Etta Johnson to support Fairhaven fundraising.³⁰ Stories also appeared in the *Denton Record-Chronical* about various Fairhaven Board members. Rev. James Reed was highlighted as a Board member while very busy in supervising the building of the new “contemporary” First Christian Church to be located on Fulton Drive, designed by O’Neil Ford.³¹ Promotion of the Opportunity Store continued as Christmas arrived to encourage those in Denton County to clean out their children’s toy boxes and provide these items to support Fairhaven.³² To complement the proceeds from the store, the third annual fundraising fair was held the first week of December at the downtown Square.³³

The Fairhaven Board purchased the 3.3-acre property in November 1958. After two years of consideration of possible locations, the Locations Committee selected this site for its mature trees, slope of the lot to support landscaping, and the overlook to Sherman Drive. On March 5, 1959, the Fairhaven Board met with Will Phillips of Page, Southerland and Page Architects, but no reports exist on the outcome of this meeting.³⁴ The Fairhaven board returned to fundraising during later March 1959, planning a series of coffee events to raise \$2,000 owed associated with the purchase of the lot for the Fairhaven home.³⁵

The *Denton Record-Chronicle* continued to promote the Fairhaven plan, asserting that “nothing has been done for the elderly residents. Elderly citizens need a home and Fairhaven will fill this need.”³⁶ The call for support stressed that “Fairhaven is a community project – a project for a group of citizens that the board feels have been completely overlooked. Denton needs its elderly citizens. They want to stay in Denton. Fairhaven, a home for these citizens, will make this possible.” The DBPWC announced that the Fairhaven plan would now include an infirmary facility. In May 1959, the board owed only \$500 to complete the purchase, an accomplishment that the newspaper lauded, noting that “whittling away \$9,500 of a \$10,000 debt in a relatively short time is just another example of what often happens when a group of women make up their mind about something.”³⁷ The building site became free and clear before the end of July 1959.

²⁷ *Denton Record-Chronicle*, 7 Nov 1957, 15.

²⁸ *Denton Record-Chronicle*, 1 Dec 1957, 15.

²⁹ *Denton Record-Chronicle*, 11 Mar 1958, 5.

³⁰ *Denton Record-Chronicle*, 17 Aug 1958, 13.

³¹ *Denton Record-Chronicle*, 18 Sep 1958, 7.

³² *Denton Record-Chronicle*, 4 Nov 1958, 5. As the Store continued to receive clothing, a local dry cleaner provided free cleaning for the Store to resale these items. Local businesses repaired bikes for resale at the Store. A local music store donated their stock of outdated recording for other to enjoy at discounted prices from the Store.

³³ *Denton Record-Chronicle*, 30 Nov 1958, 50.

³⁴ *Denton Record-Chronicle*, 4 Mar 1959, 2.

³⁵ *Denton Record-Chronicle*, 22 Mar 1959, 14. Board members agreed to call seven local residents to ask for their participation in the coffees to be held in each member’s home. Each invited person was asked to contribute 50 cents for the Fairhaven project, then host a coffee in their homes, inviting a new group of six persons to coffee and asking for the same replication in return. Collectively, the planned coffees were to raise the needed \$2,000 to pay the loan in full.

³⁶ *Denton Record-Chronicle*, 26 Apr 1959, 4.

³⁷ *Denton Record-Chronicle*, 1 Jun 1959, 4.

Fairhaven Retirement Home, Denton, Denton County, Texas

With the land secured, the club turned attention to raising funds for the building with the creation of a memorial fund. The local paper reinforced the need for Fairhaven, calling for the “need to start now to prepare for the care of the aged folk already in our community... the next step is to raise funds to build the first unit... Perhaps one of Denton’s proudest moments will come when she can point to beautiful Fairhaven. Yes, Denton needs Fairhaven.”³⁸ The City of Denton announced public hearings concerning the creation of roads north of Sherman Drive to include the extension of Bell Avenue to be created along the site of the Fairhaven lot.³⁹

In October 1959 the Fairhaven Board announced the engagement of architects O’Neil Ford, A. B. Swank, and Roland Laney of Associated Architects, Inc. Ford, formerly a Denton resident, designed the Little Chapel in The Woods with Swank, located on the Texas Women’s University campus (1939) as well as the First Christian Church (1959) where a number of the Fairhaven Board were members. Roland Laney III, a Denton architect and grandson of William Laney, Sr. of the Denton County Poor Farm, was hired to supervise construction. Mrs. Richardson asked Ford to design a home that would offer attractive and comfortable surroundings, a place fitting of her mother’s contentment.⁴⁰ U.S. Representative Frank Ikard met with the Fairhaven board in November 1959 to discuss applying for a federal housing loan, which could finance up to 98% of the building costs.⁴¹

Focusing on Fairhaven as a residence, not a nursing facility, the board began its building campaign.⁴² The first fundraiser aimed to raise \$95,000 of the estimated \$500,000 cost, for equipment and furnishings.⁴³ Knox Rhea, co-owner of Rhea-Williams Insurance Agency, led the building campaign.⁴⁴ A full-page ad appeared in the *Record-Chronicle* to offer specifics of the plan. Operations would be handled by an administrator reporting to the board and trustees composed of 40 persons in Denton County. Residents would be at least 65 years old, and be “provided pleasant quarters, food and all routine medical and nursing care.”⁴⁵ While exact cost were undetermined, anticipated fees will be \$125 per month. Fairhaven expected to host 120 guests.

Concurrent to the campaign, the annual Fairhaven Fair was hosted at the Southern Hotel in late November.⁴⁶ After the Fair, a door-to-door campaign was held with estimates of 200 women leading neighborhood canvasses, asking each household for a pledge to support the Fairhaven.⁴⁷ Collection of pledges continued through mid-December with an estimated 500 volunteer workers asking for support.⁴⁸ In January 1960 several persons from Denton traveled to Sherman to attend a seminar on the “Care of the Aged” sponsored by state and county health departments.⁴⁹ In 1961 Ben Ivey, chair of the Fairhaven finance committee, reported that “the outlook is favorable to obtain a Federal loan for

³⁸ *Denton Record-Chronicle*, 21 Sep 1959, 4.

³⁹ *Denton Record-Chronicle*, 27 Sep 1959, 19. The first memorial was for Oran Monroe, an original supporter of Fairhaven. This inspired additional memorials for Ben Caraway, O. M. King, Mrs. Frank Peck, Mrs. W. C. Collier, Henry Owsley, Mrs. J. M. Brooks, Mrs. C. H. Davie and Dr. J. H. Allen.³⁹ Mrs. Richardson explained that the memorial gifts will be used to help pay expenses for older people who may not be able to pay to stay at Fairhaven. Additional support arrived from the Benjamin Lyons Chapter of the Daughters of the American Revolution.

⁴⁰ *Greater Dallas Christian Life Magazine*, Mrs. Myrtle Richardson, 1996.

⁴¹ *Denton Record-Chronicle*, 3 Nov 1959, 2.

⁴² *Denton Record-Chronicle*, 8 Nov 1959, Page14.

⁴³ *Denton Record-Chronicle*, 15 Nov 1959, 1.

⁴⁴ *Denton Record-Chronicle*, 15 Nov 1959, 2.

⁴⁵ *Denton Record-Chronicle*, 15 Nov 1959, 10.

⁴⁶ *Denton Record-Chronicle*, 22 Nov 1959, 17.

⁴⁷ *Denton Record-Chronicle*, 6 Dec 1959, 3.

⁴⁸ *Denton Record-Chronicle*, 14 Dec 1959, 12.

⁴⁹ *Denton Record-Chronicle*, 13 Mar 1960, 20.

Fairhaven Retirement Home, Denton, Denton County, Texas

the construction of Fairhaven” and board members reviewed initial plans by Swank, Ford and Laney.⁵⁰ In December, Ivey announced that the Fairhaven Board had applied for a federal housing loan for almost \$500,000.⁵¹

In June 1962 Mrs. Ward Maxwell appeared on the nationally-broadcast television show “Queen for a Day.” Host Jack Bailey asked her what she would like to have if she was Queen for a Day, Mrs. Maxwell said she would request “a television set for the Denton Fairhaven Home for the Aged.”⁵² Her wish was granted, and the Fairhaven gained its first TV. In December, U.S. Senator Ralph Yarborough visited Denton and toured the site of Fairhaven in support of the proposed home for the aged.⁵³ In January 1963, the senator’s office announced that the federal loan for \$484,000 was approved for construction of 48 housing units.⁵⁴ That same month, Acme Brick announced a \$1,000,000 expansion to its Denton plant, and offered the first 10,000 bricks to Fairhaven.⁵⁵ The final event for the year was an open house hosted by Mr. and Mrs. Richardson, with the architects and an official from the loan administration office to answer questions and to show the Fairhaven plans.⁵⁶

In support of the project’s public groundbreaking, the *Record-Chronicle* editors observed that “overcoming some of the early obstacles of the dream probably never would have been tackled by men – it took the patience of women.”⁵⁷ Bey Ivey addressed approximately fifty attendees of the groundbreaking ceremony for Fairhaven, noting “I hope someday we can put up a big sign out there: Happiness Lives Here.”⁵⁸ As board members stacked gold painted bricks at the site, Ivey added that “this will be a home where elderly people may live surround by beauty.” Construction at the tree-studded lot for the home was scheduled for October. Ivey concluded his remarks that “this was in the beginning a community enterprise, it is today a community enterprise and it will be in the future a community enterprise.”

A third Fairhaven Memorial fund was organized in March 1964 as the Cecil King Fairhaven Garden Fund supported creation of gardens around Fairhaven.⁵⁹ This complemented the original Fairhaven building fund and the memorial fund for assisting the furnishing of the Fairhaven.⁶⁰

The Fairhaven opened for tours in late November 1964.⁶¹ Opening was anticipated in January 1965, to include 20 single units without kitchenettes; 19 single units with kitchenettes; five double rooms without kitchenettes; four double rooms with kitchenettes; four lounge areas; a washeteria; a large dining room and landscaped grounds. To make Fairhaven self-sustaining, a final push for \$22,000 was requested to open Fairhaven. Basic items, still unfunded, including three months of operating cash required by the federal government totaling about \$5,000; landscaping and room furnishings.⁶² Ben Ivey stressed that Fairhaven “is a community thing, and it would be wonderful if we could have many small donations – from \$5 and up – from a great many people.” At the end of January 1965, this sum was raised.⁶³

⁵⁰ *Denton Record-Chronicle*, 18 Jan 1961, 2.

⁵¹ *Denton Record-Chronicle*, 17 Dec 1961, 2.

⁵² *Denton Record-Chronicle*, 10 Jun 1962, 14.

⁵³ *Denton Record-Chronicle*, 4 Dec 1962, 1.

⁵⁴ *Denton Record-Chronicle*, 3 Jan 1963, 1.

⁵⁵ *Denton Record-Chronicle*, 20 Jan 1963, 4.

⁵⁶ *Denton Record-Chronicle*, 13 Dec 1963, 10.

⁵⁷ *Denton Record-Chronicle*, 19 Jan 1964, 20.

⁵⁸ *Denton Record-Chronicle*, 20 Jan 1964, 1.

⁵⁹ *Denton Record-Chronicle*, 8 Mar 1964, 13.

⁶⁰ *Denton Record-Chronicle*, 5 Apr 1964, 18.

⁶¹ *Denton Record-Chronicle*, 22 Nov 1964, 1.

⁶² *Denton Record-Chronicle*, 25 Nov 1964, 1.

⁶³ *Denton Record-Chronicle*, 31 Jan 1965, 47.

Fairhaven Retirement Home, Denton, Denton County, Texas

Fairhaven Opens February 14, 1965

In an article headlined “Fairhaven Lights are On” the *Record Chronicle* publication provides a summary of the new building:

It is as comfortable as a good hotel but obviously designed with the older person in mind. Wide halls are all equipped with bannisters along their sides for any person who needs them.

The 29 single and 9 double rooms are tastefully furnished with huge closets, comfortable beds and beautiful tiled baths but again the tub and shower is equipped with convenient hand bars and each bedroom has an intercom system with the front desk so that help is only a hand’s reach away.

The Fairhaven’s operation will depend on monthly rentals from residents, proceeds from the Opportunity story, already maintained by Fairhaven, income from the memorial fund already set up and gifts from benevolent individuals.

A single resident of Fairhaven will pay \$74 per month for a room, without kitchenette, or \$80 with kitchenette. Double rooms will go at \$128 without kitchenette and \$134 with. In addition, each person is required to buy three meals a day from the dining room, which will cost \$55 per month. Fairhaven already has 17 guests signed up.

One beautiful feature of Fairhaven noticed by all visitors are the courtyards inside the wings of the building. The building itself is constructed in rolling, wooded country and much care was taken to keep the natural look of the land and trees.

In the courtyards, three large wooden platforms lead off from glass sliding doors. The platforms are pierced by large living trees and during summer will provide a shaded place to sit and talk.

The near \$500,000 building has central heating and air conditioning and consists of a large dining room and kitchen, recreation room, main lounge, three satellite lounges, offices for the manager and dietitian and the bedrooms. The building was constructed of solid fireproof materials and has many exists in case of emergency.

The Fairhaven rules provide that members may bring their own furniture if they desire to furnish their room. They may contract for maid services and have telephone and televisions in their rooms if they desire.⁶⁴

The formal open house took place on February 28, 1965.⁶⁵ Throughout the following year, many special events were hosted at Fairhaven with Fairhaven being a venue of select occasions and celebrations. By January 1966, Fairhaven hosted 27 residents and a new director, retired Air Force Lt. Colonel Jess Schmidt.⁶⁶ On the first anniversary, the chapel opened.⁶⁷ In 1967, the Fairhaven was honored by the North Texas Association of Homes for the Aging as the “most beautiful home” for senior citizens in North Texas.⁶⁸ Three years after opening, 49 residents lived at Fairhaven.⁶⁹

⁶⁴ *Denton Record-Chronicle*, 14 Feb 1965, 10.

⁶⁵ *Denton Record-Chronicle*, 24 Feb 1965, 6.

⁶⁶ *Denton Record-Chronicle*, 16 Jan 1966, 25.

⁶⁷ *Denton Record-Chronicle*, 13 Feb 1966, 7.

⁶⁸ *Denton Record-Chronicle*, 7 May 1967, 8.

⁶⁹ *Denton Record-Chronicle*, 16 Oct 1967, 3.

Fairhaven Retirement Home, Denton, Denton County, Texas

Architects O'Neil Ford and Arch Swank

Fairhaven Retirement Home was designed by O'Neil Ford, with his former partner Arch Swank and local architect Roland Laney who assisted with construction management. The building had to be economical to build, easy to maintain and provide a pleasant and quiet environment for residents. Each room opened onto a tranquil courtyard and was planned so that the rooms were staggered for privacy. Design requirements and costs limitations contained the Fairhaven to functional uses, yet Ford and Swank were able to incorporate elements for comfort of the residents with common areas, windows set at the floor level to allow viewing of transplanted flowers and roses brought with new residents from their former homes, and outdoor venues to enjoy courtyards, water features and community seating areas. Looking beyond the grandeur of their previous architectural achievements, the Fairhaven served its' functionality well with foresight for the needs of individuals balanced with desirability of appropriate assisted living and their wants to enjoy their home.

*O'Neil Ford (1905 – 1982)*⁷⁰

O'Neil Ford was arguably the most prominent architect to have come from Texas. In his long and distinguished career, he achieved both popular and critical success, yet retained a strong life-long link to his hometown of Denton. Born Otha Neil Ford in Pink Hill, Texas in 1905, he moved to Denton in 1917 after the death of his father. His mother, Mrs. L.B. Ford, kept boarders in their home at 304 W. Avenue "D", just west of the campus of North Texas State Teachers College (now the University of North Texas).

A graduate of Denton High School, Ford attended N.T.S.T.C. (now UNT) for two years, studying English and physics. Financial problems forced him to withdraw from college, but he continued his studies through a correspondence course while working at Dyche's Corner, a hamburger stand at the corner of Avenue "A" and Hickory Streets.

In 1926, Ford took a position as an assistant to Dallas architect David Williams. His first work with Williams was drafting for the old First Presbyterian Church on South Elm Street (demolished in 1965). The first residence he designed was built in 1929 on North Bell Avenue. In this period, Ford designed an open air theater for the campus of North Texas State Teachers College (now the University of North Texas), and two structures that were never built, a 130 foot memorial tower and a student center.

Ford and his partner Arch Swank designed several residences in Denton in the late 1930s, but the high point of their Denton work in this period was the design and construction of the Little Chapel in the Woods on the campus of the College of Industrial Arts (now Texas Women's University). It was the Chapel, completed in 1939, which would propel Ford into a position of national prominence. Eleanor Roosevelt spoke to a crowd of 4,000 at the dedication on November 1, 1939.

Ford's list of achievements is considerable. In 1960 Ford was made a Fellow of the American Institute of Architects. He was appointed to the National Council of the Arts by President Johnson and in 1974 would be declared a "National Historic Landmark" by the Council, the only individual ever so honored.

This correspondence school architect from Denton would lecture at Harvard, at Cambridge, become a Professor of Architecture at the University of Virginia and have a chair in architecture named after him at the University of Texas at Austin. Among his best-known works were the Little Chapel in the Woods, Trinity University in San Antonio, Skidmore College in New York, the Denton Municipal Building, the Tower of the Americas in San Antonio, the Bell Tower at the University of Dallas, and Texas Instruments buildings in Dallas, Italy, France and England.

⁷⁰ Mike Cochran, *A Catalog of the Architectural Works of O'Neil Ford in Denton*. City of Denton Historic Landmark Commission, 1992.

Fairhaven Retirement Home, Denton, Denton County, Texas

Late in his career, Ford recalled the influences of his days in Denton and credited his pursuit of the creative life with his fascination with the Denton County Courthouse. Ford said, "I used to just stand there, wondering how they ever got it up I was in Denton just the other day ... so I went over to look at the courthouse again and still don't know how they ever did that blasted, blessed thing." O'Neil Ford died in 1982 in San Antonio.

*Arch B. Swank (1913 – 1999)*⁷¹

Arch B. Swank Jr. was one of the great innovative figures of Texas architecture. He was born in Wills Point, Texas. He graduated in 1936 as a member of the first class to complete Texas A&M's five-year architecture program (Good 1989). Upon graduation he moved to Dallas, where his professional career flourished.

In 1937 he entered a partnership with O'Neil Ford, the architect whose detail drawings Swank had handed out during his first job as a docent at the Southern Pine Association House at the Exposition in 1933~34 (Good 1989). The two men worked together with a small group of artisans in a creative workshop, mostly designing residences and researching various aspects of construction. In 1939 he and Ford designed the "Chapel in the Woods" at Texas State College for Women (now Texas Women's University). The building, known for its embodiment of Regional Modernism, was the team's "first significant nonresidential commission" (Henry 1993, 278).

The partnership with Ford dissolved in 1941 when the Army required Swank's service as a commissioned officer in WWII. One year after his discharge, he entered a partnership with Roscoe DeWitt (Good 1989). The architectural firm of DeWitt and Swank emerged as one of the most successful in Texas after the war. Among their most prestigious jobs was the Preston Center branch of Neiman Marcus department stores (1952), which consisted of 63,000 square feet of luxury shopping space ("Station wagon Store Neiman-Marcus Co., Preston center, Dallas" 1952). In 1951 Swank was elected president of the Dallas Chapter of the American Institute of Architects, promoting the importance of urban design and environmental causes. He returned to individual practice in 1952.

Throughout his career Swank consistently sought out opportunities for innovation and collaboration with others. He worked frequently with O'Neil Ford in the 1950's and 60's. Under the name Associated Architects and Land Planners, Swank, Ford, Richard Colley and planner Sam Zisman designed the semiconductor complex in Richardson (1958) for Texas Instruments. The same team, joined by Mexican architect Felix Candela, also secured the project of the Great Southwest Corporation's industrial park in Arlington (1958). These projects are well known for their innovative hyperbolic paraboloid building structures (Good 1989).⁶ At the time of their design no building codes existed which addressed these structures. Swank and his associates constructed a thin concrete hyperbolic paraboloid and performed the load tests themselves. The test shell was a tremendous success, holding two and a half times its design load (Good 1989).

From 1955 to 1967, Swank oversaw the design and construction of a complex of buildings, United Presbyterian Homes, in Waxahachie, Texas, housing a program of care for needy children and the elderly." He continued to work on this project, designing additions for UPH until well into the 1970's. Kerr County commissioned other significant projects during this period, including the Correction/Detention Facility and the Courthouse Annex (1974-1979).

⁷¹ Randy Jensen, Created for the University of Texas Libraries, Austin, Texas, <https://legacy.lib.utexas.edu/taro/utaaa/00082/aaa-00082.html>. References these works:

Good, R. Lawrence, "Arch B. Swank Jr., "Texas Architect 39:6 (Nov/Dec 1989), p.73.

Henry, Jay C., Architecture in Texas. 1895-1945, Austin: University of Texas Press, 1993, p.278.

"Station wagon Store Neiman-Marcus Co., Preston center, Dallas, "Magazine of Building (Architectural Forum ed.) 96:136-43 (Jan 1952), p.136

Fairhaven Retirement Home, Denton, Denton County, Texas

Bibliography

- Beyer, Glenn H., and Frits H. J. Nierstrasz. *Housing the Aged in Western Countries: Programs, Dwellings, Homes, and Geriatric Facilities*. Ithaca, NY: By Elsevier Pub., 1967.
- Cantrell, Debbie. *The County Poor Farm System in Texas*, The Southwestern Historical Quarterly, Volume 93, July 1989 - April, 1990 Page: 169.
- Cochran, Mike. *O'Neil Ford: Denton Architect*, June 2012, [ttp://www.dentonhistory.net/page84/](http://www.dentonhistory.net/page84/)
- Cochran, Mike. *A Catalog of the Architectural Works of O'Neil Ford in Denton*. City of Denton Historic Landmark Commission, 1992.
- Cochran, Mike. Interview, Denton Texas, July 10, 2018.
- Dillon, David. *The Architecture of O'Neil Ford: Celebrating Place*. 1st edition. Austin: University of Texas Press, 1999.
- Epstein, Abraham. *The Challenge of the Aged*. New York: Alfred A. Knopf, 1929.
- Foster, L.L. Texas State Historical Association, originally published Austin, Tx State Printing Office, 1889 , http://www.poorhousestory.com/TX_ForgottenCensus_Table.htm
- Freeman, Martha Doty. "Indigent Care in Texas: A Study of Poor Farms and Outdoor Relief," Index of Texas Archaeology: Open Access Gray Literature from the Lone Star State: Vol. 2008 , Article 20. <https://doi.org/10.21112/ita.2008.1.20>
- George, Mary Carolyn Hollers. *O'Neil Ford, Architect*. College Station: Texas A&M Press, 1992.
- Good, R. Lawrence, "Arch B. Swank Jr.", Texas Architect 39:6 (Nov/Dec 1989).
- Haber, Carole, and Brian Gratton. *Old Age and the Search for Security: An American Social History*. Bloomington: Indiana University Press, 1994.
- Henry, Jay C., *Architecture in Texas. 1895-1945*, Austin: University of Texas Press, 1993.
- "Homes for the Aged in the United States, Directory and Entry Requirements." Bulletin #677, 1941. United States Bureau of Labor Statistics, Page 7.
- Jensen, Randy. *O'Neil Ford*. University of Texas Libraries, Austin, Texas, <https://legacy.lib.utexas.edu/taro/utaaa/00082/aaa-00082.html>.
- Laney, James D. Laney. *A History of the Denton County Poor Farm, Denton County, Texas 1883 – 1948*, April 19, 1982.
- "Mrs. Myrtle Richardson" *Greater Dallas Christian Life Magazine*, 1996.
- "Nursing Homes: History - Age, Aging, Social, Almshouse, and Care" Retrieved 7/17/2018.

Fairhaven Retirement Home, Denton, Denton County, Texas

<http://medicine.jrank.org/pages/1243/Nursing-Homes-History.html>.

"Public housing for the elderly," *Progressive architecture*, 1961 Mar., v. 42, page 147.

"Senior Living History: 1950 - 1959." SeniorLiving.org. April 19, 2018. Retrieved 7/17/2018.
<https://www.seniorliving.org/history/1950-1959/>.

"Station wagon Store Neiman-Marcus Co., Preston center, Dallas, "Magazine of Building (Architectural Forum ed.)
96:136-43 (Jan 1952).

Taylor, D. J. Interview, Denton Texas, August 8, 2018.

"THE HISTORY OF NURSING HOMES - Long-term Care Facilities ..." Retrieved 7/17/2018
www.4fate.org/links.php.

Wagner, David. *The Poorhouse: Americas Forgotten Institution*. Lanham, MD: Rowman & Littlefield Publishers,
2005.

"Why Social Security?" 1937 pamphlet published by the Social Security Administration.
<https://www.ssa.gov/history/whybook.html>.

Fairhaven Retirement Home, Denton, Denton County, Texas

Denton County, Texas



Aerial Map

Source: Google Earth, accessed March 13, 2019

Latitude: 33.236605°N Longitude: -97.126746°W



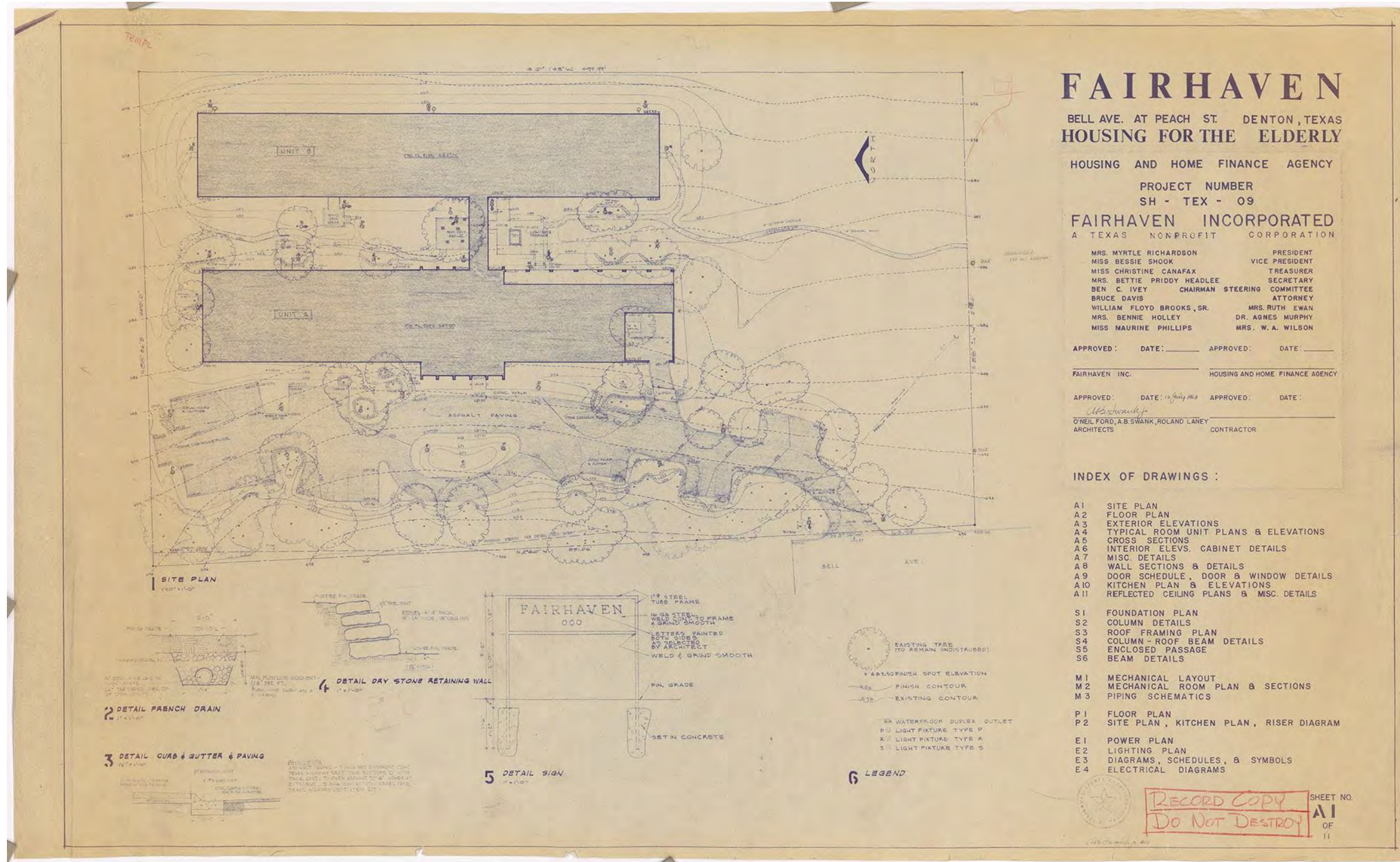
Fairhaven Retirement Home, Denton, Denton County, Texas



Early rendering of Fairhaven Retirement Home
Ford, Swank and Laney Associated Architects
1963

Source: Denton History Page, Mike Cochran. O'Neil Ford Structures. <http://www.dentonhistory.net/page84/Ford/page18/>

Fairhaven Retirement Home, Denton, Denton County, Texas



Plans for Fairhaven Retirement Home
 Ford, Swank and Laney Associated Architects, 1963
 Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

Fairhaven Retirement Home, Denton, Denton County, Texas

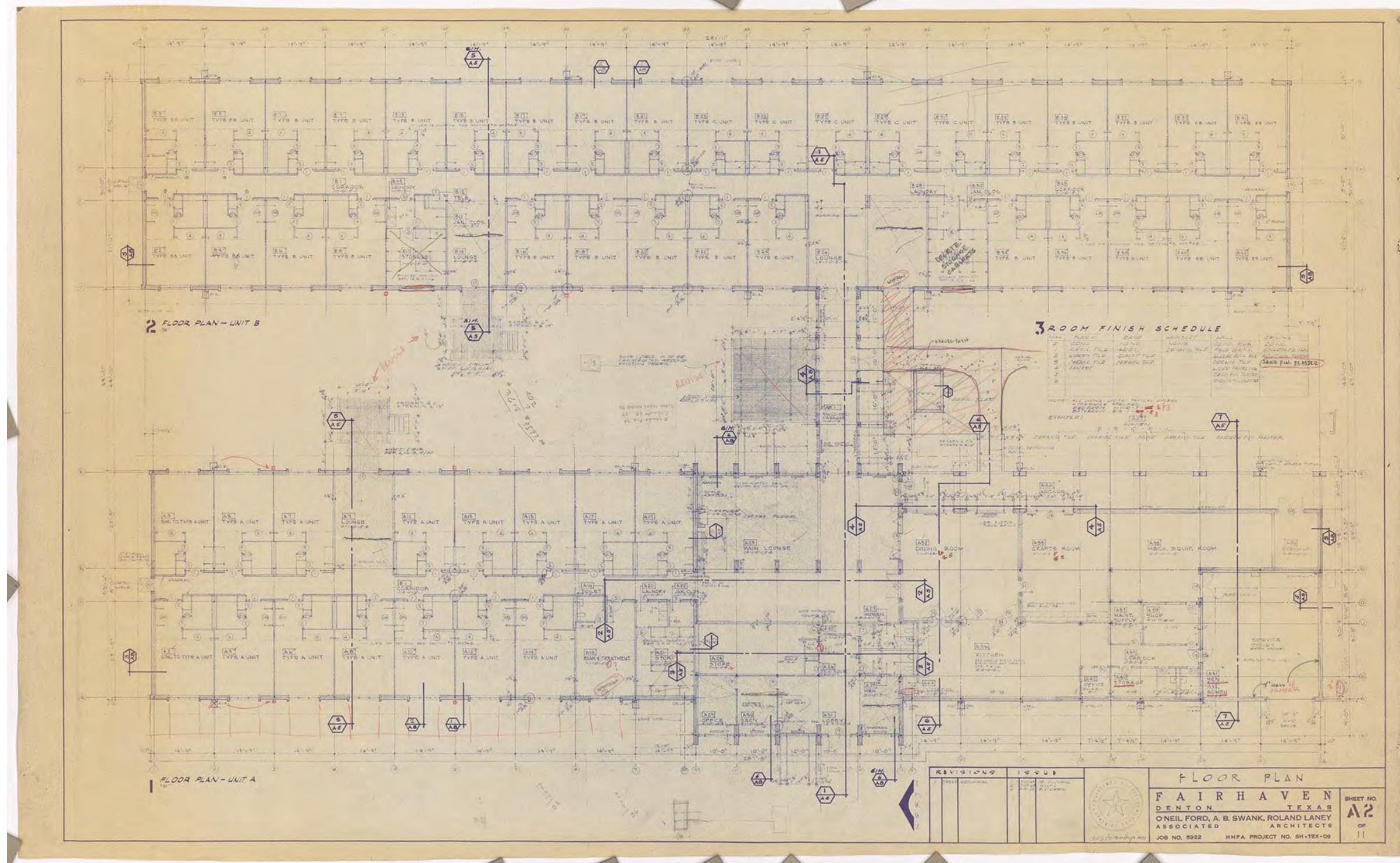


Figure 4 Plans for Fairhaven Retirement Home
Ford, Swank and Laney Associated Architects, 1963
Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

Fairhaven Retirement Home, Denton, Denton County, Texas

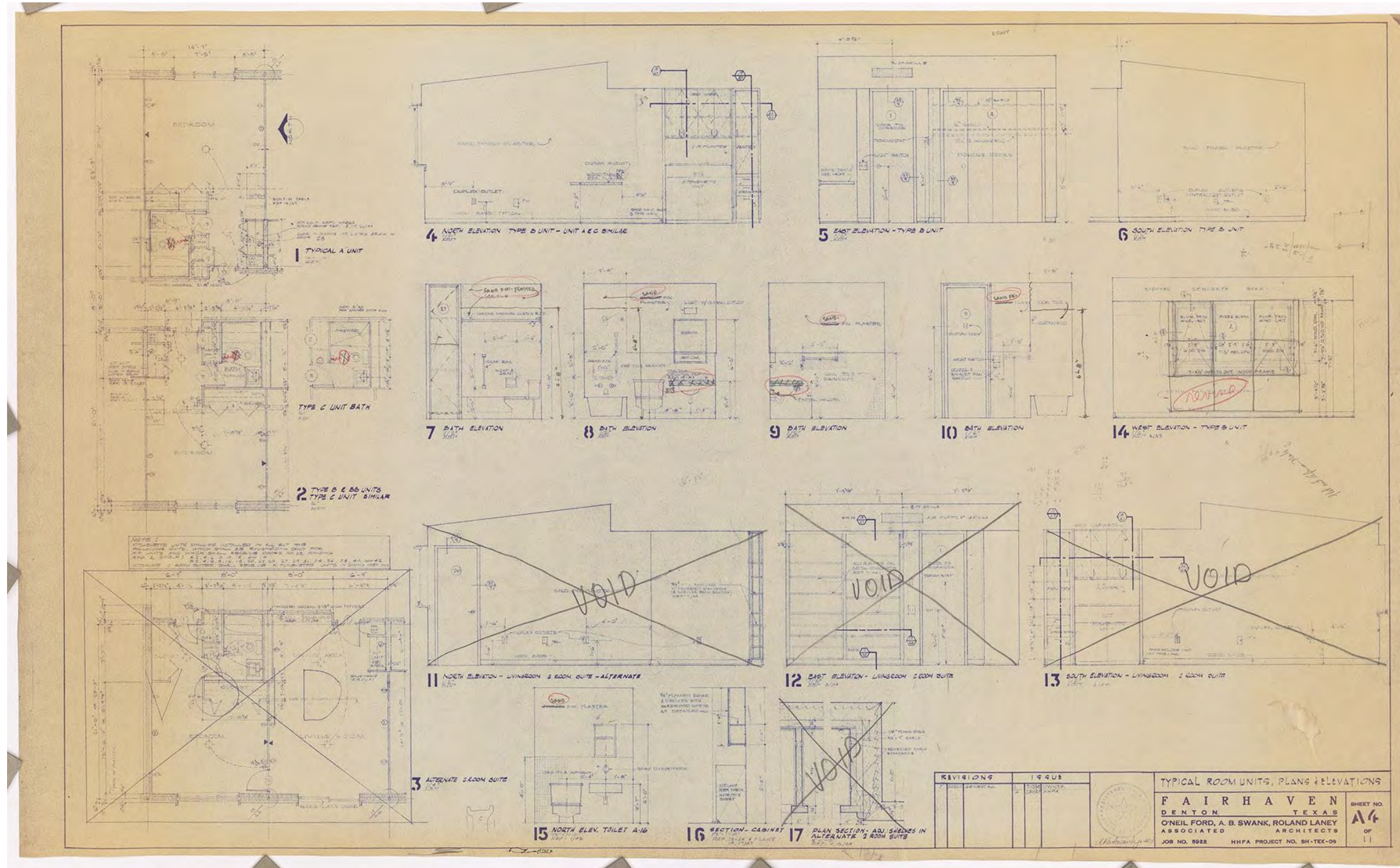


Figure 5: Cross Section Room Plans for Fairhaven Retirement Home
 Ford, Swank and Laney Associated Architects, 1963
 Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

Fairhaven Retirement Home, Denton, Denton County, Texas

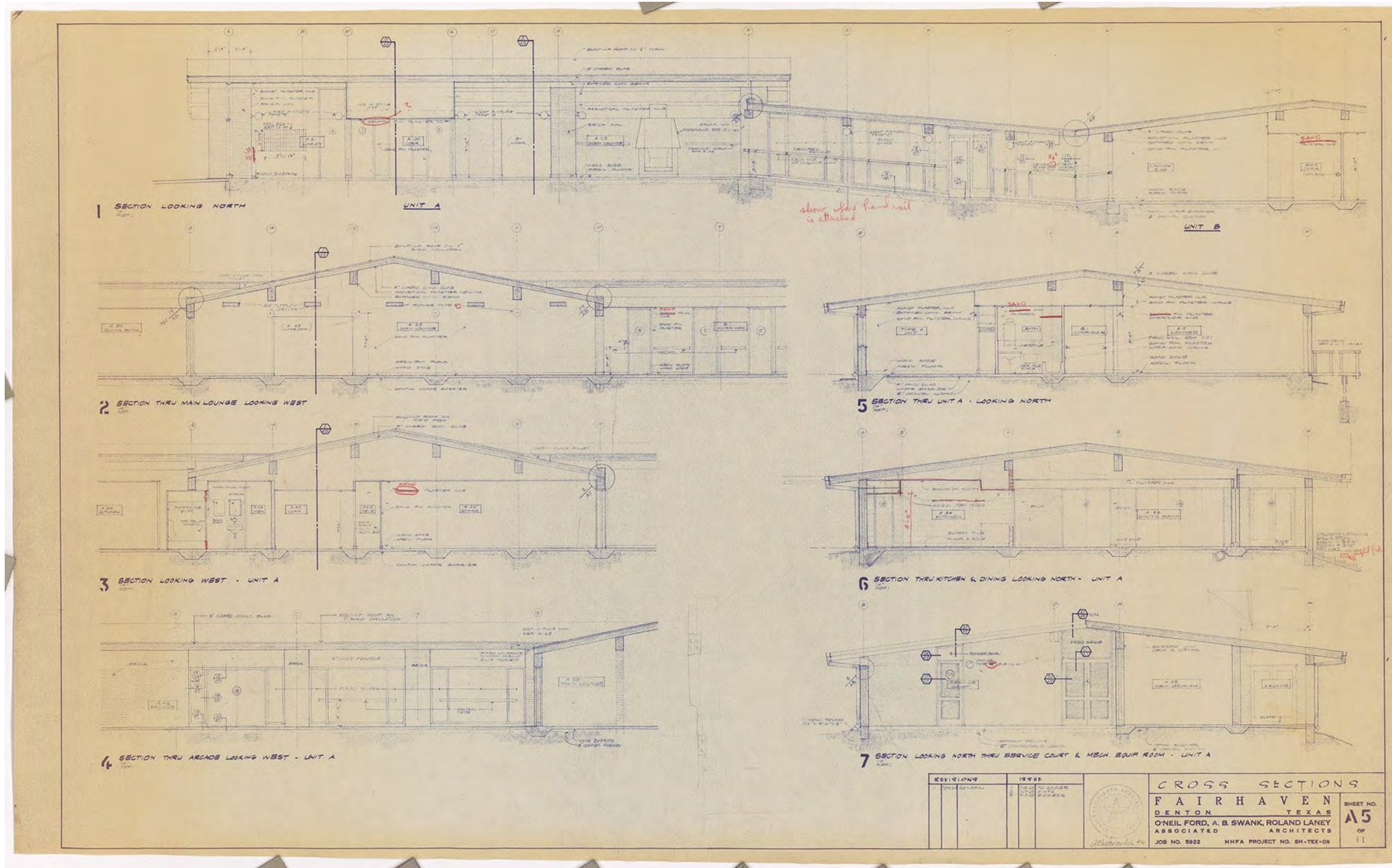


Figure 6: Cross section design plans for Fairhaven Retirement Home
Ford, Swank and Laney Associated Architects, 1963
Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home

View of the east wing from the southwest entry

1964

Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home
View of the west wing from the southwest
1964

Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home
View of the west wing from the northwest
1964

Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home
View of the east wing from the northeast
1964

Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

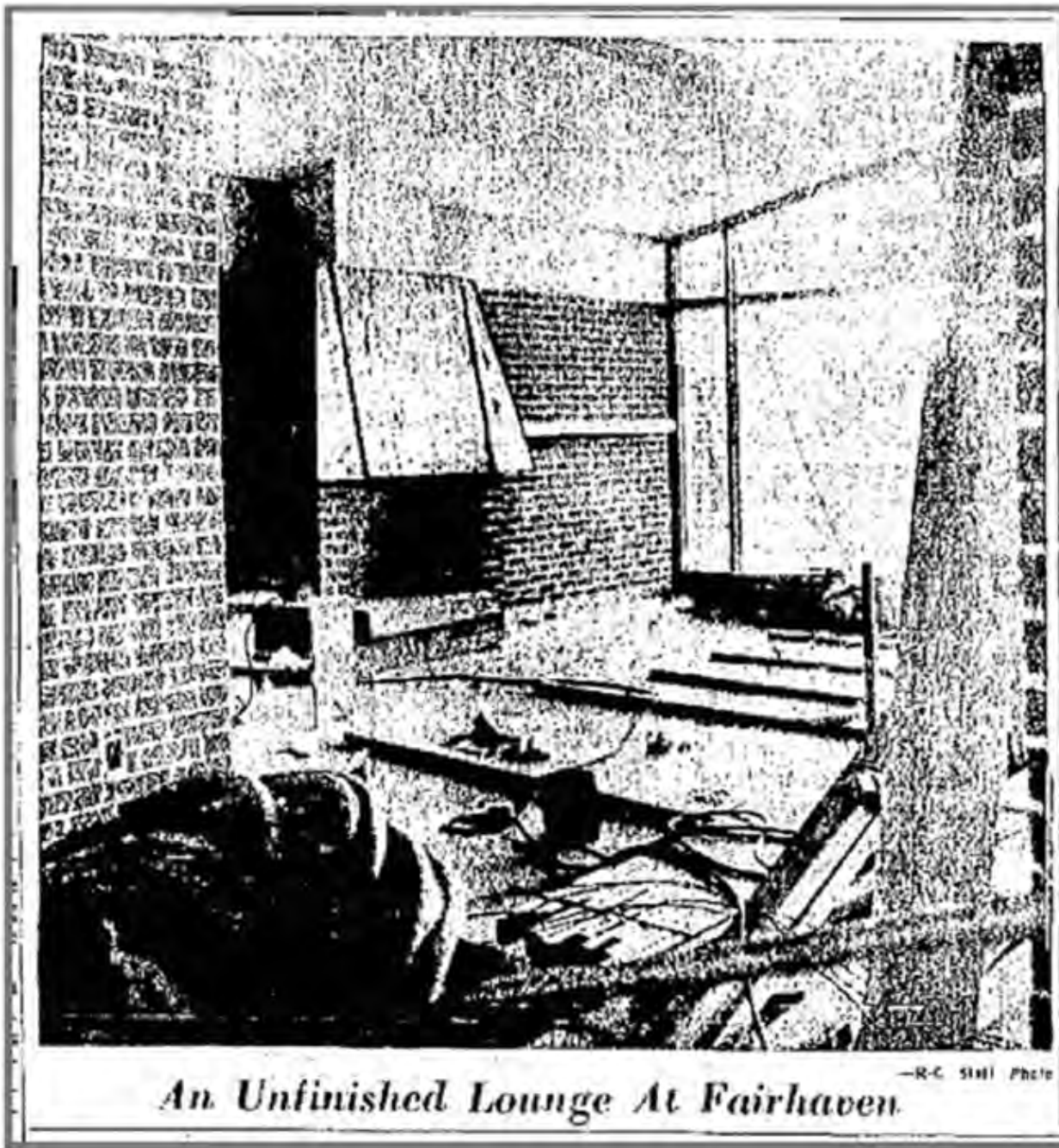
Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home
View of the east wing from the southeast
1964

Source: Arch B. Swank Jr. collection, 1951-1979. Architecture Library Alexander Architectural Archives, University of Texas at Austin

Fairhaven Retirement Home, Denton, Denton County, Texas



Open House for the Fairhaven Retirement Home
Main lobby with fireplace
1964
Source: *Denton Record-Chronical*

Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home
View of the west wing from the southwest
2-14-1965
Source: *Denton Record-Chronicle*

Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home
View of the dining room and kitchen facing southwest
2-14-1965
Source: *Denton Record-Chronicle*

Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home
View in main lounge facing northeast
2-14-1965
Source: Denton Record-Chronicle

Fairhaven Retirement Home, Denton, Denton County, Texas



Fairhaven Retirement Home
View from Bell Avenue facing northeast
c.1980

Source: Foster, Richard. [Fairhaven Retirement Home], photograph, Date Unknown; (texashistory.unt.edu/ark:/67531/metaph39082/: accessed June 20, 2018), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Denton Public Library.

Fairhaven Retirement Home, Denton, Denton County, Texas



Administrative assistant Oleta Davis is shown in Fairhaven's commons area in this 2005 photo.

DRC file photo

Fairhaven Retirement Home commons area
View from main entry corridor facing toward fireplace
2005
Source: *Denton Record-Chronicle*

Fairhaven Retirement Home, Denton, Denton County, Texas

Photographs



Photograph 1

Fairhaven Retirement Home, south wing
View from Bell Avenue entry, facing northeast
2018
Photographed by Ben Davis, Historic Denton, Inc.

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 2

Fairhaven Retirement Home, main entry

View from Bell Avenue, facing east

2018

Photographed by Ben Davis, Historic Denton, Inc.

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 3

Fairhaven Retirement Home, north wing

View from Fairhaven parking lot, facing east

2018

Photographed by Ben Davis, Historic Denton, Inc.

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 4

Fairhaven Retirement Home, south wing
View from Fairhaven park, facing north
2019

Photographed by Gregory Smith

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 5

Fairhaven Retirement Home, south wings with courtyard

View from Fairhaven Koi pond, facing northeast

2019

Photographed by Gregory Smith

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 6

Fairhaven Retirement Home, south wings with courtyard

View from Fairhaven park, facing north

2019

Photographed by Gregory Smith

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 7

Fairhaven Retirement Home, rear south wing
View from Fairhaven back property line, facing northwest
2018
Photographed by Ben Davis, Historic Denton, Inc.

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 8

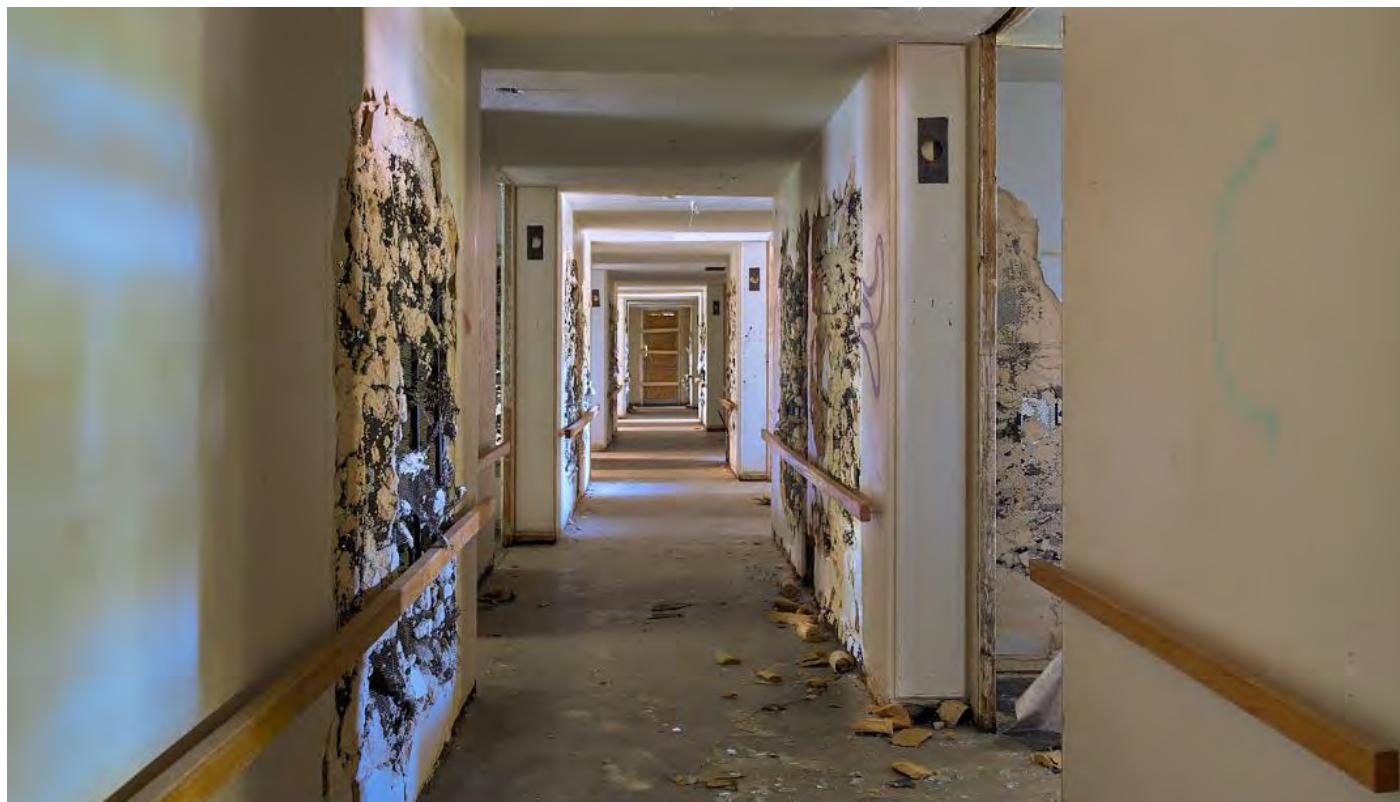
Fairhaven Retirement Home, entry main corridor connecting both wings

View from inside Fairhaven front door, facing east

2018

Photographed by Ben Davis, Historic Denton, Inc.

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 9
Fairhaven Retirement Home, north wing residential corridor
View from inside Fairhaven main lobby, facing north
2018
Photographed by Ben Davis, Historic Denton, Inc.

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 10

Fairhaven Retirement Home, main lobby with fireplace
View from inside Fairhaven main lobby, facing northeast
2018

Photographed by Ben Davis, Historic Denton, Inc.

Fairhaven Retirement Home, Denton, Denton County, Texas



Photograph 11

Fairhaven Retirement Home, main lobby with fireplace

View from inside Fairhaven main lobby, facing north

2019

Photographed by Gregory Smith

- end -





















PAI

↑
↑
↑
AUCK

LIBST

OSB

OSB



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Fairhaven Retirement Home

Multiple Name:

State & County: TEXAS, Denton

Date Received: 8/12/2019 Date of Pending List: 9/13/2019 Date of 16th Day: 9/30/2019 Date of 45th Day: 9/26/2019 Date of Weekly List:

Reference number: SG100004431

Nominator: SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

Accept Return Reject 9/26/2019 Date

Abstract/Summary Comments: The Fairhaven Retirement Home is locally significant under National Register Criterion A in the areas of Community Planning and Development and Social History. H-shaped in plan, the 1964 Modernist building by architects Ford, Swank and Laney served as Denton's first purpose-built assisted living center designed to serve local elderly residents. The creation of the Fairhaven complex reflected an extended community-wide project involving a host of local organizations, businesses, and civic leaders.

Recommendation/ Criteria: Accept NR Criterion A

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 09/26/2019

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

TEXAS HISTORICAL COMMISSION
real places telling real stories



TO: Paul Lusignan
 National Park Service
 National Register of Historic Places
 1849 C Street, NW, Mail Stop 7228
 Washington, DC 20240

From: Mark Wolfe, SHPO
 Texas Historical Commission

RE: Fairhaven Retirement Home, Denton, Denton County, Texas

DATE: August 7, 2019

The following materials are submitted:

X	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for <i>Fairhaven Retirement Home, Denton, Denton County, Texas</i> .
	Resubmitted nomination
X	Original NRHP signature page signed by the Texas SHPO
	Multiple Property Documentation form on disk
	Resubmitted form
	Original MPDF signature page signed by the Texas SHPO
X	CD with TIFF photograph files, KMZ files, and nomination PDF
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do___) (do not___) constitute a majority of property owners
- Other: U.S. Postal Service FPO notified of nomination of federal property within district

