

# Exhibit A – Importance and Benefit to Community

The following detail the importance of this house in terms of architecture, its situation in the community, and the history of its occupants:

- **Architectural Style: American Foursquare** – an important architectural movement of the post-Victorian area. There is talk that a previous owner discovered documentation indicating that this house was a Sears mail order catalogue house. It lacks the decorative ornamentation of the Victorian period, yet it's no nonsense design provides a roomy, family-oriented appeal.
- **History of Boarding Houses in Denton** – in the early days of our two universities, boarding houses that often bordered the campuses were an important part of student life. They provided a home-away-from-home, often with a house mother to keep order and stand in place of the mother they left behind. Anna Burgoon (purchased the house in 1928) is mentioned in the 1919 Texas Normal College (UNT) "Yucca" yearbook for being a house keeper of one of "our leading boarding houses" when she resided at 165 W. Sycamore. During her 30 year ownership of 322 Texas Street (which is located directly on the South border of TWU), several dozen newspaper ads indicate that Mrs. Burgoon continued that tradition in this home for TWU (then College of Industrial Arts) students.
- **Example and Model to Other Run-down Properties** – on the 1995 survey commissioned by the Denton Historical Landmark Commission, this property was only given a LOW PRIORITY rating. This is most likely due to the presence of aluminum siding, hiding not only the age of the house, but the distinctive shape and trim of a traditional foursquare house of its period. The interior of the house was so covered by modern materials such as shag carpet, linoleum, manufactured wood panel walls, and cardboard-like ceiling material, that it took a bit of vision and imagination to discover the historical reality and potential of the house. We hope to serve as a model for other potential owners of properties in town that currently are in bad shape or lack any historically distinguishing characteristics. The Historic Landmark designation provides us the opportunity to share our story with others in the community.
- **Notable Occupants of House** – among the seven or so owners of the house during its almost 100 year existence, none stands out as much as Mrs. Anna Burgoon. Anna was born Anna Bushong in 1875 in Grapevine – the log cabin where she was born continues to be an historic landmark in that town. While there, Anna was a charter member of the Bay View Club, a women literary club. Following the early death of her husband (and while still pregnant with her 10<sup>th</sup> child, George Bushong Burgoon), Anna moved to Denton, perhaps due to the educational opportunities for her 6 children (four had died in infancy). Despite her unfortunate circumstances and her heavy load of mothering responsibilities, Anna served the Denton community well. She was a prominent member and chairperson for the Shakespeare Women's Club of Denton where she hosted events in this home, played piano at events, and presented lectures on a range of topics from great operas, to the preservation of trees, to artistic movements in the US, to Chinese folk music, to the necessity of promoting Americanism over the errors of communism, fascism, and the like. In addition, she served as president of the CIA (TWU) Mother's Club, home group leader for First Baptist Church bible studies, and was appointed to the Denton Parks Board where she was instrumental in approving the site of the first Denton library. An early feminist, newspaper articles point to her encouraging other women to vote. She even served as chairwomen for the local committee charged with the campaign of Texas Gubernatorial candidate Dan Moody in 1926.

- **Continuance of Community Events** – my wife and I purchased the house with the aim of using it as a center of community and cultural events. We host a discussion-oriented series of events call *Drink and Think* where our first floor is packed with Denton citizens interested in discussing important questions and issue. Recently we hosted Mayor Mark Burroughs and former city councilman Mike Cochran along with 50 others for a discussion of *What does it mean to be Denton?* In addition, this house is regularly the host of art shows, musical events, and political discussions. This sort of activity at this house caught the attention of DFW journalists and was recently featured along with its owner on a NBC/DFW story on the future of the arts in DFW - <http://www.nbcdfw.com/around-town/events/DFW-2020-Signs-of-Life-in-the-Arts-79752777.html>. In any given year, the Roden's host around 500 guests into their home, and many of them comment on the uniqueness of the house. Officially designating it as a Historic Landmark allows the opportunity for these citizens to learn more about the history of this house and Denton in general. The Roden's hope to continue in the rich tradition of cultural renaissance that previous owner, Mrs. Anna Burgoon, began during her 30 years at this residence.
- **Revitalization of Neighborhood** – There is a rich historical tradition to this particular area of town. This neighborhood is only a few blocks from the square, it borders TWU on the South and West, it borders what was once the important and thriving African-American community of Quakertown, and it surrounds many of central Denton's key public areas: the city pool, the playground at Quakertown Park, Emily Fowler Library, the Civic Center, and City Hall. All of this points to the absolute need for the city of Denton to encourage preservation and revitalization of this neighborhood. As we look to the future of the downtown square as an important cultural center of town, we should realize that there is a desire for living space close to it. This neighborhood provides just that, but it currently is plagued by several run down apartment complexes and absentee landlord rental houses (that could otherwise be brought back to their former glory). A quick glance at recent real estate records will show that when a house goes up for sale in this area (comprised of Austin, Oakland, Whithers, Texas, and the relevant cross streets), they go quick and for a good price – there is a desire for homeowners to move into this area. Designating this property is hopefully the start of a revitalizing movement that will spread throughout this neighborhood, thus creating a sense of neighborhood pride and civic engagement. And a revitalized neighborhood will benefit TWU, the square, and the public spaces mentioned above.

## Exhibit D - Ownership records

The old "Valuation and Ownership Record" obtained from the records in the Courthouse on the Square is only a partial record and traces back ownership no further than 1928 and not after 1958. I have, however, been able to piece together a likely, yet "loose" ownership record based on research of past city directories and newspaper archives from the Denton Record Chronicle.

**1913-1916** - Origin of House on 322 Texas Street (previously regarded as 36 Texas Street according to 1921 Sanborn Insurance Map of the area).

- The "Valuation and Ownership Record" from the old Courthouse has an "estimated" build date of 1913 (with no record of builder or architect)
- 1913 City Directory has no listing for 36 Texas Street.
- 1916 City Directory shows 36 Texas Street.
- August 10, 1915 Denton Record Chronicle has a note indicating that *Tom Wynn is building a 10 room home on Texas Street for Allie Nowlin of Argyle*. There were about 5 houses added to the directories between 1911 and 1916, so it is possible this is another house, but the size fits the description of our house (and the only one in existence today on the street that fits that description).
- There has been mention that a previous owner discovered plans in the attic indicating that this was a Sears mail order house. We have not been able to confirm this.

**1916** - G. H. Adams (cotton buyer), wife Minnie, and Ina Adams (1916 Directory)

**1918** - L. T. Norwood (1918 Directory)

**1923** - *now listed as 322 Texas Street* - E. M. Carman (physician), wife Anna Pearl, and Miss Hazel Carman is a student at C.I.A.; also lists R. G. Collier (painter) and Ida L. as residents of the house - perhaps they are boarders in the same house (1923 Retail Merchants Catalogue)

**1924** - DRC ad from Mrs. E.M Carman states that house on 322 Texas Street is off the market (seemingly indicating that Carman actually owned the house).

**1924** - no one listed in city directory

**1925** - listed as vacant in city directory

**1928** - Mrs. Anna (Bushong) Burgoon purchases house on 7/24/28 for \$5500 (according to Valuation and Ownership Record at Old Courthouse)

**1958** - House placed into ownership among five of the Burgoon children (Evelyn Tannahill, Bessie McConnell, Hermia Riley, H.T. Burgoon, George B. Burgoon)

**1959-60** - listed as vacant

**1961** - Dr. Floyd Jenkins and family, Professor of Business Management at NTSU

**1988-1992** - Steve G Yount seems to have resided in the house during this time, but Dr. Jenkins is still listed on the 1991 city directory, so it seems he still owns the house

**1993** - Paul and Susan Jenkins (purchased from father, Dr. Jenkins) - the house became a rental house to college students for most, if not all, of their ownership

**2005** - Kevin and Emily Roden purchase 322 Texas on August 19 and are present owners

## Exhibit E – Additions to original construction

### EXTERIOR CHANGES



**Circa 1940s** - This is the oldest picture we have of the house – most likely dated back to the 1940s when the old tax statements (now held at the old Courthouse) were produced.



**2005** - This picture was taken when we first bought the house. It's difficult to tell from the two photos, but the most significant changes to the exterior between the two are these:

- The wooden siding and trim are now covered with aluminum siding (most likely during the Jenkins' ownership of the house)
- The porch from the 1940s picture appears to be traditional wood plank – the porch is now concrete slab.
- The pillars from the 1940s picture show square/rectangular porch posts, whereas in 2005 they are round and poorly installed (see the leaning pillar) with a wooden railing surrounding the porch.



**Summer of 2007** – acting in faith and knowing that there was no going back, I tackled the project of removing the aluminum siding in hopes of restoring the original wood siding. What I found was a mix of encouraging and discouraging news. On one hand, much of the original siding was preserved from probably 40 years of wear thanks to the protective covering of the artificial siding. On the other hand, as you can see from this picture, there was much work to be done. We found out that there was a fire at one point (see black area between first and second floor), there were several gaps in the siding, and the original trim had been completely removed to make way for the aluminum siding. I had my work cut out for me that summer...



**The finished project...** we knew we needed to replace the pillars on the porch and pick a color scheme. We spent several days walking the streets of the historic Munger District in Dallas, where there are blocks of Foursquares of similar age. The pillars, though different than the ones from the 40s, gave our home a bit more grandeur while keeping with examples of the period that were found at some of the homes in Dallas. The color scheme came down to this one (Emily's pick) and a yellow scheme (my vote). A homeless gentleman who happened to wander by while we were disputing this issue was asked to break the tie and Emily got her way. At least it was a community effort.

## INTERIOR CHANGES

Several changes were done to the interior of the house, much of which was restorative in nature:

- **Wood floors** – every square inch of the house is floored with heart pine. Many of the boards extend over 20 feet without a break, making this a unique feature compared to modern flooring. The previous owner installed shag carpet (probably in the 60s or 70s) throughout most of the house. This had the benefit of preserving the floors (though they used carpet tacks and glue in several parts). Linoleum was used in the bathrooms, kitchen, utility room, and back porch, thus covering up the wood. All of this was removed and the original wood floor was restored throughout the house. In two of the bathrooms and the kitchen where significant floor damage was found, tile has been used.
- **Wood framed windows** – in one case, a window had been boarded up in order to hold a window unit. We had our contractor go to Bart's Barn to find an old wooden window and retrofit it to that window – it worked and looks just like the others.
- **Pine trim** – 6-10 inch pine trim is around each window and door of the house and serves as base boards. We saved all the boards through the remodeling to use everywhere in the house.
- **Original doors** – the house still has the original five panel doors throughout. Where bedrooms or closets were remodeled, we saved the original doors for the new closets and bought similar doors where new ones were needed.
- **Added antique built-ins** – we shopped around Texas to find unique period-matching pieces to install during the interior remodeling. These serve as cabinets in our kitchen, cabinets and bookshelves throughout the house, and various accent spots.
- **Antique lighting** – we replaced most of the lighting (which was not very old) with fixtures and chandeliers found at auctions and antique stores.
- **Remodeling of rooms** –
  - the kitchen was completely gutted and redone and opened up to the dining room,
  - the entry to the dining room and living room was extended to give the downstairs a more open floor plan
  - the master bedroom and small bedroom were combined to make room for master closets and a master bathroom (original claw foot tub was preserved)
  - the back porch was converted from an enclosed room back into a screened-in porch (which is probably what it originally was). We also added French doors connecting the back porch to the main living room.
- **Essential updates** –
  - Central AC and Heat was added – which was a trick with no existing ductwork in this old house. Two units now control each floor separately.
  - Complete rewiring of house – one of the walls would warm up after turning on the light and we discovered a piece of an extension cord in one of the walls that was being spliced into the original wiring... all this led us to the conclusion to rewire.
  - Plumbing – most of the house received new plumbing (plus we added a bathroom, so this became necessary).
- **Third Floor Library** – the final interior project was the conversion of the 3<sup>rd</sup> floor attic into a library. We discovered quickly that the original builders never meant to build this floor square or level, so getting started was a trick. Care was taken to keep the original shape of the roof line so that the visitor to the library knew he was still in a sort of an attic. We found a guy in Dallas who was selling old, recovered ship-lap and used that to make wide-plank flooring. The walls are covered with book shelves, a sky light was added, and we found an old chandelier from 1910 that came from a principal's office in a south Texas high school to finish things off. We replaced the aluminum framed window on the dormer window with a locally made and designed stained glass window – we keep it lit at night for all to enjoy.

## INTERIOR PHOTOGRAPHS



Dining Room opening up to the kitchen, hallway, and living room.



Kitchen



Living Room



Foyer, original front door, and opening to staircase