

PETITION FOR HISTORIC LANDMARK DESIGNATION TO THE HISTORIC 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 \_\_\_\_\_

928 W. Hickory Street

and is more particularly described as follows:

All that certain tract or parcel of land situated in the E. Puchalski Survey, Abstract 996, City and County of Denton, Texas, being part of a certain tract described in a deed from David Kittrell to John Franklin Miller III, on September 7, 1976, recorded in Vol. 803, Page 26, Deed Records of said County.

I/~~We~~ herewith tender the filing fee of sixty-five (65) dollars.

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

Address

City

Phone

*John A. Terry*

928 W. Hickory St.

Denton,

State Texas

387-8725

Submitted this

20<sup>th</sup>

day of

February

198

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HISTORIC LANDMARK ZONING PETITION

City of Denton,

SITE ADDRESS: 928 West Hickory St.

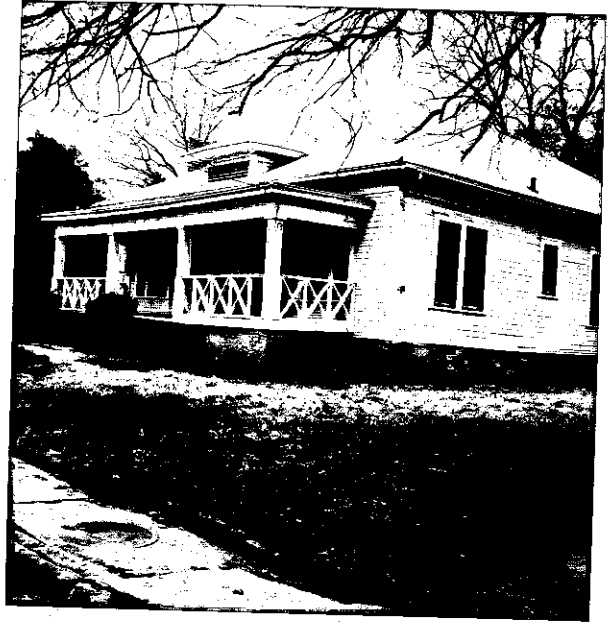
CITY LOT & BLOCK OR LEGAL DESCRIPTION: 100 x 120 lot, part of the E. Puchalski Survey, Abstract 996, City & Co. of Denton, Texas, being a part of a certain tract described in a deed from David Kittrell to John F. Miller, on Sept. 7, 1976, recorded in Vol. 803, Page 25, deed records of said county. Single family

PRESENT USE: dwelling ZONING: MF-1

CONSTRUCTION/DESCRIPTION: One story, 6 room frame home built in the American Foursquare style (also called a Pyramid House). See attached letter.

CONDITION:

EXTERIOR: Good INTERIOR: Good (GOOD, FAIR, POOR)



PRESENT OWNERS

John A. Kimmey, Jr.

ADDRESS

928 W. Hickory St.

IDENTIFICATION NUMBER

387-8725

DATE BUILT: 1912

DATES AND EXTENT OF ALTERATIONS/ADDITIONS:

None of importance to present appearance. Restoration 1986.

ARCHITECT:

BUILDER:

ORIGINAL OWNER: J. Fred Rayzor

ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: Bungalow in the American Four-square style, also called a Pyramid House.

NATIONAL REGISTER?

NATIONAL LANDMARK?

RECORDED TEXAS LANDMARK?

LOCAL SURVEYS OR RECOGNITION? The house is in the Oak-Hickory Historic District

ADD ADDITIONAL INFORMATION TO SUPPORT CLAIM IN CHECKED CATEGORY.

JOHN A. KIMMEY, JR. HOME, 928 W. HICKORY

SUPPORTING DOCUMENTATION

LEGAL DESCRIPTION:

All that certain tract or parcel of land that is situated in the Eugene Puchalski Survey, Abstract No. 996, Denton County, Texas being a portion of a lot deeded by David Kittrell et ux to John Franklin Miller III on the 7th day of September, 1976 and recorded in vilume 803 page 26 deed records of Denton County, Texas, and being more fully described as follows:

Beginning at an iron pin at the southwest corner of said lot on the north right-of-way of West Hickory Street:

Thence north 00 degrees 26 minutes and 30 seconds east along the West boundry line of said lot a distance of 120.80 feet to a found iron pin and fence corner at the southwest corner of a 0.038 acre tract described in a deed from John Franklin Miller III to Rollin Sininger and recorded in volume 1185 page 919 deed records of Denton County, Texas;

*(Boundary)*  
Thence south 89 degrees 47 minutes and 26 seconds east with a fence a distance of 99.00 feet to a found iron pin and fence corner at the southeast corner of said 0.038 acre tract and on the east boundry line of said lot from David Kittrek to John Franklin Miller III;

Thence south 00 degrees 24 minutes and 12 seconds west a distance of 120.43 feet to an iron pin at the southeast corner of said Miller lot on the north right-of-way of West Hickory;

Thence north 90 degrees 00 minutes and 00 seconds west along the north boundry line of West Hickory Street a distance of 99.89 feet to the point-of-beginning.

There were four lots in this tract of land originally. Two facing Hickory Street and two facing Oak Street. J. Fred Rayzor built his one story, six room frame home at 928 W. Hickory Street in may and June of 1912 for a cost of \$2,400.00. Another house was built on Hickory Street. Two houses were built on the lot east of the J.N. Rayzor home at 1003 West Oak Street.

CRITERIA TO BE USED IN HISTORICAL LANDMARK DESIGNATION

3. The house is an example of American Foursquare architecture. This example is also called a Pyramid House. Please see the attached letter from Peter Flagg Maxson, Chief Architectural Historian of the Texas Historical Commission.

6, 12, 13. The house is in the Oak-Hickory Historic District and as such has an historical value for the area and the community as a whole.

11. The house was built in May and June of 1912 by J. Fred Rayzor, son of James Newton Rayzor whose family moved to Denton County in the 1870's. The Rayzor family have been an integral part of the history, development and growth of Denton for over a hundred years.

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.



CURTIS TUNNELL  
EXECUTIVE DIRECTOR

# TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512) 475-3092

4 November 1986

Mr. Mike Cochran  
City of Denton Landmark Commission  
609 West Oak Street  
Denton, Texas 76201

Dear Mike:

Thank you for your recent inquiry regarding the Hickory Street portion of the Oak-Hickory Historic District in Denton, Denton County.

The twenty photographs which you provided indicate a good concentration of early 20th century residences designed and built in popular styles of the period. A variety of architectural styles are represented. The house at 920 West Hickory is a good example of a late Queen Anne style cottage, while 818 West Hickory demonstrates Jacobethan Revival influence. There is a good example of the American Foursquare style at 804 West Hickory, as well as its one-story counterpart (sometimes referred to as a Pyramid House from its roof configuration) at 928 West Hickory. The real glory of the street is in its bungalows: 814 West Hickory is one good example and 1002 West Hickory another. The house at 902 West Hickory has a small second floor which would classify it as an unusual Airplane Bungalow, and 916 West Hickory is a very fine Craftsman Bungalow. A few structures such as the houses at 800 and 912 West Hickory have had unsympathetic alterations, but there appear reversible and the houses con-much significant historic fabric.

I would also add that while traditionally the more spectacular Historic Districts were the first to be placed on the National Register of Historic Places, such as San Antonio's King William or Jefferson, early twentieth century neighborhoods such as this are increasingly recognized as important to the history and architecture of Texas and their communities. The Swiss Avenues are important but do not reflect how most of our great grandparents lived. Not long ago we listed the primarily Bungalow/American Foursquare Winnetka Heights Historic District in Oak Cliff in Dallas, and others have been approved in Georgetown, Cisco, Paris, Fredericksburg, San Antonio and other Texas cities. We feel that neighborhoods such as these will grow in importance as time goes by if respected.

Thank you for your consideration.

Yours truly,

*Peter Flagg Maxson*

Peter Flagg Maxson  
Chief Architectural Historian

cc: The Hon. Ray Stephens

*The State Agency for Historic Preservation*