

H-94-0001

HISTORIC LANDMARK ZONING PETITION
FINAL APPLICATION
CITY OF DENTON, TEXAS

SITE ADDRESS: 1035 W. OAK ST.
DENTON, 76201

LEGAL DESCRIPTION (LOT AND BLOCK
OR METES AND BOUNDS - ATTACH
EXHIBIT "A" IF NECESSARY):

E. PUCHALSKI SURVEY
NORTH 1/2 TRACT 28
ABSTRACT 996
.624 ACRES
A/O MIKE + CELIA REID
P/A 1035 W. OAK ST.

PRESENT USE: RESIDENCE

ZONING: _____



(Also complete Exhibit _____)

NAME OF
OWNER(S)

ADDRESS

TELEPHONE
NUMBER

MIKE + CELIA REID 1035 W. OAK ST. 380-0435

CONSTRUCTION/DESCRIPTION: (Also complete Exhibit "C")

- 1) DATE BUILT: 1903
- 2) ARCHITECTURAL STYLE OR PERIOD: CLASSIC REVIVAL STYLE
- 3) DISTINCTIVE ARCHITECTURAL FEATURES (DESIGN, DETAIL, MATERIALS OR CRAFTSMANSHIP):
MASSIVE PORCH COLUMNS, LONG-LEAF PINE WOOD-WORK, BASEMENT, THIRD FLOOR, WIDOW'S WALK, COAL BURNING FIREPLACES
- 4) ARCHITECT: MR. PAGE FROM AUSTIN
- 5) BUILDER: FRANK CRAFT OF DENTON
- 6) EXTERIOR MATERIAL: CYPRESS SIDING
- 7) ROOFING: COMPOSITION
- 8) DOORS: STANDARD WOOD, ONE LIGHT EA
- 9) WINDOWS: 1 OVER 1 3'0" x 6'0" SINGLE HUNG
- 10) PORCHES: FRONT, BACK & SIDE PORCHES
- 11) OUTBUILDINGS: CARRIAGE HOUSE / GARAGE
- 12) LANDSCAPING AND FENCING: WROUGHT IRON FRONT FENCE, WOOD REAR

NATIONAL REGISTER? _____ NATIONAL LANDMARK? _____ RECORDED TEXAS LANDMARK? _____
LOCAL SURVEYS OR RECOGNITION? _____

EXHIBIT "A"

LEGAL DESCRIPTION

E. PUCHALSKI SURVEY
NORTH 1/2 TRACT 28 ABSTRACT 996 .624 ACRES
BEGINNING @ S.E. CORNER OF OAK + WELCH,
EAST 170 FT TO CORNER,
SOUTH 320 FT TO CORNER @ N SIDE OF HICKORY,
WEST 170 FT TO CORNER @ HICKORY + WELCH
NORTH 320 FT TO BEGINNING CORNER @ OAK +
WELCH

BEING all that certain lot, tract or parcel of land situated in the E. Puchalski Survey, Abstract No. 996 in the City of Denton, Denton County, Texas, and being that same tract of land described as the first tract by Deed to A. F. Evers, Jr. as recorded in volume 461, Page 629 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the South line of West Oak Street with the East line of Welch Street;

THENCE North 89 degrees 45 minutes 26 seconds East with the South line of West Oak Street, 170.00 feet to an iron rod for corner, said corner being South 89 degrees 45 minutes 26 seconds West, 8.57 feet from a found iron rod at the Northwest corner of a tract of land described by Deed to Boyd et ux as recorded in Volume 1080, Page 122, Deed Records, Denton County, Texas;

THENCE South parallel with the East line of Welch Street, 316.51 feet to an iron rod for corner in the North line of West Hickory Street, said corner being South 89 degrees 51 minutes 43 seconds West, 6.9 feet from the Southwest corner of a tract of land described by Deed to C. Lauderdale et ux as recorded in Volume 2659, Page 441, Real Property Records, Denton County, Texas;

THENCE North 89 degrees 51 minutes 43 seconds West with the North line of West Hickory Street, 170.00 feet to an iron rod for corner at the intersection with the East line of Welch Street;

THENCE North with the East line of Welch Street, 316.38 feet to the POINT OF BEGINNING.

EXHIBIT "B"

CHAIN OF TITLE

Instructions: List the ownership title from the present to original owner.

- 1) List this information beginning with most recent.
- 2) Attach copies of each instrument.

NAME OF OWNER(S)	TYPE OF INSTRUMENT DATE (WARRANTY DEED)	VOLUME/PAGE NUMBER	BOOK-DEED RECORDS/ REAL PROP. RECORDS
MIKE + CELIA REID <i>TRIPP</i>	WD 7-2-92	FILE # 37479	
BOB EVERS TRIPP	WD 9-3-85	FILE # 37478	
DOLPH EVERS	8-16-46	329 / 1174	
ROBERT HENRY SANDY ET AL EVERS	11-16-1860	461 / 629	

er

EXHIBIT "C"

CONSTRUCTION

Instructions:

List chronologically and with as much detail as possible, dates the structure was built, builder, cost of improvements, and detailed descriptions of improvements. Include any significant remodeling with particular attention to exterior changes. Attach copies of all building permits, mechanic's liens and deeds of trust.

<u>DATE</u>	<u>CONTRACTOR'S NAME</u>	<u>DETAILED DESCRIPTION & NATURE OF WORK</u>	<u>COST</u>	<u>TYPE OF LEGAL INSTRUMENT*</u>
<u>1903</u>	<u>FRANK CRAFT</u>	<u>ORIGINAL CONSTRUCTION</u>	<u>\$8,000⁰⁰</u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

★ NO SIGNIFICANT CHANGES, RESTORED TO ORIGINAL CONDITION BY BOB E. TRIPP IN 1983/1985
*VOLUME AND PAGE

EXHIBIT "D"

SURVEYS

Instructions:

1) Attach subdivision map or Old Town Plat; 2) attach copy of old surveys you have and the on-the-ground survey when you purchased the property, or a current on-the-ground survey locating all improvements, easements, access to public roads, public improvements, encroachments and protrusions.

TERIOR

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th, We
outbu.

NORTH SIDE



EAST SIDE



SOUTH SIDE



WEST SIDE



EXHIBIT "F"

Criteria to be used in Historical Landmark Designation

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

EXHIBIT "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 herewith tender the filing fee of sixty-five dollars (\$65.00).
I/We authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed historic designation.

Name Mike Reid
Address 1035 W. Oak
City DENTON State TX
Phone 382-5513

Submitted this 30th day of Sept. 1994

OPTIONAL INFORMATION

INTERIOR PHOTOGRAPHS

Instructions:

At your option, you may attach photos of interior architectural details that add to the character of the house.

(Evers Homestead)

C-2207

Abstract No.
Lunacy
Probate Minutes
Abstract of Judgments
Executions
SEARCH
Manifold
Cards
Books
All Suits & Probate Proceedings Still Pending

Ordered By A. F. Evers Est
Title In ~~Dec.~~ Est. of A. F. Evers
For Dec.
Subsequent To _____
Property Lot 170' by 320'
and a 10' strip Survey
situated in the
E. Puchalski Surv. Oct. 99

General Index
Cartridge
File Register

File No.	Vol.	Page	Grantor	Grantee	Inst.	Date Filed
71	568		John Johnson	A. Griffith	WD	6-8-81
11	619		A. Griffith	Mrs. Maggie C. Latta	"	27-83
58	377		J. F. Gates et al	G. W. Wilson	"	9-17-89
6	481		J. F. Gates et al	"	Rel.	4-11-95
34	203		G. W. Wilson	J. F. Gates et al	^{Spec} WD	6-12-91
53	115		J. F. Gates et al	G. W. Wilson	WD	12-30-93
2	485		J. F. Gates	G. W. Wilson	Rel	4-11-95
57	288		Geo. W. Wilson	R. J. Wilson	WD	4-11-95
57	289		Geo. W. Wilson et al	A. F. Evers	WD	4-11-95
104	453		A. F. Evers	R. H. Evers	WD	-20
3363			R. H. Evers	Deceased	Probate	12-7-36
3722			Est of Mary E. Evers	Dec.	"	5-1-41
9745			Lula E. Evers	W. T. Evers	WD	9-28-43
7150	1101	129	W. T. & R. M. Evers	A. F. Evers	WD	11-10-60
492	329	174	A. F. Evers	The Public	App	8-10-66
<p>Date of Search <u>8-24-95</u> at <u>2:00 PM</u> Searcher <u>R. E. Holloman</u></p>						

*general -
case returns
Celia Reid
1035 W. Oak
Denton 76201*

FIELD NOTE DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E. PUCHALSKI SURVEY, ABSTRACT NO. 996 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED AS THE FIRST TRACT BY DEED TO A.F. EVERS, JR. AS RECORDED IN VOLUME 461, PAGE 629 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE INTERSECTION OF THE SOUTH LINE OF WEST OAK STREET WITH THE EAST LINE OF WELCH STREET;

THENCE NORTH 89° 45' 26" EAST WITH THE SOUTH LINE OF WEST OAK STREET, 170.00 FEET TO AN IRON ROD FOR CORNER, SAID CORNER BEING SOUTH 89° 45' 26" WEST, 8.57 FEET FROM A POUND IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO BOYD ET UX AS RECORDED IN VOLUME 1080, PAGE 122 D.R.;

THENCE SOUTH PARALLEL WITH THE EAST LINE OF WELCH STREET, 316.51 FEET TO AN IRON ROD FOR CORNER IN THE NORTH LINE OF WEST HICKORY STREET, SAID CORNER BEING SOUTH 89° 51' 43" WEST, 6.9 FEET FROM THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO C. LAUDERDALE ET EX AS RECORDED IN VOLUME 2659, PAGE 441 D.R.;

THENCE NORTH 89° 51' 43" WEST WITH THE NORTH LINE OF WEST HICKORY STREET, 170.00 FEET TO AN IRON ROD FOR CORNER AT THE INTERSECTION WITH THE EAST LINE OF WELCH STREET;

THENCE NORTH WITH THE EAST LINE OF WELCH STREET, 315.38 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 1.233 ACRES (53710 SQ. FT.) OF LAND MORE OR LESS AND BEING SUBJECT TO EASEMENTS THAT MAY AFFECT.

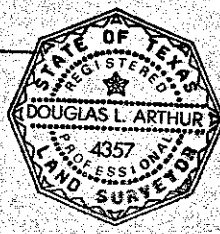
FLOOD NOTE:

IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480194 0005 D. PRESENT EFFECTIVE DATE OF MAP - AUGUST 4, 1987.

SURVEYORS CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE, ON THE GROUND OF THE PROPERTY, LEGALLY DESCRIBED HEREON AND IS CORRECT; AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR APPARENT RIGHT-OF-WAY, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY, HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Douglas L. Arthur
DOUGLAS L. ARTHUR
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4357



*Survey of
1.233 Acres
E. Puchalski Survey, Abst No. 996
City of Denton
Denton County, Texas*

