

FINAL APPLICATION

City of Denton Historic Landmark

1011 West Oak



DCAD Legal description: A0996a E. Puchalski, Tr 22, .181 Acres, Old Dcad Tr 178
Present use: Residence; NR3 Zoning

Name of owner(s): Doryce and Tom Judd

Address: 1011 West Oak, Denton, 76201

Phone number: (940) 387-0604

e-Mail: doryce.judd@unt.edu Tom.Judd3@verizon.net

Thomas Judd 3/9/15 *Doryce Judd* 3/9/15

Signature of Owners

03-10-15P12:18 RCVD

Final
HL15-0012

Original Construction Details:

- 1) **Date(s) of construction:** 1929 (Contracted November 1928)
- 2) **Original owner's name:** Elizabeth and James Isaac Anderson
- 3) **Detailed history of this address and the people associated with the home (Attachment A)**
- 4) **Documentation to verify this history (Attachment B)**
- 5) **Architect (if known):** n/a
- 6) **Builder (if known):** F.C. Conner (later became the mayor of Lewisville, TX)
- 7) **Architectural Style:** Brick Duplex Apartment – original design

Attachment A:

Narrative on the history, owners and knowledge of this structure

The brick duplex apartment at 1011 W. Oak was the third house fronting W. Oak, built on a large lot purchased by C.C. Yancey from Mr. Evers in January 1920. Heralded by the Denton Record-Chronical as "one of the largest residential property (deals) made in a number of years in Denton", Yancey purchased the empty lot that was part of the Evers home from A. F. Evers for \$18,000. The lot was east of the Evers home with frontage on both W. Oak and W. Hickory streets of 240 feet and a depth of 320 feet.

Yancey, a realtor in Denton, planned to build six "modern" residents as the Rolling Twenty's began. Three of these homes would front W. Oak Street and the other three would front to W. Hickory Street. The large lot was between 1003 W. Oak (the Rayzer House) and 1035 W. Oak, (the Evers House). As of 1921, only the house at 1023 W. Oak (the Sullivan House) had been built by Yancey for Judge J.W. Sullivan and his wife. Yancey planed for two additional houses in the empty space on the lot between the Sullivan House and the Rayzer House.

Two additional homes were built. The home at 1015 W Oak (the Cunningham House) was built for Daisy Cunningham who purchased the lot from Yancey in 1924 and had the current house built in 1930. The other home was 1011W. Oak, the Anderson House, built in 1929.

In January 1924, Elizabeth Batton's husband died. She bought the lot for 1011 W. Oak from C.C. and Maggie Yancey in December 1924. Elizabeth remarriages and she and her husband, J.I. Anderson, contract with F.C. Conner in 1928 to build a duplex apartment with brick veneer consisting of 8 rooms. The builder, F.C. Conner who later became Mayor of Lewisville, completed the structure and the first ad "For Rent" appear in April of 1929. L.A. Sharp is listed as living at 1009 W Oak and J.I. Anderson at 1011 W. Oak in 1929.

In 1934, during the build of the Great Depression, the Andersons lose their house. Title is transferred to the government (Home Owners Loan Corporation). The government holds the house for five year as hundreds of other homes are also lost in a short time period. The Andersons remained in the house until 1939 when Mrs. Ula Kidd (widowed c1920) purchases the home. Mrs. Kidd marries O.C. Knight in 1940 and they move to North Elm Street. In 1943, Ula and her husband sell 1011 W. Oak to Callie Ratcliff. Mr. Ratcliff, a teacher at North Texas State Normal College (presently UNT), had very recently died and Callie Ratcliff purchased this as her home.

Callie Ratcliff soon had Miss Nettie Schultz living next to her. Nettie Schultz, from Alvarado Texas, was a graduate of C.I.A (presently TWU) and became a County demonstration agent by 1930. Nettie assisted in the development of the C.I.A. Botanical Gardens from the time as a student to 1934. She became the Cooke County demonstration agent, moved to Alpine, Texas and then returned to Denton in 1944 to reside with Ratcliff.

Nettie (sometimes Nette) Schultz provided two gifts to Denton – based on the farm she owned which divided to create these gifts. In 1957, the City of Denton received 10 acres from Schultz and built the Nettie Schultz Park in northeast Denton. As of 1963 there were only four parks in Denton, the Nettie Schultz Park serving residents in North Denton. The current park is a block south of Woodrow Wilson Elementary School, between Woodhaven St. and Royal Ln. In 1959, she donated land for Denton ISD to build the Woodrow Wilson Elementary School. She continued an active role in Denton in teaching. As example, she wrote a book called "Isabella" to help children to understand the importance of drinking milk. The tale is the story of her red cow, "Isabella" and its calf named "Rosita" which grew up on her farm (the site of Woodrow Wilson Elementary).

Ratcliff sold the home to J.O. (James Oran) Stribling. He was the Penny's store manager at Whitesboro until the entire store was moved in the c1932 to Shamrock, Texas, located on Route 66. J.O. Stribling retired as the store manager in 1957 and purchased this home where they resided from 1958 to 1969.

Attachment B:

Documentation to verify importance (support for Attachment A)

C.C. Yancey purchases land from Evers - 1920

C. C. YANCEY WILL BUILD 6 HOMES ON W. OAK AND HICKORY

**PAYS \$18,000 FOR A. F. EVERS
PROPERTY AND PLANS EREC-
TION OF SIX MODERN RESI-
DENCES.**

Announcement was made Monday afternoon that C. C. Yancey had purchased the A. F. Evers property, fronting on both West Oak and Hickory streets, and that he will begin just as soon as possible improving the lots by levelling and grading them, building concrete walks and curbs and getting them ready for the erection of six modern homes.

The property is 240 feet front on the two streets with a depth of 329 feet. Mr. Yancey will divide the ground into six lots, each 80x160 feet, three fronting on West Oak and three on West Hickory. The houses he plans to build will be modern in every particular, but of different sizes and plans he said Monday.

The deal is one of the largest in residence property made in Denton in a number of years, the transaction showing a basis of \$37.50 a front foot consideration.

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First ad in the local paper - 1929

HOUSES FOR RENT PHONE CLASSIFIED ADS TO 184

**FOR RENT--Seven-room house near
Teachers College. Also modern fur-
niture for sale. Phone 934-W or in-
quire at 1011 W. Oak St 209**

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¹ CC Yancey to Build 6 Homes, Denton Record-Chronical, 1-6-1920.

² First ad for rental of 1011 W. Oak, Denton Record-Chronicle, Fri, Apr 12, 1929 · Page 13.

Sample ad in the local paper - 1933

**FURNISHED BRICK duplex; four
rooms and bath. 1011 West Oak,
phone 1345-J. 310**

Andersons still at 1011 W. Oak after foreclosure - 1935

James Bailey Dies At Holdenville, Ok.

Mrs. J. I. Anderson, 1011 West Oak Street, has received word of the death late Wednesday of her brother, James Bailey, in Holdenville, Ok. Funeral services will be held in Holdenville Friday afternoon, but Mrs. Anderson will be unable to attend because of illness. Bailey is survived by his wife, a son, Albert, a daughter, Mrs. Grace Bagwell, and a brother and sister in Tennessee. He formerly lived here.

³ Sample ad, Denton Record-Chronicle, Fri, Aug 4, 1933 · Page 7.

⁴ Andersons living at 1011 W. Oak, Denton Record-Chronicle, Thu, Jul 11, 1935 · Page 5.

Mrs. Ula Kidd and O. C. Knight Are Married

Mrs. Ula Kidd and O. C. Knight of Denton were married Monday morning at 11:30 o'clock at the Travis Avenue Baptist Church in Fort Worth. Dr. O. E. Matthews read the ceremony.

The bride wore a tailored white cyclot jersey dress with black accessories and a corsage of sweet peas. Present at the wedding were Mrs. Kidd's three daughters, Miss Colleen Kidd of Denton, Mr. and Mrs. John E. McCorkle of Crain and Mr. and Mrs. James T. Ham of Odessa.

After a trip to South Texas and Louisiana, the couple will be at home at 820 North Elm Street.

Hotel LeBlair dining room—meals family style. Weekdays, 25c. Sunday—Special Dinner, 35c. 257

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Moves to Denton To Operate Farm

Miss Nettie Shultz is now residing in Denton, with Mrs. R. J. Ratliff, who has moved here from Alpine and bought the residence at 1011 West Oak Street. Mrs. Ratliff's late husband was an instructor in Teachers College a number of years ago.

Miss Shultz recently resigned as county home demonstration agent in Cooke County, and is overseeing a farm she owns near here. She is a sister of Mrs. Paul Boyette of Denton.

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⁵ Ula Kidd marries O.C. Knight, Denton Record-Chronicle, June 3 1940.

⁶ Nettie Shultz moves to Denton from Alpine, Denton Record-Chronicle, Wed, Mar 22, 1944 · Page 4.

Summer Desserts Are Study Club Topic

The Home Vocation Club will meet Thursday at Gleason College, 1135 Bell, for a study of summer desserts directed by Miss Mildred Horton of Texas State College for Women.

All women interested in the activities of the homemaking study group have been invited to attend.

The club met last Thursday at the home of Miss Callie Ratliff and Miss Nettie Schultz, 1011 W. Oak, for a demonstration on the baking of angel food cake and the making of seven minute icing by Misses Ratliff and Schultz.

W. O. Shultz Dies In Fort Worth

Word has been received here of the death of W. O. Shultz of Fort Worth, brother of Mrs. Paul Beyette, 823 N. Elm, and Miss Nettie Shultz, 1011 W. Oak.

Funeral services will be held Thursday in Fort Worth for Shultz, a cattleman who was president of the Cassidy Livestock Commission. Shultz died Tuesday at 11:30 p.m. following a week's illness.

⁷ Nettie Shultz and Callie Ratliff at 1011 W. Oak, Denton Record-Chronicle, Sun, Jun 9, 1946 · Page 4.

⁸ Nettie Shultz at 1011 W. Oak, Denton Record-Chronicle, Wed, Mar 5, 1952 · Page 1.

WIREPHOTO.

HAND-DONATED BY NETTE SHULTZ

Work Begins On New Park In Northeast Area Of City

With work on Denton's newest proposed city park — the Nettie Shultz Park—well underway, Denton children, picnickers, sports enthusiasts and gardeners will soon have another place to enjoy outdoor recreation.

Some \$960 worth of playground equipment, including a baseball backstop, a pair of basketball backstops, a merry-go-round, a bank of six slides and a bank of six aluminum swings were purchased recently. The equipment will be installed as soon as city employees, under direction of Assistant City Engineer Felix Callahan, complete the leveling, curbing, guttering and moving operations there.

The Nettie (pronounced "Net") Shultz Park is located on Royal

Lane, just off Rockwood Street in the northeast part of the city. Donated last year by Miss Nettie Shultz of 1011 W. Oak to the City of Denton, the 10-acre tract is near the site where a proposed new elementary school building is expected to be built in a few years. The site for the school building was also donated by Miss Shultz and was accepted by the Denton Independent School District early this year.

WELL PLANNED

City Park Board chairman, John Shrader called the L-shaped park "the first completely planned park in the city of Denton." He said although progress was slow on the planning end of the operation, the board is to have a completely coordinated plan on paper so that

future park officials could continue to develop the park along the original lines.

"We're trying to plan the park so that the placing of the five picnic areas — and especially the baseball diamond — won't jeopardize the property of anyone living across the streets," Shrader said.

"We also want to work in conjunction with Denton garden clubs," the park board chairman pointed out. "We plan to allow each club a specific area of the park to develop in any way it sees fit. These areas will be near the edge of the park, and will run about 25 feet deep into the park from the curbs."

MAY GIVE CUP

"We hope to develop this idea to the point where the clubs can compete with each other in an annual show. Our present plans call for giving a rotating loving cup to the winning club each year," he added.

The five picnic areas are located in the five groves of big shade trees in the park area. None of the trees now standing will be cut down.

The baseball diamond, Shrader pointed out, has not been designed strictly for Little League games, although Little League teams will be able to play there. Softball and adult baseball can also be played on the field, Shrader said. The distance from home plate to the center fence is to be 390 feet, a distance that will stand in any official game.

Plans for and work on the Nettie Shultz Park are not being carried out by any one or two persons, Shrader said, but are results of a joint effort of all nine members of the board along with the city of Denton. Besides Shrader, members of the park board are Miss Shultz, Mrs. Grover Stuart, Mrs. Hal Norgaard, Mrs. Roy Moore, Mart Stoyet, Wall Parker, Joe Burns and H. R. Penberlen.

San Marino Settles Down For Cold War

SAN MARINO (AP)—"It looks like it's going to be a long war."

That's the way San Marinese today assessed the trouble which has divided their tiny republic into two armed camps.

So far not a shot has been fired between supporters of the rival Communist and anti-Communist governments, which have been on guard against each other for a week.

And neither seems to have the means — or desire — to force a showdown.

HAND PROSPECTS

With no solution in sight, San Marinese are buckling down with the prospect of some food shortage, no postal service and disruption of the tourist trade.

Since most of the hilltop republic's 14,000 people are farmers,

completely surrounds the republic and has recognized the anti-ited regime, is allowing none of San Marino's mail out.

The anti-Communist government controls only one remote corner of the 24-square-mile country. But it plans to set up a post office Italy probably would permit the flow of its mail.

Planning for a long dispute, the anti-Communists are setting up prefabricated huts — complete with bathtubs — at the abandoned steel factory they use as headquarters.

The anti-Communists used a plane yesterday to drop leaflets for the second time on San Marino. The leaflets warned shopkeepers not to sell supplies to the Red government on credit.

ITALIAN POLICE

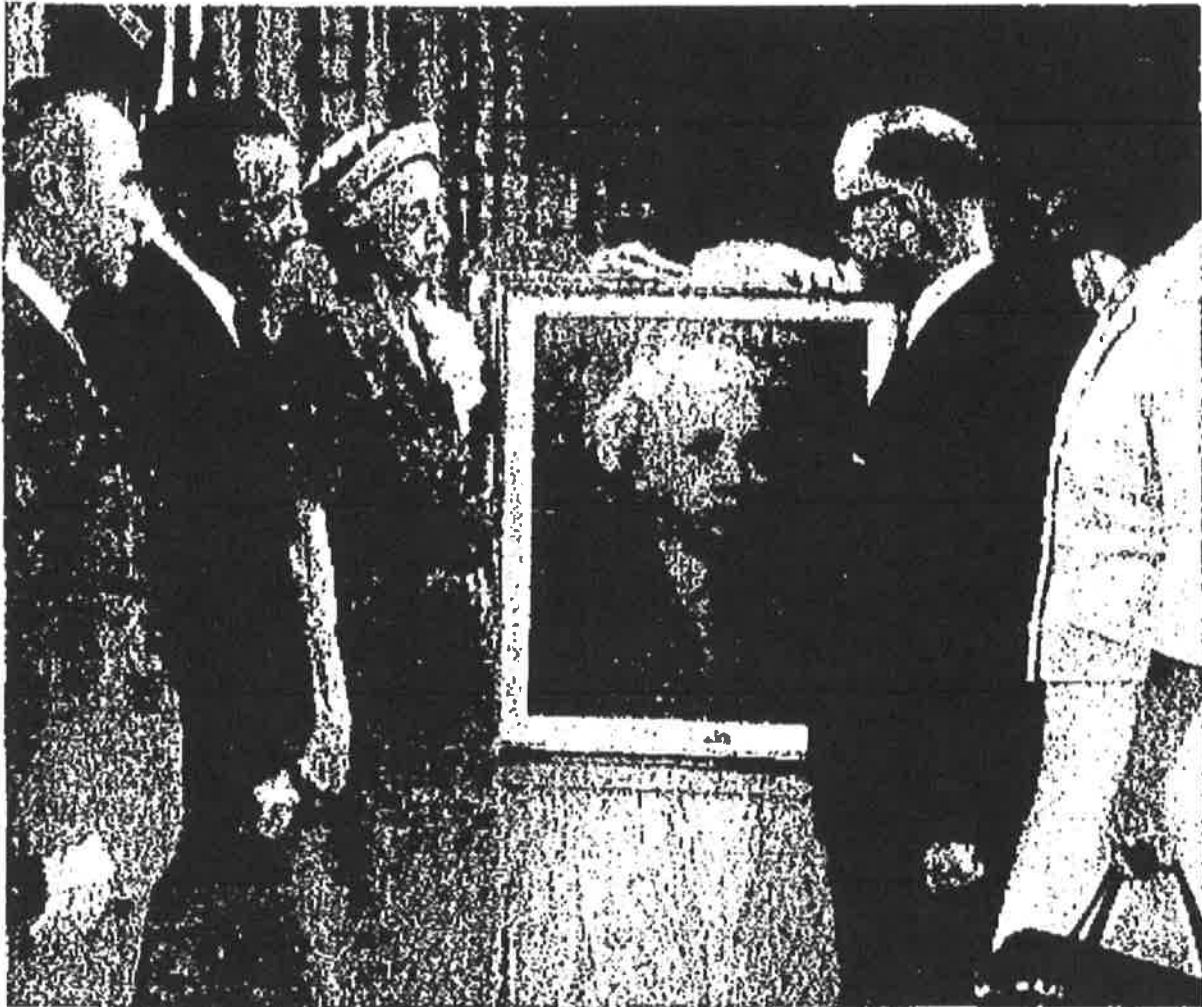
Also to be built will be a new school on property on the north-east edge of Denton. This property was donated to the district by Miss Nettie Shultz.

An administration building is planned on the same tract as the new Central school. This structure would serve as offices for school

See BOND, Page 2

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¹⁰ Nettie Schultz provides land for new school, Denton Record-Chronicle, Thu, Sep 17, 1959 · Page 1.



—Staff Photo

DONOR'S PORTRAIT DONATED

Mr. and Mrs. Marvin Loveless, right, present Mrs. Nette Shultz with a portrait to be hung in the Woodrow Wilson Auditorium. Watching the presentation are, extreme left, Chester O.

Strickland, superintendent of schools; and Sammy Spratt, principal of Woodrow Wilson. Mrs. Shultz gave the land on which the Woodrow Wilson School is built.



MISS ZENA EVELYN STRIBLING

Mr. and Mrs. James Oran Stripling, 1911 West Oak, announce the engagement of their daughter, Zena Evelyn, to Glenn Curless McAdams Jr., son of Mr. and Mrs. G. C. McAdams of Whitesboro. The ceremony is planned for 8 p.m., Aug. 26 in the First Christian Church. Miss Stripling is a sophomore at NTSU. Her fiance is a graduate teaching fellow at North Texas and received his bachelors degree there.

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SCHOOLS WEEK

Third Graders Receive Visit By Miss Shultz

By PAT PEARCE
Staff Writer

It's not hard for a child to take books for granted. They're a part of his life from the very earliest days, and after he starts to school, they surround him.

Just as they very often don't realize that cold milk in a bottle originally starts with cows, they rarely stop to think that books with interesting pictures are born in the mind of a person.

But members of the "Supersonic Seventeen" (a misnomer actually; the ranks have now swelled to 19) may be one up on other third graders.

They learned first-hand Tuesday that books begin with people, when they talk with the author of a book for children.

Nettie Shultz, whose name is familiar to many because it is at the entrance to a North Denton park, spoke to Mrs. Sylvia Barlow's third graders at Ginnings Elementary School and told them the story of the real-life characters who people—or rather animal—her book "Isabella."

The book, written eight or 10 years ago, Miss Shultz says, is about a red cow Isabella and her calf Rosita. "It should be encouragement to children to drink milk."

"The cow and calf lived right where the children at Woodrow Wilson go to school and where the park is," Miss Shultz says. The land for the school and park were once a farm Miss Shultz owned and which she do-

nated to the city and the Denton school district. Miss Shultz's sister, Mrs. Bess Shultz McCracken, did the charcoal illustrations for the book, and when Miss Shultz decided to have the book published, she hit a snag.

"All the printers said they couldn't reproduce charcoal illustrations," she says.

Another relative assisted her there.

"In a few years, my niece grew up, graduated in photography and she and her husband screened and photographed the pictures," Miss Shultz tells.

"Isabella" was written only as a pastime, the author, a former home demonstration agent and home economics teacher at Texas Woman's University, says. It is the only book she has written.

Miss Shultz' appearance before the "Supersonic Seventeen," the reading club in Mrs. Barlow's class, is only one of a number of such visits planned for the group.

"She is one of several interesting persons to visit our reading club," Mrs. Barlow says.

"In future meetings we hope to have as our guests J. L. Ginnings, an airline pilot, a football coach, a radio announcer, an ambulance driver and, wishfully, an astronaut."

Miss Shultz' visit coincided with the observance of Texas Public Schools Week, which began Monday and ends Friday.



NORTH DENTON PARK NAMED FOR ITS DONOR
She Also Gave Land For Woodrow Wilson School

Attachment C

List the ownership title from original to present owner.
Attach copies of each instrument where possible.

List of owners:

- C.C. Yancey purchases large lot east of the Ever's home from A.F. Evers
 - 12/09/1920 Warranty Deed Evers, A.F. Yancey, C.C. DOC#24690
- C.C. Yancey divides the lot into 6 lots – 3 with frontage of W. Oak, 3 with frontage on W. Hickory
Elizabeth Batton purchases this lot from C.C. Yancey
 - 12/09/1924 Deed Yancey, CC & Maggie Batton, Elizabeth DOC#48521
- Original builders and owners:
 - Elizabeth B. and J.I. Anderson (Elizabeth divorce Batton and remarried to Anderson)
 - Land purchased in 1924; Home built in 1929
 - 1929 – 193411/28/1928 Memorandum (Construction of Duplex) Anderson, J.I. & Elizabeth B. contract with F.C. Conner;
DOC#68789
- Second owners:
 - Home Owners Loan Corp (Federal Government)
 - 1934 – 193901/18/1934 Deed of Trust Anderson, J.I. & Elizabeth B. Home Owners Loan Corp (default) DOC#8691
- Third owners:
 - Ula Kidd
 - 1939 – 194305/04/1939 Warranty Deed Home Owners Loan Corp Kidd, Ula DOC#5870
- Fourth owners:
 - Callie Ratliff
 - 1943 – 195809/14/1943 Warranty Deed Knight, OC & Ula Ratliff, Callie R. DOC#9579
- Fifth owners:
 - Evelyn and J.O. Stribling
 - 1958 – 196705/24/1958 Warranty Deed Ratliff, Callie R. Stribling, J.O. and Evelyn M. DOC#2631
- Sixth Owner:
 - Helen and Don Hall
 - 1967 – 1 month04/11/1967 Warranty Deed Stribling, J.O. and Evelyn M. Hall, Don and Helen B DOC#2558

- Seventh Owner:

- Sinclair Harper
- 1967 – 1969

05/16/1967 Warranty Deed Hall, Don and Helen B. Harper, Sinclair DOC#3499

- Eighth Owner:

- Jane Onofrey
- 1969 – 1973

02/14/1969 Warranty Deed Harper, Sinclair Onofrey, Jane Elizabeth DOC#1594

- Ninth Owner:

- Dr. Tom (& Barbara) Jester
- 1973 – 1983

10/04/1973 Warranty Deed Onofrey, Jane Elizabeth Jester, Dr. Tom D. DOC#20182

- Tenth Owner:

- Barbara and Rollin Sininger
- 1983 – 1989

11/21/1983 Partial Release Jester, Barbara A. Browne, Margaret A. & Mary Lou Collins DOC# 51489

11/21/1983 Warranty Deed Browne, Margaret A. & Mary Lou Collins Sininger, Rollin A & Barbara 1295-848

- Eleventh Owner:

- Doryce and Thomas Judd
- 1989 – present

7/27/1989 Warranty Deed Sininger, Rollin A. & Barbara Judd, Thomas E & Doryce E. 2619 -603

Land Sale from Evers to Yancey - January 5, 1920

DR VOL 00171 PAGE 140

140

\$24690

THE STATE OF TEXAS, }
County of Denton

Know All Men by These Presents:

That I, A.F. Evers, a widower,

of the County of Denton

State of Texas,

for and in consideration of the sum of

Eighteen Thousand, DOLLARS

to me paid and agreed to be paid by E.C. Yancey Five Thousand Dollars (\$5000.00) to me cash in hand paid, the receipt of which is hereby fully acknowledged, and the remaining sum of Thirteen Thousand Dollars (\$13,000.00) secured to be paid as evidenced by one certain promissory Vendor's Lien note, of even date herewith, signed by the said E.C. Yancey and payable to the said A.F. Evers, or order, on or before twelve (12) months after date, bearing interest from date until paid at the rate of eight per cent (8%) per annum, interest payable with principal, both principal and interest payable at the First National Bank, Denton, Texas, and containing the usual default and ten per cent (10%) attorney's fee clause and providing that all past due interest shall bear interest from date due until paid at the rate of eight per cent (8%) per annum;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said E.C. Yancey,

all that certain lot or parcel of land situated in the City of Denton, County of Denton, State of Texas, out of the Eugene Puchalski survey, and more particularly described as follows: Beginning on the South side of West Oak Street in said City of Denton, 180 yards West of the E.S. line of said Puchalski survey; the same being on the West line of a tract of 5.64 acres of land (as described in a deed from E.J. Wilson and G.W. Wilson and his wife, Kate B. Wilson, to A.F. Evers, dated April 10, 1895) said beginning corner being on the West line of a lot now owned by J.H. Bayner; Thence South 350 feet to the North line of Hickory Street in said City of Denton, a stake for corner; Thence West with the North line of said Hickory street, 240 feet a stake for corner, 10 feet East of the East boundary line of a lot conveyed to R.H. Evers by A.F. Evers by deed dated March 25, 1907, and recorded in Volume 104, page 453 Denton County Deed Records; Thence North parallel with the East line of said R.H. Evers, lot 250 feet to the South side of said Oak Street, a stake for corner, 10 feet East of the East line of said R.H. Evers lot; Thence East with the South line of said Oak Street 240 feet to the place of beginning, and being 240 feet off the West side of a lot exclusive of that part occupied by said Oak and Hickory streets, conveyed to A.F. Evers by R.H. Wilson and G.W. Wilson and his wife, Kate B. Wilson, by deed dated April 10, 1895 and recorded in Vol. 57, page 289, Denton County Deed Records;

O.C. Yancey, his

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said heirs and assigns forever, and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular the said premises unto the said E.C. Yancey, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

That it is expressly agreed and stipulated that the Vendor's Lien is retained against the above-described property, premises and improvements, until the above described note is paid in full and interest thereon is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS my hand at Denton, Texas, this 5th day of January, A. D. 1920.

A.F. Evers,

Witness at Request of Grantor:

\$10.00 Rev. Stampers cancelled.

THE STATE OF TEXAS, } a Notary Public
County of Denton } BEFORE ME, J.W. Sullivan, the undersigned authority, do hereby

Denton, County, Texas, on this day personally appeared A.F. Evers, a widower, known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 5th day of January, A. D. 1920,

(L.S.)

J.W. Sullivan,

(seal)

Notary Public, Denton County, Texas.

THE STATE OF TEXAS, }
County of Denton } BEFORE ME, in and for

County, Texas, on this day personally appeared My wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and considerations therein expressed; and the said wife of the said

having been examined by me privily and apart from her husband, and having the same fully explained to her, she acknowledged each instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of A. D. 19

(L.S.)

FILED FOR RECORD This 5th day of JANUARY, A. D. 1920, at 4:45 o'clock, P. M.
RECORDED This 7th day of JANUARY, A. D. 1920, at 8:35 o'clock A. M.
By Deputy, Abbey E. Love, County Clerk.

Land Sale from Yancey to Batton - December 9, 1924

DR VOL 00195 PAGE 541

No. 48521.

Deed.

THE STATE OF TEXAS |

COUNTY OF DENTON |

KNOW ALL MEN BY THESE PRESENTS: That We, C.C. Yancey and Maggie Yancey his wife, of the County of Denton State of Texas, for and in consideration of the sum of Twenty five hundred & 00/100 (\$2500.00) Dollars to us cash in hand paid by Mrs. Elizabeth B. Batton, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Mrs. Elizabeth B. Batton of the County of Denton State of Texas, all that certain lot, tract or parcel of land situated in the City of Denton, County of Denton and State of Texas, out of the E.

Puchaleki 1/3 League survey, and part of a certain tract of land out of said survey conveyed by I.F. Evers to C.C. Yancey on the 5th day of January 1920, as shown by deed recorded in Vol; 171 page 140 deed records of Denton County, Texas. And

BEGINNING on the South E. line of Oak Street, Nine feet West of the North East corner of said tract ~~to~~ conveyed by A.F. Evers to C. C. Yancey.

THENCE West with the South E. line of said Oak street, Fifty (50) feet for corner;

THENCE South One-hundred fifty seven and One half feet for corner.

THENCE East fifty (50) feet for corner.

THENCE North One hundred fifty-seven and One Half feet to the place of beginning.

It is understood that for the consideration above named, that the said Mrs. Elizabeth B. Batton, her heirs and assigns, shall have the right of the use of the drive-way and passage-way Nine feet wide and extending from Oak Street to Hickory Street, off of the East Side of said tract of Land conveyed by A.F. Evers to C.C. Yancey.

And likewise to have the use and passage-way extending from said above mentioned drive-way to and along the South Side of the lot herein above described and by this deed conveyed to said said Mrs. Elizabeth B. Batton.

To HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Mrs. Elizabeth B. Batton and her heirs and assigns forever; and we do hereby bind ourselves our heirs executors and administrators, to Warrant and forever Defend all and singular the said premises unto the said Mrs. Elizabeth B. Batton and her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hands at Denton, Texas this 15th day of November A.D. 1924.

Rev. \$2.50 Cancelled.

C.C. Yancey.

Maggie Yancey.

THE STATE OF TEXAS |

COUNTY OF DENTON |

BEFORE ME, W.L. McCormick, a Notary Public, in and for Denton County,

Texas, on this day personally appeared C.C. Yancey and Maggie Yancey,

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and the said Maggie Yancey wife of the said C.C. Yancey having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Maggie Yancey acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 15th day of Nov. A.D. 1924.

(SEAL)

W.L. McCormick, Notary Public,
Denton County, Texas.

FILED FOR RECORD: Dec. 9, 1924 at 11 o'clock A.M.

RECORDED: Dec. 10, 1924 at 2:40 o'clock P.M.

Jack Christal, Clerk Co. Court, Denton Co. Texas.

594

69789 Mechanic Lien

THE STATE OF TEXAS:

COUNTY OF DENTON : KNOW ALL MEN BY THESE PRESENTS:

This memorandum of agreement made and entered into between Elizabeth B. Anderson and her husband J.I. Anderson parties of the first part and F.C. Conner party of the second part, all of said County and State WITNESSETH:

That the said party of the second part, in consideration of the premises hereinafter set forth, agrees and contracts with the said parties of the first part, to furnish all the labor, and materials for, and to construct, erect and complete upon the lands and premises hereinafter described in good workmanlike manner, and in accordance with the plans and specifications agreed upon between the parties and signed by them for the purpose of identification, the following improvements to wit:

Erect one duplex brick veneer apartment, 8 rooms with hall, two bath rooms, two kitchens, built in features, oak floors through, wiring, plumbing and complete according to plans and specifications; one garage 16 x 16 boxed and stripped with shingle roof.

Said party of the second part agrees to complete said improvements within 90 days from the date hereof, unavilable accident alone, excepted, a reasonable allowance, however to be made in case of bad weather, and to pay to the said parties of the first part the sum of (\$ _____) Dollars per day for each day and every day's delay thereafter as assessed or liquidated damages.

The land and premises upon which the said improvements are to be erected are situated in the County of Denton State of Texas and are more particularly described as follows to wit: All that certain lot, tract or parcel of land, lying and being situated on the South Side of West Oak Street in the City and County of Denton, State of Texas out of the Eugene Puchalski One Third Legau survey Abstract No. 995, and described by metes and bounds as follows:

Beginning at a point in the south line of west Oak Street 9 feet west of the North east corner of a lot conveyed by A.F. Evers to O.C. Yansey as shown by deed recorded in Vol. 171 page 140 deed records, Denton County Texas.

Thence west 50 feet a stake for corner;

Thence south 157½ feet a stake for corner;

Thence east 50 feet a stake for corner;

Thence North 157½ feet to the place of beginning said property being the separate estate of the said Elizabeth B. Anderson wife of J.I. Anderson.

In consideration of the construction of said improvements and furnishing the labor and material therefor, as above stipulated, the parties of the first part promise and agree to pay to the said part of the second part his heirs or assigns the sum of (\$5000.00) FIVE THOUSAND dollars in accordance with the terms of certain promissory note of the said parties of the first part of even date herewith, and payable to the said party of the second part or order on or before 90 days after date its date of even date herewith and bearing interest at the rate of 8 per cent per annum from maturity interest payable annually and further providing for an attorney's fee of ten per cent additional upon the amount of the principal and interest then due, if said note be placed in the hands of an attorney for collection, or be collected by suit or through the Probate Court, and further providing that all past due interest shall bear interest until paid at the rate of ten per cent per annum.

Said parties of the first part hereby give and grant to the said party of the

second part, his heirs and assigns, and express contract lien upon the said land and premises and improvements to be erected thereon, to secure the said indebtedness by said note, together with all sums to become due thereon, and the said parties of the first part agree to the fixing of a mechanic's and material men's lien upon the said premises and improvements to secure said indebtedness, and it is further agreed that the superior title to the said improvements shall remain in the said party of the second part, his heirs and assigns, until the said indebtedness is fully paid off and discharged. It is further agreed that a failure to complete said improvements or failure to complete the same according to contract, shall not defeat said indebtedness and lien, but in such case the indebtedness and lien upon said premises and improvements shall exist in favor of said party of the second part his heirs and assigns for said contract price, less such an amount as would be reasonably necessary to complete said improvements according to the said plans and specifications.

Upon the completion of said improvements, said parties of the first part agree to insure the same and keep the same insured in some solvent and reputable insurance company for the benefit of the said party of the second part, his heirs or assigns, for at least the sum of (\$5000.00) Five Thousand Dollars or as much of same as can be procured, and they further agree to pay all taxes and assessments now due, if any, on said premises, and keep all taxes and assessments paid as they accrue upon the said premises, and they further agree, if required by the said party of the second part his heirs or assigns, upon the completion of said improvements, or at any time thereafter, to execute a deed of Trust, with the usual provisions as to power of sale to further secure said indebtedness; and it is agreed that failure to pay taxes now due, if any, or to keep the taxes paid, as they accrue upon the said premises, or failure to insure, or to keep the said premises insured, as above stipulated, or failure to execute said deed of trust, as above stipulated, when requested to do so or a total or partial destruction of the improvements upon the said premises or a failure to pay any of said note or any installment of interest on said note as the same fall due shall at the option of the holder of the said note, or any of them, immediately mature the said indebtedness.

If at any time there is any dispute or misunderstanding as to the terms or meaning of said plans and specifications or of this contract or as to whether or not said improvements are being erected or have been erected, according to this contract and said plans and specifications, then such matter shall be submitted to _____ for determination and when he has determined same, his decision shall be final and binding on all parties.

Said parties of the first part hereby waive, in favor of the said indebtedness all homestead exemptions and allowances, and all allowances in lieu of homestead, or for exempt articles, or for support, and all commissions which may accrue to either of them in any probate proceeding, if any, in which the said premises may be involved.

If the said parties of the first part shall fail to procure said insurance or to pay said taxes as above stipulated, the holder of said note may procure the said insurance or pay said taxes, and add the amount so paid to this indebtedness and the said amount so paid shall be secured by a lien upon said premises, and these shall bear interest from dates of such payments at the rate of ten per cent per annum.

Witness our hands this 1st day of October, A.D. 1928

Elizabeth B. Anderson

F.C. Conner

J.I. Anderson

Party of the Second Part

Parties of the First Part.

THE STATE OF TEXAS:

COUNTY OF DENTON : Before me the undersigned a Notary Public in and for Denton County, Texas on this day personally appeared J.I. Anderson, and Elizabeth B. Anderson his wife, both

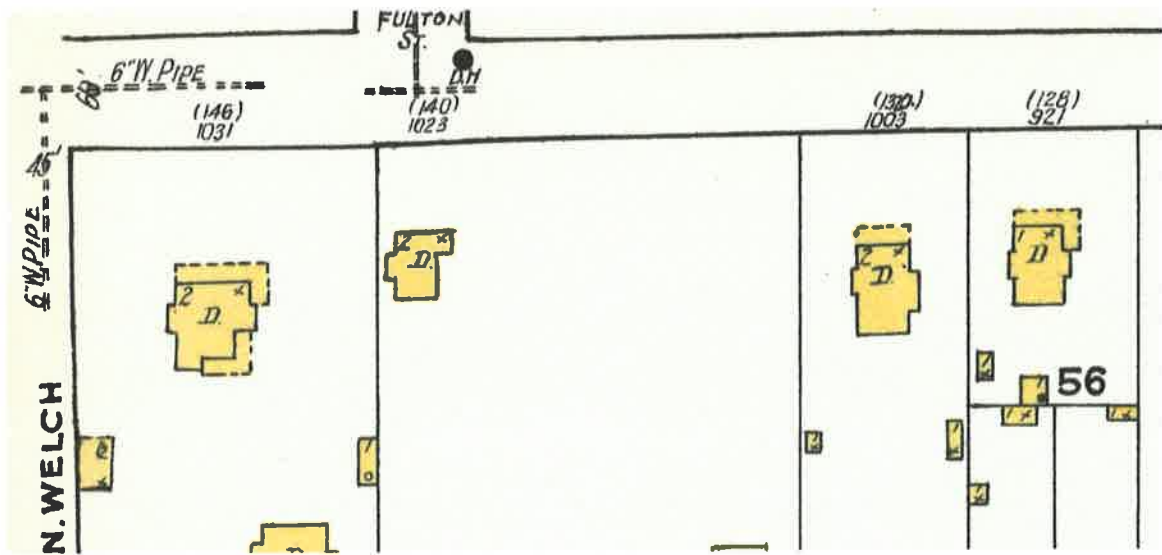
Attachment D

Surveys

Attach subdivision map or Old Town Plat; attach copies of old surveys, an old on-the-ground survey, or a current on-the-ground survey locating all improvements, easements, access to public roads, public improvements, encroachments and protrusions.

Sanborn Insurance Map - 1921

The large lot between 1003 (the Rayzer House) and 1031 (now 1035 W. Oak, the Evers House) is the lot that Yancey purchased from Mr. Evers. As of 1921, only the house at 1023 W. Oak (the Sullivan House) had been built by Yancey for Judge J.W. Sullivan and his wife. Yancey planned for two additional houses in the empty space on the lot between the Sullivan House and the Rayzer House.



Two additional homes were built. The home at 1015 W Oak (the Cunningham House) was built for Daisy Cunningham who purchased the lot from Yancey in 1924 and had the current house there built in 1930. The other home was 1011 W. Oak, the Anderson House, built in 1929.

Attachment E
Exterior Photographs

Attach four (4) photographs of the historical marker site, one from each direction (North, South, East, and West) with label per photo.

Front (North)



East View



South View



West View



Attachment F

Criteria for Historical Landmark Designation

The property meets one or more of the following Historic Landmark designations:

1. Character, interest or value as part of the development, heritage, cultural or a Historic District of the City of Denton, State of Texas or the United States.

2. Recognition as a recorded Texas historic landmark, a national landmark, or entered into the National Register of Historic Places.

3. Embodiment of distinguishing characteristics of an architectural type or specimen.

4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

5. Embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.

6. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif.

7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or United States.

10. Location as the site of a significant historic event.

11. Identification with a person or persons who significantly contributed to the culture and development of the City, State, or United States.

12. A building or structure that because of its location has become of value to a neighborhood, community area or the city.

13. Value as an aspect of community sentiment or public pride.

Attachment G

I/We the undersigned, owner(s) of, or party(s) with financial interest in, all property herein described, do hereby file this, my/our petition, asking that the said property be designated as a historic landmark under the provisions of Ordinance #80-30 of the Code of Ordinances of the City of Denton, Texas.

I/We authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed notification of the proposed historic designation

Thomas Judd 3/9/15 Bryce Judd 3/9/15

Name / Date