

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.

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THE ARCHITECTURAL STYLE OF 1314 NORTH LOCUST

The residence at 1314 North Locust is one of the finest remaining examples of a style of American Architecture that was conceived during the early 20th century that can be found in Denton. This "bungalow" style was brought to the forefront by master architects such as Greene and Greene, Bernard Maybeck, and Gustav Stuckley. It represents a break from the tradition of an eclectic style which had dominated American Architecture for two centuries. It was truly an American style of its own. It represented a romantic response to domestic architecture which would continue for two more decades.

In the United States, the term "bungalow" has come to support the word cottage and was popular because of its euphonious sound and exotic connotations. During its heyday prior to World War I thousands of bungalows were built and came to describe any modest, low-slung residence of picturesque lines.

Despite wide variations in style, cost and location, the bungalow had certain, almost universal characteristics. Its lines were low and simple, with wide, projecting roofs. It had no second storey or at most a modest one and was made of informal materials.

Simplicity, and lack of pretension were the main goals.

Gustav Strickley, the furniture maker, was also editor of the magazine "The Craftsman," and was one of the major promoters of the bungalow style, which he referred to as "Craftsman Homes." in 1909 he wrote: "When luxury enters in, and a thousand artificial requirements come to be regarded as real needs, the nation is on the brink of degeneration."

It seems ironic that the bungalow originally had its greatest impact upon the intellectual upper middle class who valued it for its "honesty" and "practicality." It has come to represent both the best and the worst in American architecture from the turn of the century until the 1920's.

It did make positive contributions to the American home with its lack of pretentiousness, its use of natural materials, and its effort to integrate the house with its surroundings. It is interesting to note especially in Texas that the "bungalow" direct descendent is the ranch house, a somewhat characterless version of the bungalow, remains today one of the most popular forms of domestic architecture.

Strickley saw them as "...the kind of houses that children will rejoice all their lives to remember as "home," and that give a sense of peace and comfort to the tired men who go back to them when the day's work is done."

The regional significances are also timely and of worthy consideration. A master craftsman, George Hembree McCormick

influenced the building environment of the early 20th Century in Denton. He was involved in several building projects in the Denton area of notable mention is the bungalow on North Locust and the Thomas house on Oak Street. The McCormick name is a well known name in the building business in the early 1900's.

The John J. Maclachlans' in 1912 contracted G. h. McCormick to build the six room house which would stand alone in its uniqueness on North Locust Street today and remains noteworthy as an early Denton home with other homes in the close area such as the Herrick, Storrie, and Bishop homes on North Locust as well as the many other historical buildings in the community of Denton.

THE OWNERS

The residence at 1314 North Locust was built in the Fall of 1912. The home was originally built for John J. Maclachlan, his wife Annie, and their two sons (John and Robert) for \$1500.00 by G. H. McCormick. The Maclachlans' were the kind of family that gave Denton a strong backbone so it could grow into the stable community it is today. J.J. Maclachlan like many of the original men of the town was a hard working, religious, family man who owned and operated his own business, the Denton Steam Laundry. the laundry is mentioned in several historical documents and is always described as a very modern facility in the 1910's. He was quite active in the Presbyterian Church and was an active member of the Masons. The first son John was a scholar in engineering and it has been said that he operated a seismograph in the house that measured several large earthquakes. (personal interview with Dr. Ludeman) John went to Annapolis Naval Academy where he graduated and was a commissioned officer in the United States Navy.

The Maclachlans' sold their home to Mary A. McCollom in 1937. She was a widow of a "stockman" of Denton and an active member also in the Presbyterian Church. She lived in the house until 1942 when Albert Ludeman, a Gainesville rancher, purchased the home for his daughter, Helen A

Ludeman. Dr. Helen Ludeman has been a long time active member of the Denton community. She received her undergraduate degree from TWU in 1918 and continued her studies and eventually teaching at the school until her retirement in the late 1960's with 50 years of teaching at the University. Dr. Ludeman was an active Dentonite, she spent many volunteer hours at the Emily Fowler Public Library and was quite active in the Presbyterian Church. Her contributions at TWU brought much recognition to the area. For many years Dr. Ludeman was the advisor to the only Chemical Society for University women, which was the only such Society in the State of Texas for a long time. She was the only women in a Chemistry Department also for many years.

Dr. Ludeman sold her home to Mr H.V. Art in January, 1977. Mr Art kept the house as investment property until Dr and Mrs Fickey bought the house in 1980 with eventual plans for its adaptive reuse for a dental office.

THE LAND:

1. Patented 9/23/1853 by the General Land Office.
2. Transferred to John R. Henry 4/12/1854. Henry was from Limestone County, Tx.
3. To Otis G. Welch, Denton County, Tx. 10/9/1876 (This was Henry's attorney- just a power of attorney).
4. Sold to C.C.Daugherty for \$364.00 of Denton County, Tx. 7/10/1869.
5. Sold to Ervin F. Brown, Collin County for Tx. \$200.00 3/16/1880.
6. Sold to J. W. Throgmorton, Collin County for \$300.00 12/11/1887.
7. Sold to P. C. Withers, Denton County for \$125.00 2/7/1887.
8. Sold to J. A. Withers, Denton County for \$1250.00 (?) 8/4/1888.
9. Sold to J. F. Anderson, Denton County \$300.00 5/9/1892.
10. Sold to W. C. Lattimore, Denton County \$600.00 3/3/1902.
11. Sold to E. H. Johnson, Denton County \$800.00 4/23/1906.
12. Sold to Joel J. McCook, Denton County \$750.00 1/12/1907.
13. Sold to J. F. Raley for \$1750.00 3/18/1907.
14. Sold to J. A. Smith for \$700.00 4/12/1907.
15. Sold to J. A. Hann & H. F. Schweer for \$800.00 2/28/1908.
16. Sold to J J. Maclachlan for \$975.00 6/23/1910.

EXISTING GRAPE

A: 1 - ILEX VOMITORIA NELLOANA
"PAMPAS GRASS" SPACE 8" OC
5 GAL CONTAINER

B: 1 - LIRIOPE MISCARI
"MONKEY GRASS" SPACE 12" OC
4 POTS

C: 2 - ILEX VOMITORIA
"YAUPOY HOLLY" BALLED &
BURLANDED, MULTI TRUNK 5'-6" HI

D: 1 - PITTOSPORUM TOBIRA VARIEGATA
"VARIEGATED PITTOSPORUM" SPACE 36" OC
5 GAL CONTAINERS

E: 10 - PITTOSPORUM TOBIRA
"WHEELERS DWARF PITTOSPORUM"
SPACE 24" OC - PLANT 1 GAL
CONTAINERS

F: 1 - BUXIS - "BOXWOOD"
8" OC PLANT 1 GAL
CONTAINERS

G: 1 - POTTINIA FRASERI
"POTTINIA" SPACE 48" OC
5 GAL CONTAINER

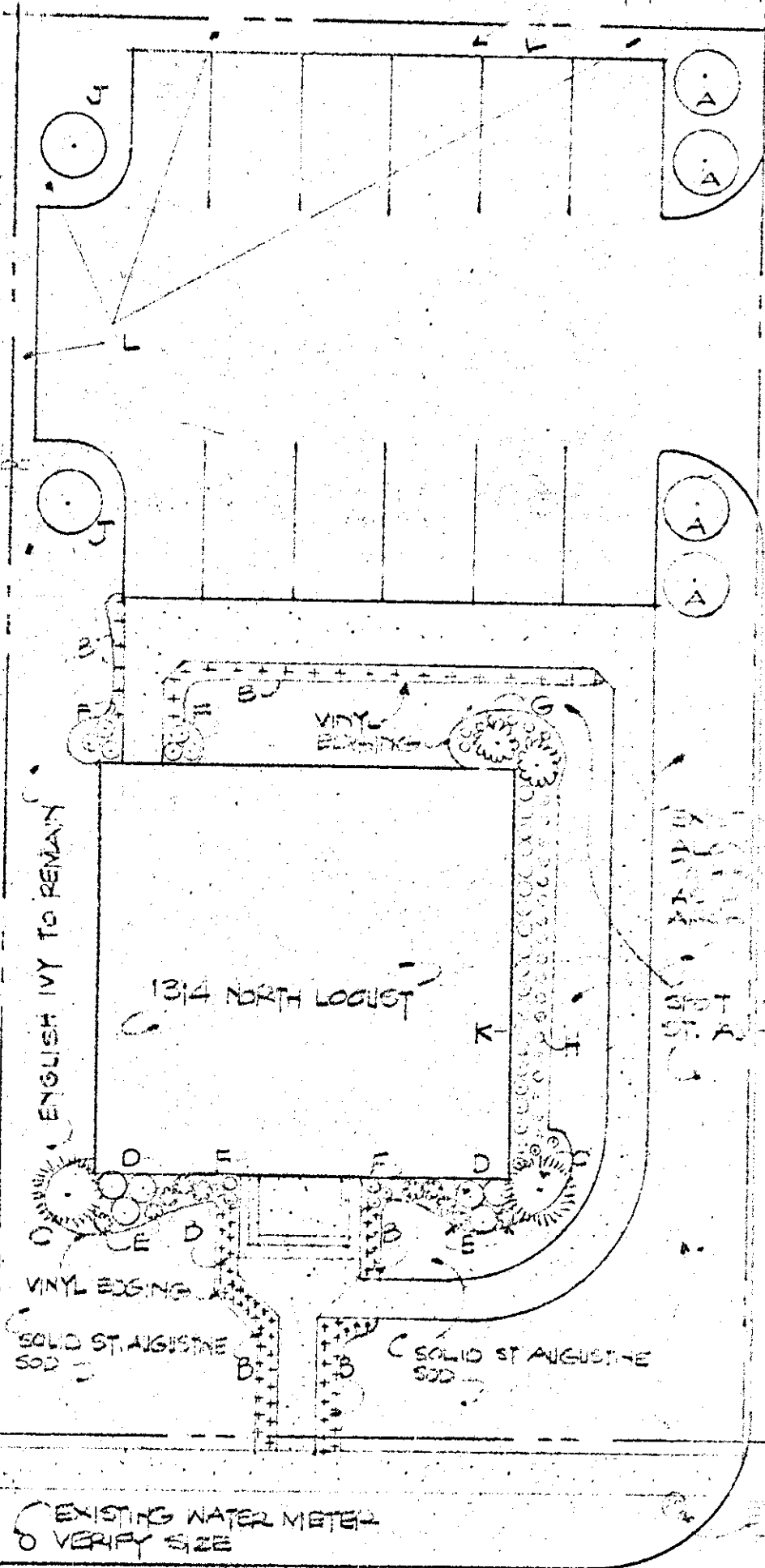
H: 25 - ILEX VOMITORIA NANA
"DWARF YAUPOY HOLLY" 24" OC
1 GAL CONTAINERS

I: 2 - LAGERSTROEMIA INDICA
"GRAPE MYRTLE" - RED - MULTI TRUNK
BALLED & BURLANDED 5'-7" HIGH

J: 20 - SPARGANGLIS INDICA
"INDIAN HAWTHORN" SPACE
24" OC 5 GAL CONTAINER

K: HEDELYA HELIX
"ENGLISH IVY" 2'-0" OC
PLANT 2" POTS

ALL PLANTING TO BE GUARANTEED
1 YEAR

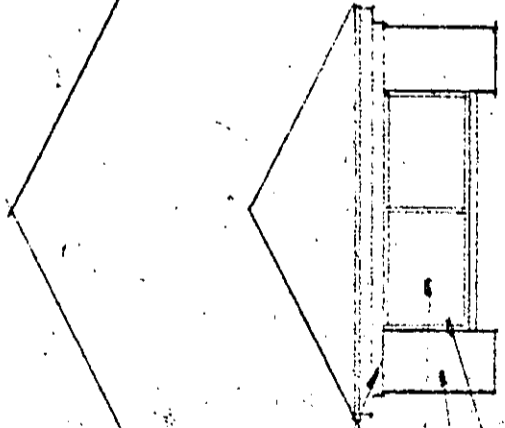


SYSTEM
SHRUB AREAS,
VACUUM BREAKER
TO BE LOCATED
YEAR,
CTION

SOLID SOD LAID JOINT TO JOINT AFTER GROUND PREPARED &
FERTILIZED W/ 12-8-6 @ RATE OF 30 LB/ 1000 SF. SOD TO BE
ROLLED AFTER PLANTING TO LEVEL LAWN. FILL JOINTS
BETWEEN SOD W/ SHARP SAND

3 LANDSCAPE PLAN 1/16" = 1'-0"

SHRUB BED PREPARATION: 2" LAYER ORGANIC MATL, 2"
10-10-6 FERTILIZER (40 LB/ 1000 SF) 4" SOIL AS ABOVE. ALL
THOROUGHLY TO DEPTH OF 6", TOP 4" BEING OF FINE



COLOR #1

COLOR #2

BRIGHT PAINTED NUMBERS

ALL SOFFITS - COLOR #1

COLOR #1

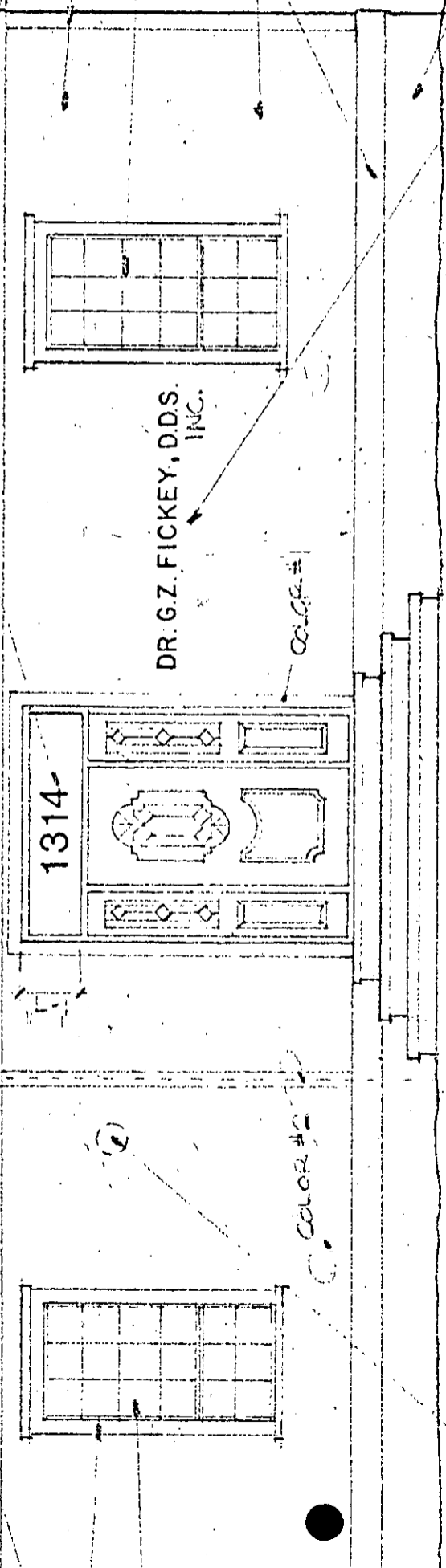
COLOR #2

NEW INSULATED WINDOW TRIM TO MATCH STUDIES OF EXISTING

NEW SIDING & TRIM TO MATCH EXISTING SEE PINE SIDING # 16 TO GRADE

NEW BRICK FOUNDATION TO MATCH EXISTING

3. BRIGHT GAST METAL LETTER Baked enamel finish same as for main entrance



DR. G.Z. FICKEY, D.D.S. INC.

1314

COLOR #1

COLOR #2

LINE OF EXISTING

LINE OF NEW INFILL

1 NEST ELEVATION

1/4" = 1'-0"

REVISED TOP

EXISTING ROOF TO REMAIN

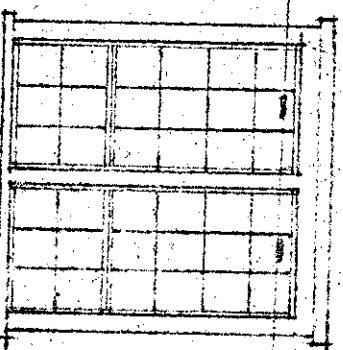
EXISTING DORMER

SLOPE #1

COLOR #2

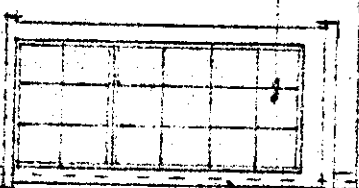
EXISTING INSULATED WINDOW
TO MATCH STYLE OF
EXISTING

EXISTING BRICK PORCH & 2x4
3 BRICK RISERS & TOSKOS
RAPY GRADE FOR HEIGHT
= RISERS



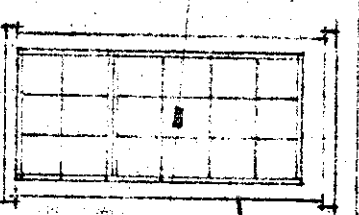
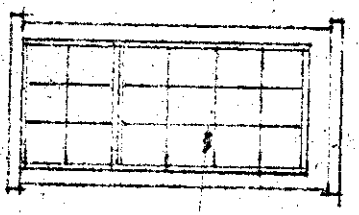
NEW SIDING TO
MATCH EXISTING
SEE PINE SIDING
#116 1/2" D. GRADE

COLOR #2



COLOR #1

COLOR #2



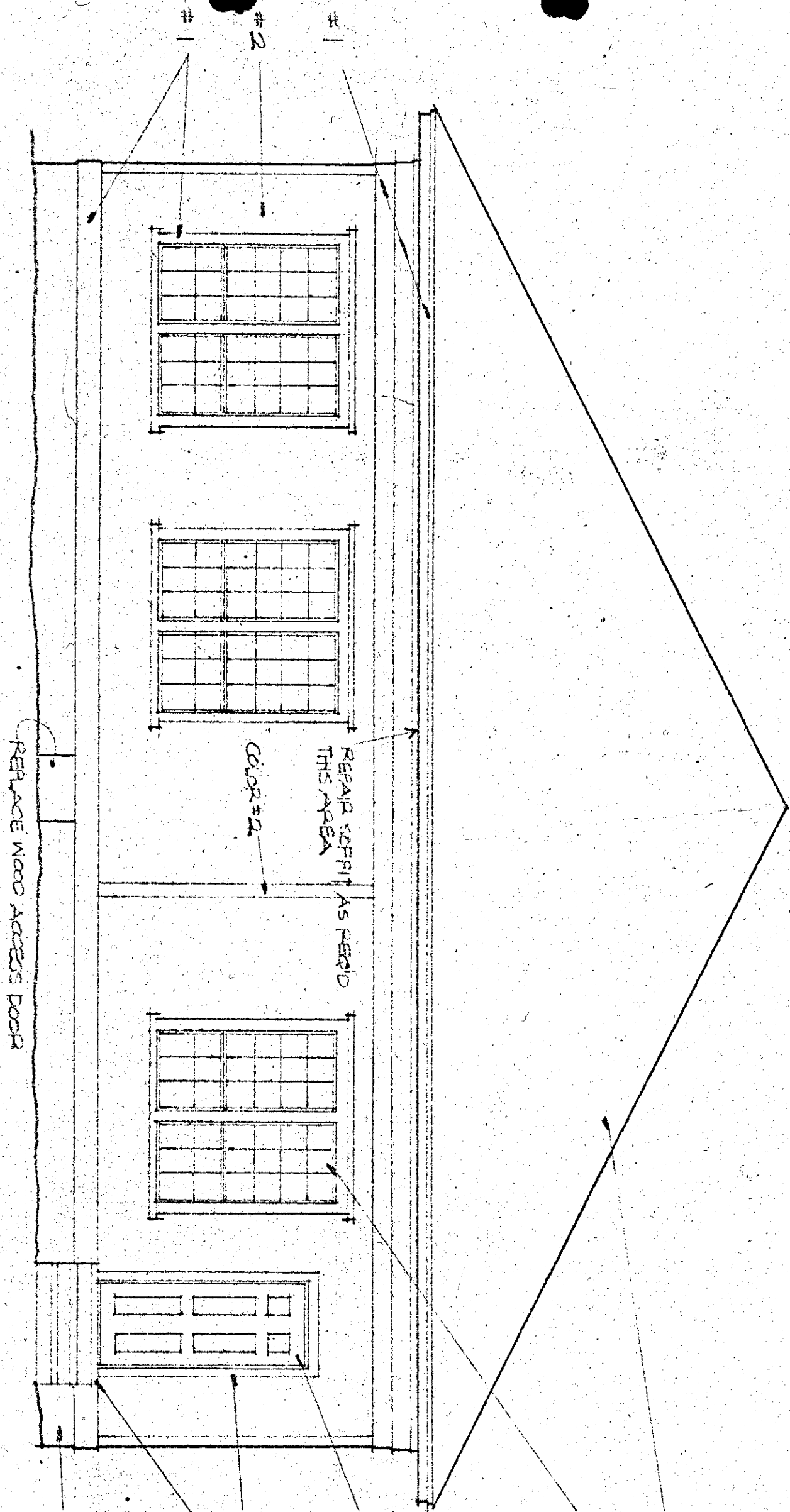
BRICK FOUNDATION TO
MATCH - SEE "WOOD MOLD"
BRICK BY GENERAL BRICK
SALES CO. - FT WORTH, TX.

LINE OF NEW INFILL

LINE OF EXISTING

2 SOUTH ELEVATION

1/4" = 1'-0"



3 EAST ELEVATION
 1/4" = 1'-0"

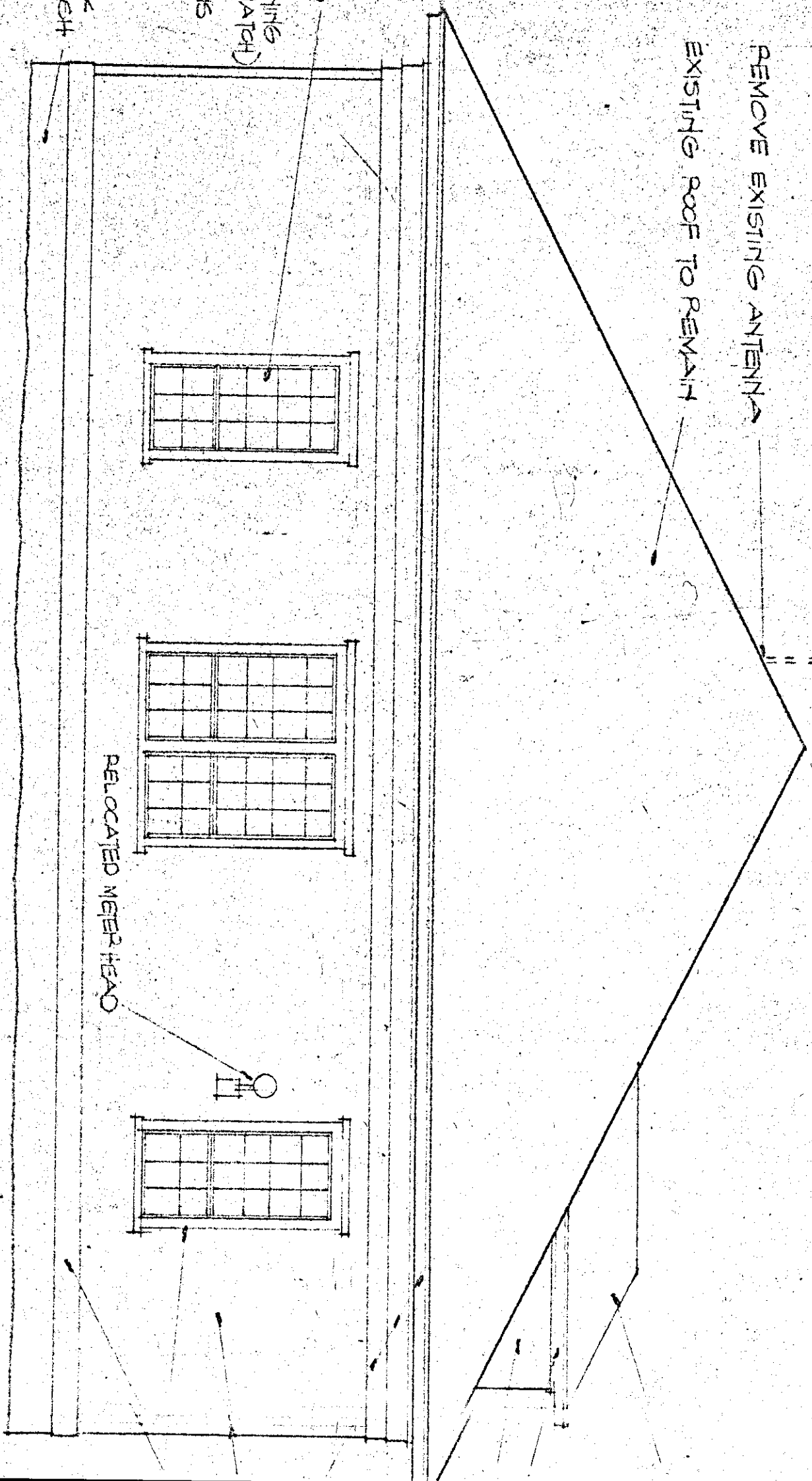
REMOVE & REINSTALL OPENINGS STYLUS OR OPENINGS ALL WITH
 REMOVE EQUIPMENT ENLARGED NEW 1x OPENINGS COLOR #
 NEW BR & S BRAC TRIM DOOR FOR THE
 CLEAN UP MINOR AT ALL. EXT.
 VERIFY OF
 FORM NO. 1002
 PATERSON

REMOVE EXISTING ANTENNA

EXISTING ROOF TO REMAIN

REMOVE ALL EXISTING
WOODS & REPLACE,
LARGE ROUGH OPENINGS
IN TRIM, (STYLE TO MATCH)
ALL ALL OPENINGS
NOTE ALL WINDOWS

LEAN EXISTING BRICK
/ MURPHY'S ACID WASH



4 NORTH ELEVATION
1/4" = 1'-0"