

HISTORIC LANDMARK ZONING PETITION  
FINAL APPLICATION  
CITY OF DENTON, TEXAS

SITE ADDRESS: 520 N. Austin St.  
Denton, TX

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

Park Addn, Block 2  
Lot 1 (All)  
4 (w) 27.4' of 1172'  
1 / 115 ///  
BBB : CBB 185

Streetside Photograph

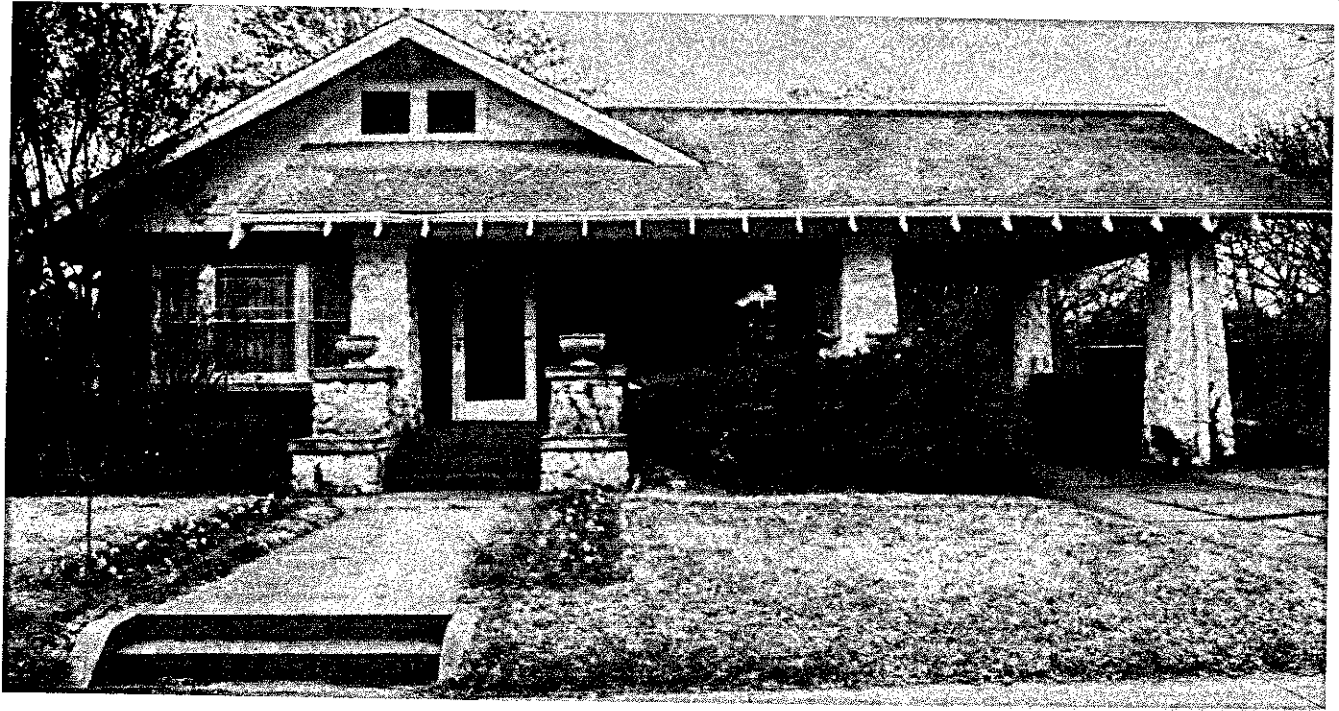
3 x 5 or larger

PRESENT USE, IF NOT SAME -  
RELATIONSHIP OF APPLICANT TO  
CURRENT OWNER: same

ZONING: residential

(Also complete Exhibit "B")

NAME OF OWNER(S)	ADDRESS	TELEPHONE NUMBER
<u>Nyma Lajelle Blanton</u>	<u>520 N. Austin St. Denton, TX</u>	<u>940 382-0063</u>



CONSTRUCTION/DESCRIPTION:

- 1) DATE(S) OF HISTORICAL OCCURRENCE, CONSTRUCTION OF FEATURE, PERSON, INSTITUTION OR ARCHAEOLOGICAL SITE: 1922

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- 2) DEMONSTRATE THE IMPORTANCE OF THE EVENT, FEATURE, PERSON OR INSTITUTION. DETAILED EXPLANATION OF WHY THIS SITE MARKER WILL BE OF IMPORTANCE TO THE ENTIRE COMMUNITY. (complete Exhibit "A") see attached Exhibit A #2
- 3) DOCUMENTATION USED TO VERIFY ABOVE. ATTACH COPIES FOR PERMANENT FILES. (NEWSPAPERS, GOVERNMENT RECORDS, HISTORY BOOKS, PHOTOGRAPHS, etc.) Label as Exhibit "B": National Register? Recorded Texas Landmark? Local surveys or recognition? see attached Exhibit A #3

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- 4) ARCHITECT: unknown
- 5) BUILDER: W. R. Lakey
- 6) EXTERIOR MATERIAL: brick, stone, wood
- 7) ROOFING: composition
- 8) DOORS: 5 exterior; 12 interior
- 9) WINDOWS: 24
- 10) PORCHES: 3
- 11) OUTBUILDINGS: 1
- 12) LANDSCAPING AND FENCING: concrete block fencing large trees; shrubbery; flower beds; ground cover;

## Exhibit A

#2

Over the past several years, the surge of public interest in the bungalow has established it as America's newest "historic house" .....some of America's bungalow neighborhoods are veritable hotbeds of restoration fever.

*Inside the Bungalow*

Paul Duchscherer and Douglas Keister

The home at 520 Austin Street is a prime example of the Craftsman bungalow style. This early twentieth-century residential architecture grew out of the rise of the middle class, the proliferation of the democratic ideal, a growing interest in "natural living", and the American Arts and Crafts movement. Led by such artists as William Morris, John Ruskin, and Gustav Stickley, this movement advanced the idea that beauty arises from the natural form of structures shaped to human needs by individual, rather than machine-produced, craftsmanship.

A monthly magazine entitled *The Craftsman* was published from 1901 to 1916. Containing philosophical articles, how-to instructions, photographs of Craftsman homes, and house plans, the magazine reflected Gustav Stickley's belief that human habitation should harmonize with the environment. Thus most Craftsman homes featured large porches and pergolas as a means of uniting indoor and outdoor living. Furnishings such as benches, cabinets, sideboards and bookshelves were typically built in as an integral part of the rooms. Lines were kept clean and geometric and ornamentation was kept to a minimum.

It is time that Denton joined the effort to preserve and restore Craftsman homes. They represent a lively time in our history when prosperity and optimism ran high, when architecture expressed an egalitarian ideal, and when simplicity and a love for nature influenced the aesthetic of home building.



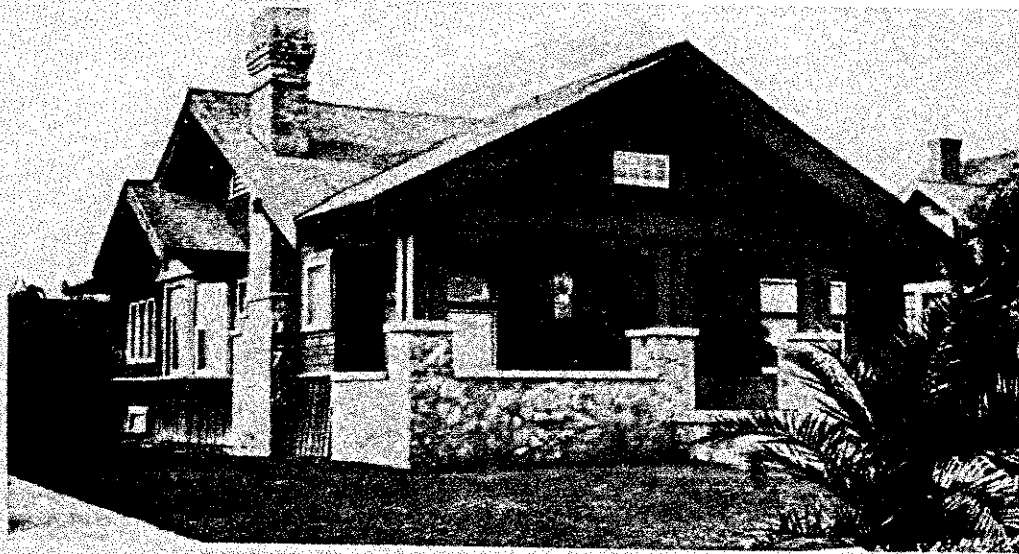
**Cover of Bungalow Magazine, October 1915. This monthly periodical was published in Seattle between 1912 and 1918 by Henry L. Wilson. Trained as an architect, he gained renown as the "Bungalow Man".**

**Exhibit A**

**#3**

The following attachment is a copy of a page from *The Craftsman*, August 1909 issue. The article is entitled "Split Field Stone as a Valuable Aid in the Building of Attractive Bungalows" by Charles Alma Beyers.

Note the similarity of the middle home to the Austin Street home. The home in the lower photograph shows rafter tailings similar to the Austin Street house.



BUNGALOW BUILT FOR \$3,300: INTERESTING SIMPLE WOOD CONSTRUCTION, WITH FOUNDATION, PORCH AND PORCH PARAPET OF WHITE LIMESTONE.



\$3,000 HOUSE OF WOOD AND STONE, SHOWING COLOR SCHEME OF BLUE-BLACK WOODWORK, WITH WHITE IN STONWORK AND TRIMMING.



\$2,800 CALIFORNIA COTTAGE WITH UNUSUAL WINDOW ARRANGEMENT IN THE ROOF AND WITH PICTURESQUE PORCH PILLARS AND CHIMNEY OF LIMESTONE.





*From a Spokane, Wa bungalow  
circa 1912*



*A ceramic tile bathroom  
wall treatment, circa 1925*



*A detail of ceramic tile  
520 Austin*





**Detail of fireplace  
with ceramic tile,  
1914, Oakland, CA.**



**Detail of fireplace  
with ceramic tile,  
1907, Spokane, WA.**



**Detail of fireplace  
with ceramic tile,  
520 Austin Street,  
Denton, TX.**

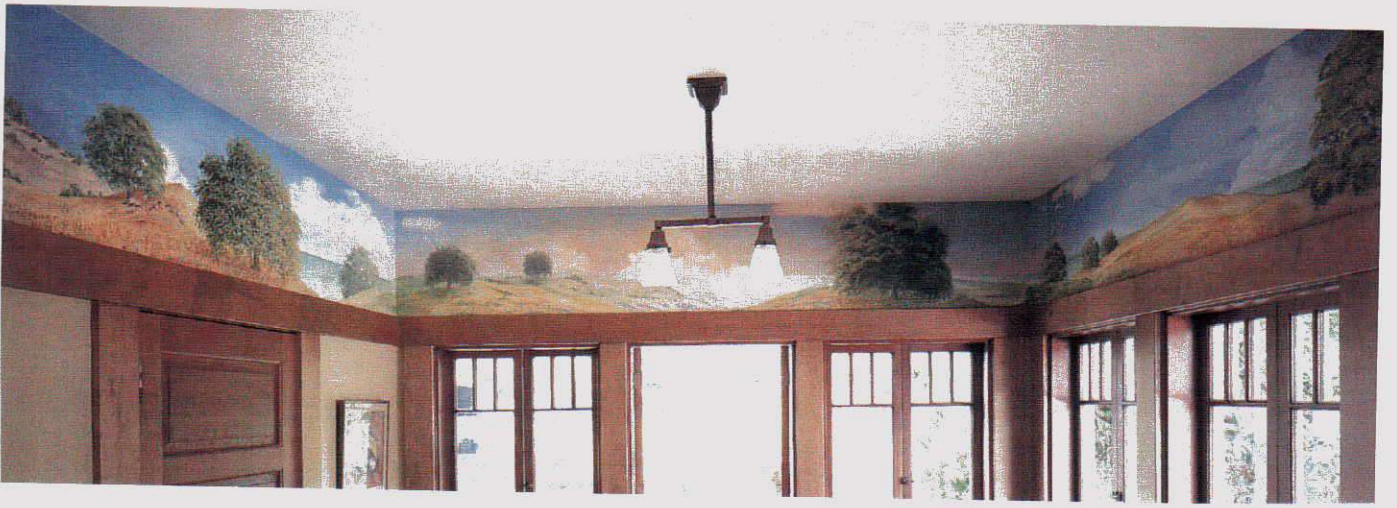


*Three stained glass windows  
from a den/library, 1911,  
Seattle, WA*



*520 Austin Street: Stained glass  
added in 1980 using authentic  
Arts and Crafts pattern, Dahlia*





*Examples of the 20s plein air style of painting in a Los Angeles bungalow circa 1920 above and in the den of the 520 Austin Street home below.*







**Kitchen from a 1914 bungalow  
in the Mt. Baker neighborhood  
of Seattle, WA.**



**Kitchen from the 520 Austin bungalow**



EXHIBIT "C"

LEGAL DESCRIPTION

Lot, tract or parcel lying and being situated in the City and County of Denton, State of Texas, and being all of Lot No. 1 and a part of Lot No. 4, Block No. 2, of the Park Addition to the city of Denton, Texas, according to the plat thereof recorded in Vol. 193, Page 253, of the Deeds Records of Denton County, TX, and being part of Lot 20 of the Subdivision of the BBB & CRR Co. Survey, Abstract No. 185, Denton Co. TX, and being more particularly described as follows:  
BEGINNING at a steel pin at the NW corner of Lot 1, Block 2, of the Park Addition, being at the interception point of the SBL of Congress Avenue with the EBL of Austin Ave.

THENCE East and passing 138.00 feet, the northeast corner of said Lot 1, Block 2, same being the NW corner of Lot 4, Block 2, of said Park Addition, continuing on said course, a total distance of 165.4 feet, a stake for northeast corner of tract herein described;

THENCE West and passing at 27.4 feet, the WBL of Lot 4, Block 2, same being the NE corner of Lot 2, Block 2, and the SE corner line of said Lot 1, a total distance of 165.4 feet,  
(continued on back)

EXHIBIT "D"

CHAIN OF TITLE OF SITE AND/OR ENTERPRISE

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

- 1) List this information beginning with <sup>least</sup> 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
W.B. Lacey	Warranty deed	V 170 P 228	
Ellis Thomas			
Gerald & Lanelle Stevenson	Warranty deed	V 784 P 968	
Lanelle Blanton	Warranty deed (Special)	# 034264	

**SPECIAL  
WARRANTY DEED**

Date: May 21, 1997

034264

Grantor: GERALD D. STEVENSON, JR. a/k/a Gerald Davis Stevenson, Jr.

Grantor's Mailing Address: 1408 Teasley Lane, #2916  
Denton, TX 76205

Grantee: MYRNA LANELLE BLANTON, formerly Lanelle B. Stevenson

Grantee's Mailing Address: 520 N. Austin Street  
Denton, TX 76201

**Consideration:**

The division of property in cause number 97-10178-16, entitled "In the Matter of the Marriage of GERALD DAVIS STEVENSON, JR. AND MYRNA LANELLE STEVENSON" entered in the 16<sup>th</sup> Judicial District Court of Denton County, Texas, and Ten Dollars and other valuable consideration paid by Grantee, and Grantee's assumption of any unpaid property taxes. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

**Property:**

All that certain lot, tract or parcel of land lying and being situated in the City and County of Denton, State of Texas, and being all of Lot No. 1 and a part of Lot No. 4, Block No. 2, of the Park Addition to the City of Denton, Texas, according to the plat thereof recorded in Vol. 193, Page 253, of the Deed Records of Denton County, Texas, and being part of Lot 20 of the Subdivision of the BBB & CRR Co. Survey, Abstract No. 185, Denton County, Texas, and being more particularly described as follows:  
BEGINNING at a steel pin at the northwest corner of Lot 1, Block 2, of the Park Addition, being at the interception point of the SBL of Congress Avenue with the EBL of Austin Avenue;  
THENCE East and passing at 138.00 feet, the northeast corner of said Lot 1, Block 2, same being the northwest corner of Lot 4, Block 2, of said Park Addition, continuing on said course, a total distance of 165.4 feet, a stake for northeast corner of tract herein described;

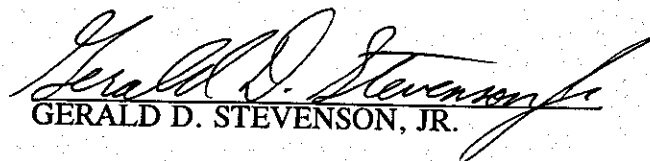
THENCE South a distance of 72.00 feet to a stake for corner;  
THENCE West and passing at 27.4 feet, the WBL of Lot 4, Block 2, same  
being the northeast corner of Lot 2, Block 2, and the southeast corner of  
Lot 1, Block 2, continuing on said course and along the south boundary  
line of said Lot 1, a total distance of 165.4 feet, to a steel pin for the  
southwest corner of Lot 1, Block 2, same being the northwest corner of  
Lot 2, Block 2, of said Addition, and being in the east boundary line of  
Austin Street;  
THENCE North a distance of 72.00 feet to point of beginning;

Reservations from and Exceptions to Conveyance and Warranty: This deed is subject to all  
easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance  
and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property,  
together with all and singular the rights and appurtenances thereto in any wise belonging, to have  
and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.  
Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant  
and forever defend all and singular the property to Grantee and Grantee's heirs, executors,  
administrators, successors, and assigns against every person whomsoever lawfully claiming or to  
claim the same or any part thereof, except as to the reservations from and exceptions to  
conveyance and warranty, by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

  
GERALD D. STEVENSON, JR.

This instrument was prepared and based upon the information furnished by the parties and  
no independent title search has been made.

THE STATE OF TEXAS

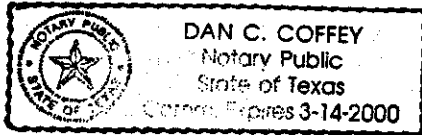
Special Warranty Deed - Page 2  
(5/20/97;cg/stevenson.swd)



THE STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on the 22 day of May, 1997, by  
GERALD D. STEVENSON, JR.



*Dan C. Coffey*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Lanelle Blanton  
520 N. Austin Street  
Denton, TX 76201

PREPARED IN THE LAW OFFICE OF:  
Mike Gregory  
303 N. Carroll Blvd., Ste. 100  
Denton, TX 76201

THE STATE OF TEXAS, }  
COUNTY OF DENTON.....

Know All Men By These Presents:

DEED RECORDS

VOL 784 PAGE 968

8059

That WE, ELLIS THOMAS and wife, ANN THOMAS

of the County of Denton, State of Texas for and in consideration of the sum of

TEN AND NO/100 (\$10.00) and other good and valuable consideration DOLLARS,

to us paid, and secured to be paid, by GERALD D. STEVENSON, JR. and wife, LANELLE B. STEVENSON, the receipt of which is hereby fully acknowledged, and the sum of \$32,000.00, advanced by Denton Savings Association, a corporation, at the special instance and request of the Grantees and for their special use and benefit, as a part of the purchase price of the hereinafter described property, the receipt of which is acknowledged by the Grantors, same being evidenced by one certain promissory vendor's lien note of even date herewith in the principal sum of \$32,000.00, executed by the Grantees, payable to the order of said Association in monthly installments of \$287.92 each, including principal and interest, commencing on the 1st day of July, 1976, and monthly thereafter until fully paid, bearing interest from date at the rate of 9% per annum, interest payable monthly and included in the above mentioned payments, and containing the usual default and attorney's fee clauses, and the said Grantees by the acceptance of this deed acknowledge the vendor's lien to exist against the hereinafter described property to secure the payment of said note, and it is expressly understood and agreed that said Association shall be and it is hereby fully subrogated to the same rights, titles, liens and remedies to secure and enforce the payment of the above described note which the Grantors would have if said note were payable direct to them, same being additionally secured by Deed of Trust of even date herewith from the Grantees to William E. Brady, Trustee, for the use and benefit of said Association;

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

GERALD D. STEVENSON, JR. and wife, LANELLE B. STEVENSON

of the County of Denton, State of Texas all that certain

lot, tract or parcel of lying and being situated in the City and County of Denton, State of Texas, and being all of Lot No. 1 and a part of Lot No. 4, Block No. 2, of the Park Addition to the City of Denton, Texas, according to the plat thereof recorded in Vol. 193, Page 253, of the Deed Records of Denton County, Texas, and being part of Lot 20 of the Subdivision of the BBB & CRR Co. Survey, Abstract No. 185, Denton County, Texas, and being more particularly described as follows: BEGINNING at a steel pin at the northwest corner of Lot 1, Block 2, of the Park Addition, being at the interception point of the SBL of Congress Avenue with the EBL of Austin Avenue; THENCE East and passing at 138.00 feet, the northeast corner of said Lot 1, Block 2, same being the northwest corner of Lot 4, Block 2, of said Park Addition, continuing on said course, a total distance of 165.4 feet, a stake for northeast corner of tract herein described; THENCE South a distance of 72.00 feet to a stake for corner; THENCE West and passing at 27.4 feet, the WBL of Lot 4, Block 2, same being the northeast corner of Lot 2, Block 2, and the southeast corner of Lot 1, Block 2, continuing on said course and along the south boundary line of said Lot 1, a total distance of 165.4 feet, to a steel pin for the southwest corner of Lot 1, Block 2, same being the northwest corner of Lot 2, Block 2, of said Addition, and being in the east boundary line of Austin Avenue; THENCE North a distance of 72.00 feet to point of beginning;

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

GERALD D. STEVENSON, JR. and wife, LANELLE B. STEVENSON, their

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 GERALD D. STEVENSON, JR. and wife, LANELLE B. STEVENSON, their

heirs and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But 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 and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

Witness our hands at Denton, Texas this 3rd day of May, A.D. 19 76

Witnesses at Request of Grantor:

*Ellis Thomas*  
Ellis Thomas

Ann Thomas  
*Ann Thomas*

EXHIBIT "E"

CONSTRUCTION  
(Where Applicable)

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 &amp; NATURE OF WORK</u>	<u>COST</u>	<u>TYPE OF LEGAL INSTRUMENT*</u>
1922	W. B. Lakey	construction of bungalow at 520 Austin St.	unknown	unknown

\*VOLUME AND PAGE



EXHIBIT "F"

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.

CITY OF DENTON

STREET: AUSTIN AVENUE

No. 520

SEC. A. ADDITION OR SUB-DIVISION

BLOCK

SEC. C OWNERSHIP RECORD

1943 W.R. Takey  
520 Austin Avenue  
Denton, Texas

Kind of Inst. M.D. Plat  
Vol. 170 193  
Page 228 153  
Date 1-31-20 7-21-24

Consideration \$2,975.00  
Plat

Revenue

SEC. A. PARK ADDITION

115

LOT OR TRACT NUMBER

CARD

6

1 of 1

Location 1st. 721 S. from Congress Avenue

Name of Abstract - B.B.B. & C. R.R. CO. SURVEY 185

Zone Number 1 Map Number 1

Zone Classification 1

Deed Restrictions:

Exempt:

Homestead

SEC. B. TOPOGRAPHY:

Level | ' | High | Low

STREET IMPROVEMENT LAND IMPROVEMENT

Curb  Gutter

PAVEMENT  Asphalt  Concrete Runners

Concrete Gravel Shell  Solid Concrete  Gravel

Alley, Width, Ft.  Street Lights  Sewer

Street, Width, Ft.  Fire Protection  Gas  Garbage

DIST. TREND Stationary  Electricity  Telephone

ASSESSD VALUES

Land & Imp. % Land Improvements Total Value

SEC. F LAND VALUATION

SIZE OF LOT Front Depth Unit Value Depth Factor Corner Factor Special Factor Land Value

72 x 138 1300 97-7 10 844

138 x 10100 982 1041 138

x 1042 1042 982

x 1043 1043 1043

ACREAGE x 1945 982 5482 6464

AC 1946 1212 5200 6400

AC 1947 1449 6400

AC 1948 1950 6400

AC 1949 1951 6400

AC 1950 1952 6400

AC 1953 1953 7400

AC 1954 1954 7400

SEC. H-REMARKS:





\*\* DENTON COUNTY, TX \*\*  
 Prop Addr: 520 N AUSTIN ST

Parcel ID: R28519  
 Owner: BLANTON, MYRNA L

<<< Estimated TAX INFORMATION >>>

Values are as of July 25. Rates are unc

EXEMPTIONS	TAXABLE VALUE	RATE	1998 TAX	1997 TAX	PCNT CHNG
County :	\$	\$95,447	.240	\$237.66	\$ .00 .0
City :	\$5,000	\$90,447	.500	\$459.47	\$ .00 .0
School :	\$15,000	\$80,447	1.850	\$1,488.27	\$ .00 .0
Hospital:	\$	\$95,447	.000	\$ .00	\$ .00 .0
Comm Col:	\$	\$95,447	.000	\$ .00	\$ .00 .0
Special :	\$	\$95,447	.000	\$ .00	\$ .00 .0
Othr Ath:	\$	\$95,447	.000	\$ .00	\$ .00 .0
Othr Ath:	\$	\$95,447	.000	\$ .00	\$ .00 .0
Estimated 1998 Taxes With Exemptions :			\$2,185.40	\$ .00	.0
Estimated 1998 Taxes Without Exemptions :			\$2,488.30	\$ .00	.0

<<< 1999 EXEMPTION INFORMATION >>>

EXEMPTIONS	Totaled Exemp Amounts		
HOMESTEAD	OVER 65	ALL OTHERS	
County :	\$	\$	Amt Hmstd Ex : \$20,000
City :	\$5,000	\$	Amt Over 65 Ex : \$
School :	\$15,000	\$	Amt Dabld Vet Ex: \$
Hospital :	\$	\$	Amt Disabled Ex: \$
Comm Coll:	\$	\$	Freeze Amount : \$
Special :	\$	\$	
Othr Auth:	\$	\$	

Totally Exempt : Homestead Exemp : YES Ag Property:  
 Over 65 Exemption: Disabled Vet Exemp: Tax Freeze :  
 Over 55 Surv Spse: Disabled Exemption:

<<< TRANSFER HISTORY >>>

Grantor	Grantee	Sale Date	Sale Price
		Volume	Page
		05/23/1997	\$
		34264	

<<< PROPERTY CHARACTERISTICS FOR PRIMARY IMPROVEMENT >>>

Acres :	.270	Bedrooms :		Garage :	CARPORT
Land SqFt:	11,880	Tot Baths:	2.0	Gar Sq Ft:	322
Frontage :	72	Tot Rooms:		Heating :	
Depth :	165	Fireplace:	YES	Cont Type:	
TotBldgSF:	4,094	Electric :	YES	Cont Grde:	AVERAGE
LivingSqFt:	2,104	Gas Serv :	YES	Foundtion:	PIER
1st Floor:	2,104	Water :	YES	Flr Type :	WALL/WALL
2nd Floor:		Sewer :	YES	Int Walls:	SHEETROCK
3rd Floor:		Str Matl :	PAVED	Ext Walls:	BRICK VENEER
Year Blt :	1955			Roof Shpe:	GABLE SHINGLE
Land-Bldg:	2.900			Lot Type :	RESIDENT LOT

<<< OTHER FEATURES >>>

<<< ADDITIONAL IMPROVEMENTS >>>

DESCRIPTION	SIZE	UNITS	DESCRIPTION	SIZE	UNITS
OPEN PORCH	374	SQUARE FT	OTHER BLDG FLOOR 1	1,042	SQUARE FT
ATTACHED CARPORT	252	SQUARE FT			

Data Availability Varies By County and By Property. Some Fields May Be Blank.  
 ---- Information herein deemed reliable but not guaranteed ----  
 Copyright 1999, Moore Data Management.



\*\* - DENTON COUNTY, TX \*\*  
Prop Addr: 520 N AUSTIN ST

Parcel ID: R28519  
Owner: BLANTON, MYRNA L

<<< PROPERTY INFORMATION >>>

Prop Addr : 520 N AUSTIN ST  
City/State : DENTON  
Zip : 76201-3104  
Owner Type:  
TX Sale Date : 05/23/1997

Owner : BLANTON, MYRNA L  
Mail Addr : 520 N AUSTIN ST  
Mail Addr2 :  
Mail Addr3 :  
City/St/Zip: DENTON TX 76201-3104

Census Tract: 206.01 Latitude : 33.218601 Account Num: 01  
Census Block: 3 Longitude: 97.131599 Mineral Rts:

<<< SITE DATA >>>

Land Use Code : A1 RESIDENTIAL UP TO 5 ACRES Block : 2  
Property Class: RESIDENCE Lot : 1 (ALL)  
Building Class: 8

Subdivision : PARKADDN  
Legal Desc : PARK ADDN, BLOCK 2, LOT 1 (ALL), 4 (W27.4' OF N72'),  
1/115///BBB&CRR 185

<<< TAXING JURISDICTIONS >>>

County : DENTON COUNTY Tax Collection Agency  
City : CITY OF DENTON DENTON COUNTY  
Schoo : DENTON ISD CITY OF DENTON  
Hospital : DENTON COUNTY  
Comm College:  
Special Dist:  
Other Auth1 :  
Other Auth2 :

<<< MARKET VALUES >>>

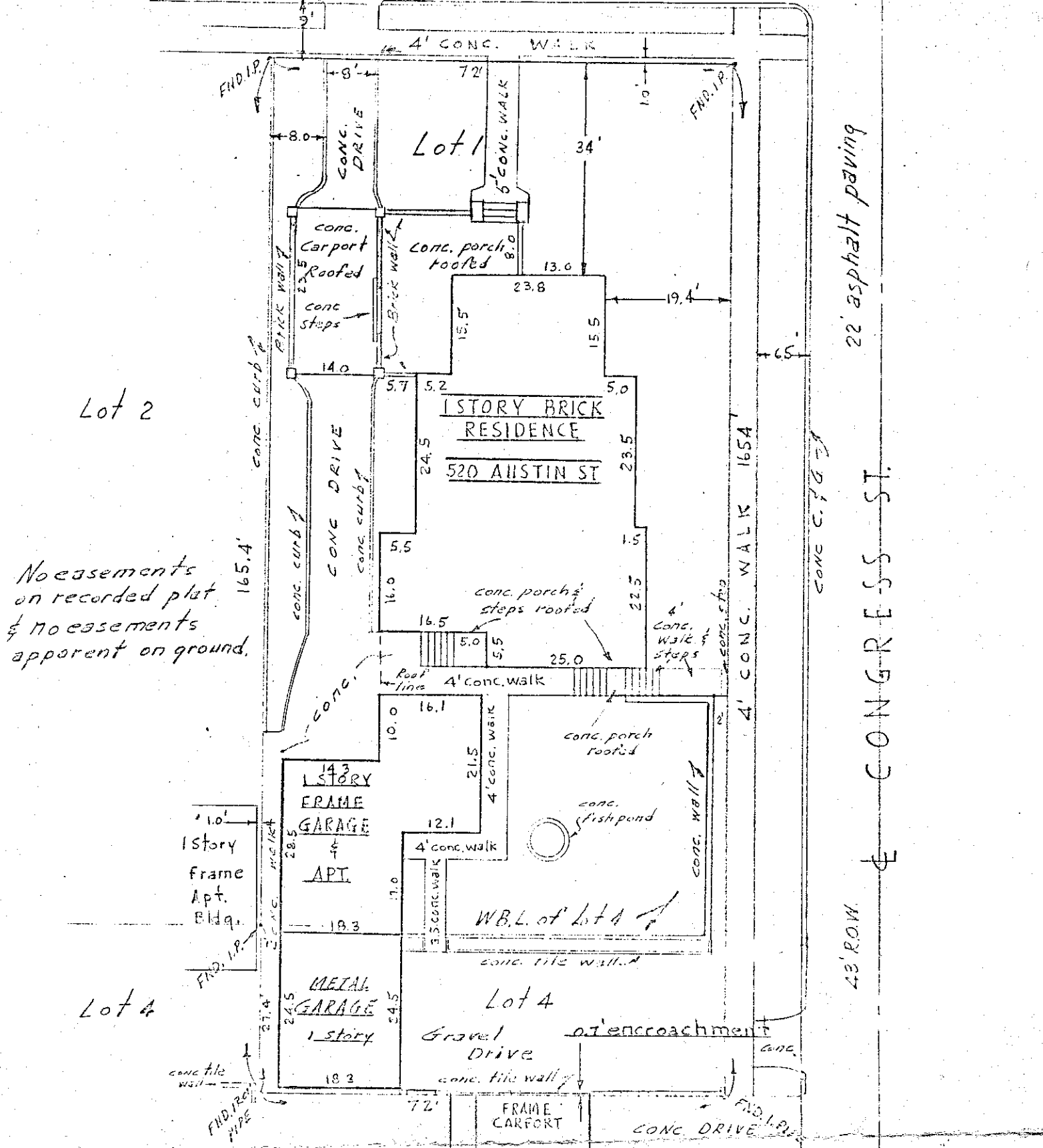
MARKET YEAR	1998	1997	1998	CHANGE FROM 1998-1997	PCNT CHANGE
Land :	\$15,671	\$	\$	\$	.0
Improvement :	\$79,776	\$	\$	\$	.0
Taxable Ag :	\$	\$	\$	\$	.0
Total Market:	\$95,447	\$	\$	\$	.0
Ag at Market:	\$	\$	\$	\$	.0

Mkt Val to Land Sq Ft: \$8.03 Mkt Val to Impr Sq Ft : \$23.31  
Taxes to Total Value : .0200 %

THIS IS to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 520 Austin St. in the city of Denton, Texas, described as follows:

Lot No. ALL of Lot 1 & Part of Lot 4, Block No. 2, City-Block No. of PARK Addition, an addition to the City of Denton

Texas, according to the plat recorded in Volume 193 at page 253 of the Map Records of Denton County, Texas. 42' R.O.W. ALISTIN ST.



No easements on recorded plat & no easements apparent on ground.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCRAGEMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT As shown.

Scale 1"=20'  
Date 4/25/76

C. F. Ballard  
C. F. BALLARD & ASSOCIATES  
Registered Civil Engineers & Surveyors

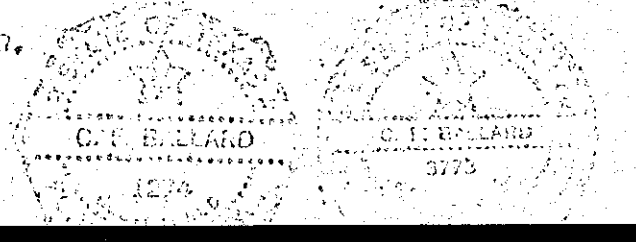


EXHIBIT "G"

EXTERIOR PHOTOGRAPHS

Instructions:

Attach at least four (4) photographs of the Historical Marker site, one from each direction (North, East, South, West). (All photos shall be 3 x 5 or larger.)



520 Austin: view from the North







*520 Austin Street: view from the South*





View from East





View from West



2011





EXHIBIT "H"

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.

*Mr. Laker*

EXHIBIT "I"

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 LaNelle Blanton  
Address 520 N. Austin Street  
City Denton, TX State \_\_\_\_\_  
Phone \_\_\_\_\_

Submitted this \_\_\_\_\_ day of \_\_\_\_\_ 199\_\_

COMMENTS FROM LEGAL DEPARTMENT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

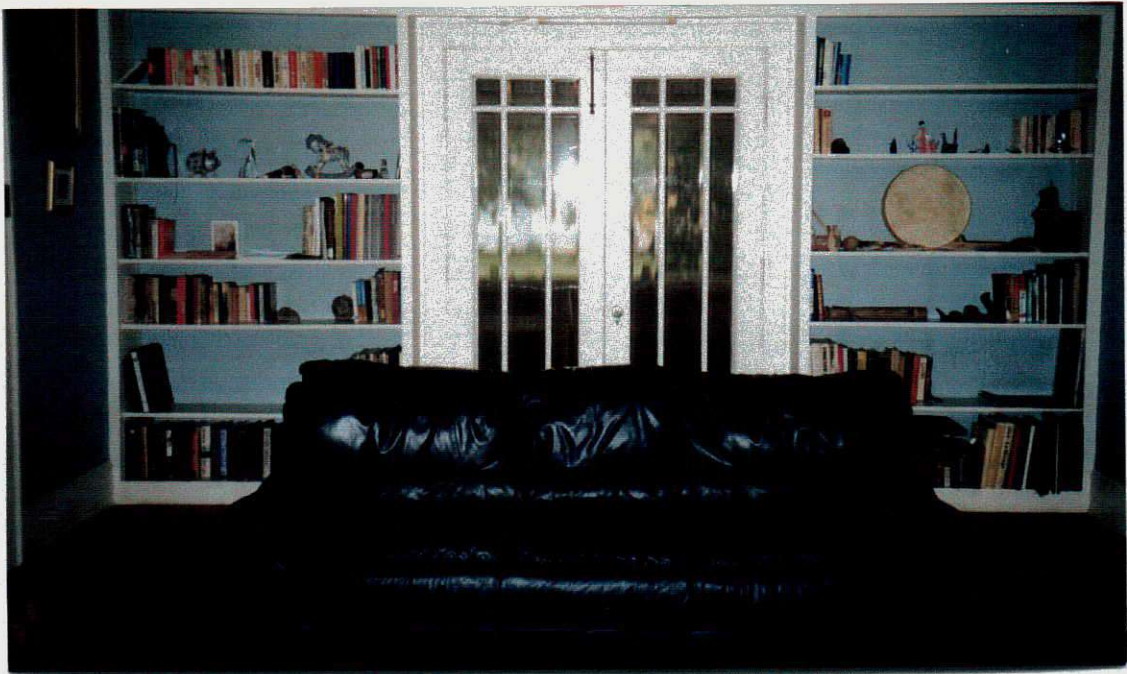
COMMENTS FROM FRANK H. ROBBINS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OPTIONAL INFORMATION

INTERIOR PHOTOGRAPHS

Instructions:

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



**In the living room: note  
built in bookcases and  
two French doors with  
beveled glass.**







Views of the living room above and the formal dining room below. Note the crown molding, the woodwork and the French doors.







**View of the den. Note the oak flooring and original sconces.**



**View of living room fireplace.  
Note the original sconces.**



PRELIMINARY APPLICATION

HISTORIC LANDMARK ZONING PETITION  
CITY OF DENTON, TEXAS

SITE ADDRESS: 520 N. Austin St.  
Denton, TX

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

Park Addn, Block 2,  
Lot 1 (All)  
4 (W 27.4' of 41.72')  
1/115 ///  
BBB & CRR 185

Streetside Photograph

3 x 5 or larger

PRESENT USE: Residence

ZONING: residential

NAME OF OWNER(S)*	ADDRESS	TELEPHONE NUMBER
<u>Myrna Lanelle Blanton</u>	<u>520 N. Austin St. Denton, TX</u>	<u>940 382-0063</u>

\*NOTE: Additional owners may be attached on a separate sheet of paper.

Myrna Lanelle Blanton  
Signature of Owner

6/23/99  
Date



CONSTRUCTION/DESCRIPTION:

1) DATE BUILT: 1972

2) ARCHITECTURAL STYLE OR PERIOD: Craftsman bungalow

3) DISTINCTIVE ARCHITECTURAL FEATURES (DESIGN, DETAIL, MATERIALS OR CRAFTSMANSHIP): large porch; field stone porch posts and trim; exposed rafter tails; oak flooring throughout; ceramic tiled fireplace; 12" crown molding; Craftsman-style built-in cabinetry, some with stained glass panels; 2 sets of French doors with beveled glass; partially finished attic.

4) DO YOU INTEND TO APPLY FOR TAX EXEMPTION?

Yes

No

**Minutes  
Historic Landmark Commission  
July 12, 1999**

The regular meeting of the Denton Historic Landmark Commission was held in the conference room of City Hall West, 221 North Elm, on Monday, July 12, 1998, at 5:30 p.m. Members present were Bullitt Lowry, Bob Montgomery, Peggy Norton, Peggy Capps, Jim Kirkpatrick and John Baines. Staff members present were Julie Glover, Main Street Manager, and Joyce Jeter, Secretary. Kathy Nilssen from the City of Denton Planning Department, Eddie Martin from Legal, and Christian Bohmfalk from the Denton Record Chronicle, City Council member Mike Cochran was also present.

**I. Call to order**

Chairperson Bullitt Lowry called the meeting to order at 4:35 p.m.

**II. Consider approval of minutes of the regular meeting of June 14, 1999**

Commissioner Capps made a motion to approve the minutes of June 14, 1999. Bob Montgomery seconded the motion. The motion passed unanimously with no discussion.

**V. Hold a public hearing and consider approval of a final application for Historic Landmark Zoning for the structure located at 610 Oakland Street**

This agenda item was discussed first to give Lanelle Blanton extra time to arrive. She represents the application for 520 N. Austin Street.

The Woman's Club building is located at 610 Oakland Street. The public hearing was opened. Julie Glover, Historic Preservation Officer, distributed pictures of the building to the commissioners. She recommended approval of the final application for historic zoning. There was no opposition to the report. Peggy Capps said The Woman's Club building is the only fraternal structure constructed for its specific use that still stands in the City of Denton. It was designed for the City Confederation of Women's Clubs as a social, meeting, or fraternal hall and constructed in 1928. It has not been altered except to have the back porch enclosed. Bob Montgomery made the motion to recommend historic zoning of the Woman's Club building to the Planning and Zoning Commission. Commissioner Lowry asked for all in favor to say aye and then asked for a verbal roll call. Bullitt Lowry-yes; Peggy Capps-yes; Peggy Norton-yes; John Baines-yes; Bob Montgomery-yes; Jim Kirkpatrick-yes. The motion passed 6-0.

**III Review preliminary application and make recommendations regarding Historic Landmark Zoning for the structure located at 520 N. Austin Street.**

After a brief discussion regarding the structure at 520 N. Austin. Bullitt Lowry asked for a motion to accept the preliminary application for historic zoning. Peggy Capps made the motion to accept the preliminary application. Bob Montgomery seconded the motion. The motion passed unanimously with no discussion.

**IV. Hold a public hearing and consider approval of a final application for Historic Landmark Zoning for the structure located at 520 N. Austin Street**

The public hearing was opened. Julie Glover said staff recommends approval of the final application for 520 N. Austin. Julie said that this is a craftsman bungalow style home owned by Lanelle Blanton. She distributed pictures of the home. The public hearing was closed. Bullitt asked for a motion. Peggy Capps made the motion to approve the final application for Historic Landmark Zoning for 520 N. Austin Street and recommend historic zoning to the Planning and Zoning Commission. Jim Kirkpatrick seconded the motion. Bullitt asked for a verbal roll call: Bullitt Lowry-yes; Peggy Capps-yes; Peggy Norton-yes; John Baines-yes; Bob Montgomery-yes; Jim Kirkpatrick-yes. The motion passed 6-0.

**VI. Receive a report and discuss future protection techniques concerning archeological site within the City of Denton – Barry Vermillion**

Barry Vermillion was unable to attend this meeting. This topic will be a future agenda item.

**VII. Discuss and finalize details for the HLC Commissioners' trip to Austin for the State Board of Review meeting on July 24, 1999.**

This topic is discussed in the Historic Preservation Officer's report.

**VIII. Receive Preservation Officer's report**

Julie discussed final plans for the trip to the State Board of Review hearing in Austin on July 24. She said she would like to leave around 2 p.m. on Friday 23<sup>rd</sup>. She has rooms reserved and was able to use CLG money for this, as well as funds for gasoline and food. She has reserved a van through the city. She said that approximately twelve people would be going.

**IX. Future Agenda Items**

1. Bullitt Lowry is the Chair of the Historic Landmark Commission. His term will be completed this July. He has requested this list of unfinished business be included in the future agenda items. Please see the attached list.
2. Barry Vermillion will report on protection techniques concerning archeological sites within the City of Denton.

**X. Adjourn**

The meeting adjourned at 5:15 p. m.

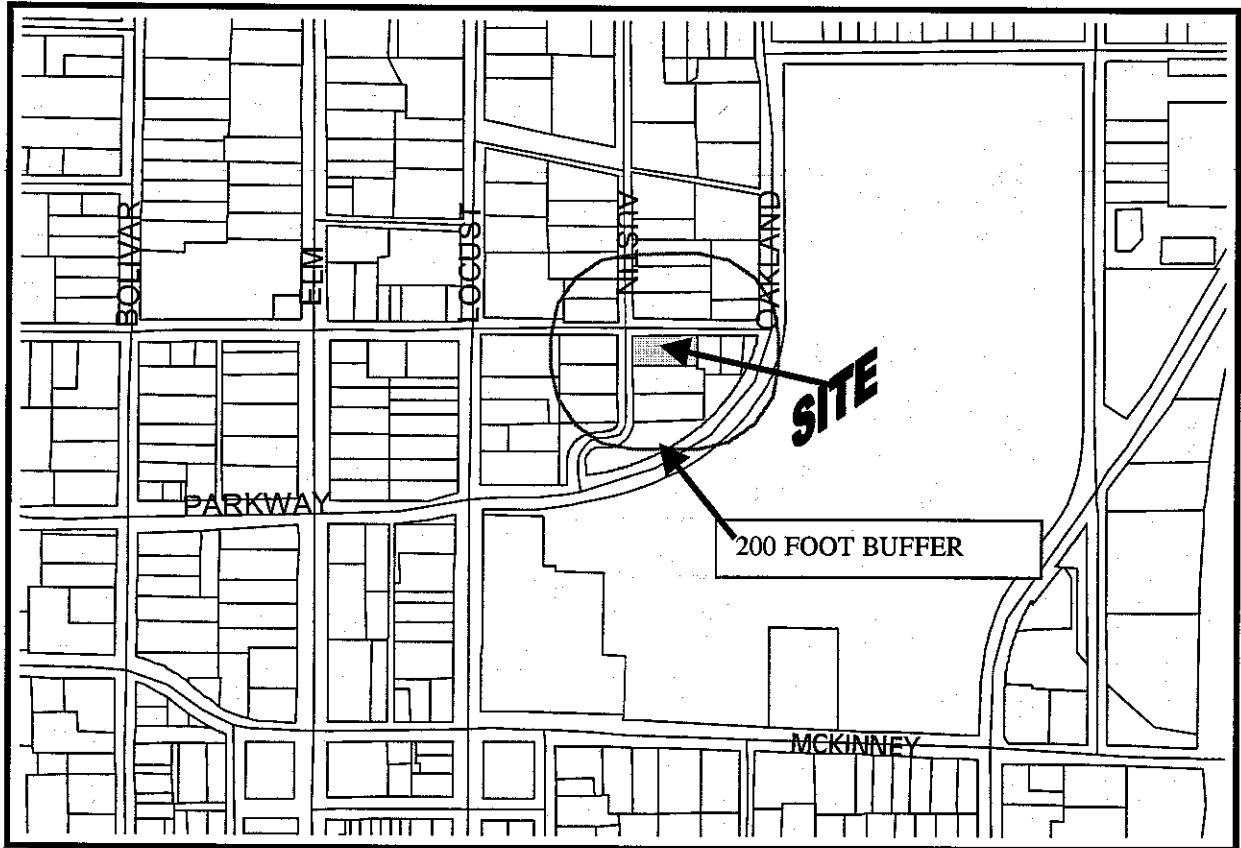




**NORTH**

**520 Austin Street**

**SITE**

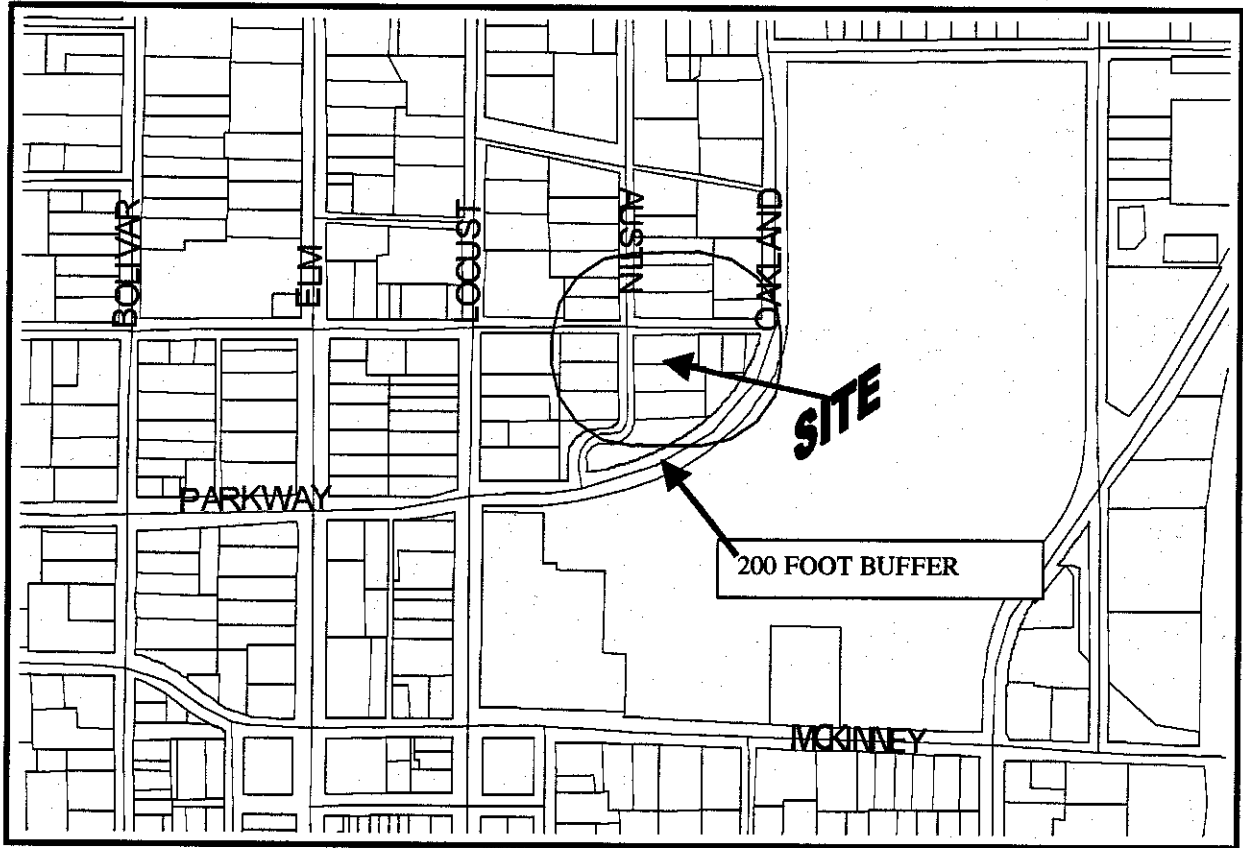


**200 FOOT BUFFER MAP**



520 Austin Street

**SITE**



**200 FOOT BUFFER MAP**