

PETITION FOR HISTORIC LANDMARK DESIGNATION TO THE HISTORICAL LANDMARK COMMISSION, PLANNING & ZONING COMMISSION, AND CITY COUNCIL OF DENTON, TEXAS:

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. The said property is located at 1015 W. Oak Street

and is more particularly described as follows:

60' x 157½' lot, part of E. Puchalski Survey, Abstract 996, recorded in Vol. 171, page 140, Deed Records of Denton County, Texas. (See Attachment)

I/We herewith tender the filing fee of One Hundred and Fifty Dollars (\$150). I authorize the City of Denton to place a sign or sign(s) on the above property for public notification of the proposed historic designation.

Richard B. Sale, Jr. Mary C. Sale

NAME Richard B. Sale, Jr; Mary C. Sale

ADDRESS 1015 W. Oak Street

CITY Denton STATE Texas

PHONE (817) 382-6182

Submitted this 12th day of October, 19 80.

Full Legal Description of

THE CUNNINGHAM HOUSE

1015 West Oak (Present owners: Richard B. Jr. and Mary C. Sale)

All that certain lot, tract or parcel of land situated in the City and County of Denton, State of Texas, a part of the E. Puchalski one-half league survey, Abstract No. 996, and a part of a certain tract of land out of said survey conveyed by A. F. Evers to C. C. Yancy on the 5th day of January, 1920, as shown by deed recorded in Vol. 171, page 140, of the Deed Records of Denton County, Texas:

BEGINNING 59 feet West of the Northeast corner of said tract conveyed by A. F. Evers to C. C. Yancy on the South line of West Oak Street;

Thence West 60 feet, a corner in the South line of said street;

Thence South $157\frac{1}{2}$ feet;

Thence East 60 feet;

Thence North $157\frac{1}{2}$ feet to the place of beginning, and being the same land described in deed from C. C. Yancy and wife, Maggie Yancy, to Daisy Dean Cunningham, by deed dated November 22, 1924, recorded in Book 194, page 249 of the Deed Records of Denton County, Texas.

H-13

HISTORIC LANDMARK ZONING PETITION

City of Denton, Texas

SITE ADDRESS: 1015 W. Oak

CITY LOT & BLOCK OR LEGAL DESCRIPTION:
60' x 157½' lot, part of E.
Puchalski Survey, Abstract 996,
recorded in Vol. 171, page 140,
Deed Records of Denton County,
Texas. (See Attachment)

PRESENT USE: Residence ZONING: SF-7

CONSTRUCTION/DESCRIPTION: Two-story
brick and stucco Spanish Colonial
revival house with steeply pitched
tile roof and arched gallery

CONDITION:
 EXTERIOR: Very good INTERIOR: Very good
 (GOOD, FAIR, POOR)

(Photograph)

<u>PRESENT OWNERS</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
<u>Richard B. Sale, Jr. and</u> <u>Mary Chlotilde Sale</u>	<u>1015 W. Oak</u>	<u>(817) 382-6182</u>

DATE BUILT: 1929 DATES AND EXTENT OF ALTERATIONS/ADDITIONS: 1966--extensive
restoration to interior and exterior; 1974--garage repaired and
converted to studio; 1980--deck added to east side; extensive landscaping

ARCHITECT: --- BUILDER: ---

ORIGINAL OWNER: Daisy Dean Cunningham

ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES,
 DETAILS, MATERIALS OR CRAFTSMANSHIP:
Spanish Colonial Revival house of brick and stucco/timbers
(See detailed description)

NATIONAL REGISTER? NATIONAL LANDMARK? RECORDED TEXAS LANDMARK?

LOCAL SURVEYS OR RECOGNITION? The house is in the specially designated
West Oak Street historical area

ADD ADDITIONAL INFORMATION TO SUPPORT CLAIM IN CHECKED CATEGORY.

THE CUNNINGHAM HOUSE

The Cunningham house is practically a textbook example of the architectural style known as Spanish Colonial Revival which flourished for the short period between 1915 and 1930.

Spanish Colonial Revival, as described in Maximillian Ferro's Evolution of Masonry Construction in American Architectural Styles, is characterized by these features:

1. Pitched red tile roof
2. Textured stucco and timber combined with masonry
3. Arched galleries, balconies or porches combined with heavy use of rectangular windows and doors in other areas
4. Simple carved wood ornamentation
5. Wrought iron grillwork
6. Simple leaded windows

The 44'X60' brick veneer house, built in 1929, has all these features. Its steeply-pitched hip roof of red tile has five gables and two dormer windows. Textured stucco and timber are used over the front entry, across the second story in rear and in the dormer windows. Simple gouged and carved ornamentation is used in timbers over the front leaded windows, in the window in second story front gable and over main entry. The five arched gallery on north and east sides originally had wrought iron grillwork. These grills which were once railings in the arches were removed when the gallery was screened. The iron work was preserved as a wide gate on the east rear of the house leading to the back yard. Gallery floors are red quarry tiles.

The house is pier and beam construction with wide steps leading through a Nicaraguan mahogany Spanish colonial door onto the gallery.

Interior woodwork, especially in the living room, makes use of the same simple wood ornamentation as the exterior. Carving around the fireplace and tiles with raised decoration accent the Spanish flavor. Present owners have used Mexican tile in dining room, kitchen and downstairs bathroom. Arches enclose the commode, bathtub and entry to upstairs hall, repeating the shape of the arches in the front gallery. Off-white and dark brown are used inside and out.

In 1974 the badly deteriorated and leaning garage was repaired and converted to an artist's studio. The back yard has been fenced, two patios--one timbered and one bricked--have been added, and a redwood deck built on the east side of the house, connecting front gallery and master bedroom. All additions were made with the original style in mind.

The house has thirteen rooms; the upstairs has only two bedrooms and a bath. The large attic is to be converted to a finished work space for the owners' projects. Both owners are on the faculty of North Texas State University. Richard B. Sale is a poet and publisher of Trilobite Press. Teel Sale is an artist and author of Drawing/ A Contemporary Approach.

In 1977 the American Institute of Interior Designers (NTSU chapter) selected the house for its 1977 Denton house tour. The theme for that year was "Where Artists Live."

Criteria to be used in Historical Landmark Designation

The petitioner will be responsible for furnishing data to the Planning and Community Development Department for submittal to the Landmark Commission substantiating that the property meets at least one or more of the following 13 criteria for Historic Landmark designation:

1. Character, interest or value as part of the development, heritage or cultural characteristics 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.