

JAMES NEWTON AND EVA TABOR RAZOR HOUSE

DENTON, TEXAS

Historical Narrative researched and written by JoAnn Rishel for Texas Historical Commission THC
Recorded Texas Historic Landmark Marker Application. Denton County. 2012

James Newton & Eva Tabor Rayzor Home

Revised November 8, 2011

I. Context

By 1910, Denton had flourished into a charming community of 4, 732.¹ This is considerable growth with the population of Denton being 1,194² in 1880 at the time of the city's first census. It has a beautiful courthouse, built in 1896-97, since Denton was made the county seat of Denton County by the Texas Legislature in 1846.³ The Courthouse is listed on the National Register of Historic Places and has RTHL designation. The first Denton city lots were auctioned off in 1857.⁴ By 1910, the town square was the business center of the county. Some of these were: the Wright Opera House, Exchange National Bank, First National Bank, Clyde Hotel, and D.A. Robinson & Co. Real Estate Offices to name a few.⁵ Off the square, the town of Denton also had The Alliance Milling Company,⁶ thirteen or more churches, two railroads⁷ and two colleges. North Texas Normal College established in 1890 is now the University of North Texas which has several THC markers. The second is a college for women, The College of Industrial Arts, now Texas Woman's University, opened in 1903.⁸ James Newton and Eva Rayzor built their home in 1909, which is now within walking distance, between the Denton Square and the University of North Texas. It is located at 1003 W. Oak Street and is in the Oak-Hickory Historic District. Fourteen of the West Oak Street homes have the City of Denton Historic Landmark designation on their homes. West Oak Street is often referred to as Silk Stocking Row⁹ as the homes were the finest in stature that were built at the time by prominent businessman and community leaders. James Newton Rayzor was one of these prominent businessmen and community leader.

II. Overview

The large two story brown wood frame with light gold trim Prairie style home is the homestead home of James Newton and Eva Tabor Rayzor where they lived with their four sons, Arthur Cleveland (1885-1932), James Frederick (1890-1965), Sam Boyd (1893-1936) and Jesse Newton (1895-1970). The land was purchased from L. Bailey and his wife, Idella for the sum of \$5500.00 on November 26, 1906.¹⁰ There were four lots included in the original purchase; two facing Hickory Street and two facing Oak Street. The home was built in 1909, according to the Denton Central Appraisal District Property Details ¹¹, and was built by contractor M.T. Goodwin and according to the description in the Denton County Mechanics Lien Records ¹², to be a two story frame house with ten rooms costing \$6400.00. In 1912, Mr. M.T. Goodwin also built the home of James Newton Rayzor's son, J. Fred and Lucile Rayzor ¹³ which is now the Rayzor-Graham House (RTHL, 1989, # 4205).¹⁴ The home is located at 928 W. Hickory Street, built on one of the original lots purchased by James Newton and Eva Tabor Rayzor from L. and Idella Bailey in 1906.

James Newton Rayzor lived at 1003 West Oak Street until his death in 1938 and Eva Tabor Rayzor resided there until she moved to the Southern Hotel in 1938. J. Fred and Lucile Rayzor moved into the home in 1938 after his dad died.¹⁵

This Prairie style home has a wall of iron spot terra cotta brick around the front porch topped light gold concrete that creates horizontal lines that direct the eyes laterally across the front of the house that faces north. Important hallmarks of the Prairie style include a hipped roof over the second-story bedrooms and porch areas designed with deep eaves-essential for shading the inside in a time before air conditioning. While

the exaggerated overhanging eaves, originally supported by two iron spot terra cotta brick porch posts, blocked direct sunlight, they also create deep shadows along the home's façade, adding to its dramatic look. In 1942, J. Fred Rayzor had 2 additional metal posts added to the middle of the overhanging eaves as he thought that they were sagging.¹⁶

The overhanging eaves have a deep veranda with large pediment coves. The pediment is ornamented with carve and gouge work and vertical battons. The home is pier and beam giving it an elevated look. The house sits back from the street 66' 3" with a 6' straight mondo grass bordered sidewalk flaring to the 13' wide steps. The entry way to the Cyprus wood porch is by three high terra cotta cement steps leading to a single light burgundy door followed by a 24 light beveled edge burgundy glass door with light gold wood trim and have 16 light beveled edge glass windows, also with light gold wood trim, being on either side of the door. Three front windows, in a two foot bump out, are ten feet to the left of the entry door, have 12 upper lights each and one lower light, each with light gold trim around the brown wood boards, as typical of many homes of the Prairie style. Both the front door with side windows and the three windows create a charming symmetry to the front of the home. The upper multi light windows with single lower trimmed in light gold wood continue around each side of the house, both downstairs and upstairs. Some of the side windows have 20 upper lights with 1 lower with most of the windows having 16 upper lights with 1 single lower light. The smallest multi lights are 12 upper and 1 lower. Only the sleeping porch upstairs and an enclosed porch downstairs have single upper and lower lights. Outside dimensions of the house are 44' x 63' which sits a lot of 100' x 200'. The roof is presently a green architectural composition shingle but originally wood shake roof.

The interior of the home is also Prairie design going from one doorway to another to access the rooms downstairs. The front door opens to a large beamed ceiling living room which flows into a large beamed ceiling dining room located south. A sun parlor is off the east side of the dining room through two large pocket doors with 20 small beveled multi lights in the top portion of each door with bronze door pulls. The breakfast room is to the south of the dining room. To the east of the breakfast room through a 12 multi light door, there is a beaded ceiling bathroom which was originally Mr. James Newton Rayzor's office. This is where he was either transacting business, studying or reading the Bible and where he wrote *Footprints in Time*, the story of his six month's trip to Europe in the early twenties and *Stewardship Born of God*. Mr. Rayzor became too ill to go to the upstairs bathroom so a three foot bump out was made and a commode was installed in his office.¹⁷ North of the breakfast room is an updated kitchen, which has a small enclosed porch to the south, this is now the laundry room, through a 5 panel door. All ceilings are 10 feet high. A small basement is located through a 5 panel door northeast of the kitchen. A back staircase is on the west side of the kitchen.

The visual connection among the doors, window trim, baseboards and crown moldings are established by the repetitive millwork details in the home. As typical of a Prairie style home, all the doors are 5 panels. The downstairs hardware, for the most part, are bronze door knobs except for the kitchen. All the 2 ¼ inch 3 inch tongue and groove oak floors are original as well as the hardware on the doors and windows. J. Fred had the floors sanded and refinished when his family moved into the home in 1938.¹⁸

The staircase leading upstairs is accessible also from the living room as well as from the kitchen. Both steps, four leading north from the kitchen and five leading west from the living room leads to a windowed landing before going east up the fifteen stairs to the second floor. The only hallway in the home is upstairs to access the four bedrooms, bathroom and the sleeping porch. There are 2 large bedrooms, one on the northeast side of the home which is the room Lucile Rayzor, who was J. Fred Rayzor's wife, died in 1945 ¹⁹ and the other faces east. There are two smaller bedrooms. One faces northwest and was James Newton and Eva's bedroom ²⁰ when they lived in the home and another smaller bedroom faces west with a set of stairs accessing the large attic from west to east. The large bathroom faces west and is between the staircase and the northwest bedroom. Originally, there was an eight foot metal claw foot tub; however in Lucile Rayzor Hutchinson's (Eva and James Newton Rayzor's granddaughter and J. Fred and Lucile's daughter) "Remembering 1003 West Oak Street, Denton, Texas, 2006," includes that there was a problem with the bathtub from upstairs water overflowing into the living room ceiling. It was also noted that the tub was too heavy for the floor. ²¹ There is a little deflection to this day in the living room ceiling. There have been changes to the bathroom; however the original octagon tile floor is still on the floor. The sleeping porch, which the Rayzors would use in the summer to keep cool, had numerous beds with screen windows. ²² The floor and the walls are metal with scuppers so that the water would drain after it rained. The ceiling is 8 feet high.

The other ceilings upstairs are 9 feet and have standard gauge pine tongue and groove floors with no cuts in the wood in the bedrooms. All the door knobs are bronze with glass knobs. Like downstairs all floors, doors, windows, and door knobs are original

to the home.

Eva and James Newton had a circular goldfish pond built in their backyard right behind the house in 1926. The date and their grandchildren's handprints can still be seen today on the concrete around the pond. They are the children of J. Fred and Lucile Rayzor, Lucile Rayzor Hutchinson's (1922-), and her brothers Claxton (1924-2001) and Freddy (1915-1944)²³ with the date of March 1926! Lucile Rayzor Hutchinson remembers that

"There wasn't much time for all those exotic fish to swim around. My grandparents became fearful that one of the us would fall into the unprotected pond. The goldfish suddenly vanished, and the pond became a flower garden where my grandmother grew flags and coxcombs, two varieties which are almost forgotten today."²⁴

James Newton Rayzor was born December 10, 1858 in Lockport, Henry County, Kentucky.²⁵ He immigrated to Texas with his family in an ox-drawn wagon in the fall of 1866, settling in Collin County. In 1871, he and his family moved to Cooke County. In 1874, Mr. Rayzor came to Denton County and later taught school in both Pilot Point and Mustang Community.²⁶ He moved to Denton in 1882 and two years later James Newton married Eva Tabor on October 23, 1884.²⁷ Eva was born May 18, 1864 in Pilot Point, Texas and the daughter of Major Samuel Boyd Tabor.²⁸ Both Eva and James Newton were pioneers of Collin-Cooke-Denton County area.²⁹

After graduating from Denton High School, James Newton Rayzor and some Denton businessmen formed the Alliance Mill and Alliance Ice Company in 1885. He was then superintendent and eventually became president and obtained controlling interest in both companies in 1908.³⁰ The mill is now Morrison Milling Co. The mill made flour under the brand name Peacemaker. The flour won numerous premiums at the St. Louis World's Fair and at the Centennial Exposition in 1900 in Paris, France. In 1911,

the flour won first premiums at the Dallas State Fair of Texas for the tenth consecutive year, thus being barred from competition.³¹ Soon after James Newton built the Cascade Plunge Pool across from the mill. However, sometime in the 1920s, both the ice company and the mill had to be sold due to bankruptcy. Mr. Rayzor did lease the ice company back and was later able to buy it back. The new ice company was soon renamed Rayzor Brother's Ice Company. Apparently, through the proceeds of this enterprise, a location was chosen for a second ice company called the Crystal Ice Company. Halfway into the building of the second company, Mr. James Newton Rayzor sold it.³² It is now the site of Charter Communications. James Newton also purchased the Southern Hotel on South Locust Street with Fred Cobb as manager. It became Rayzor Hall and was leased to the Texas Women's University Foundation for student housing.³³ It is presently Pecan Creek Senior Citizens apartments.

James Newton Rayzor was also very active in the civic organizations and committees. He served on the committee to found John B. Denton College in 1901³⁴ and also the committee that helped get the College of Industrial Arts in 1902³⁵, which is now Texas Women's University. He was president of the Denton Chamber of Commerce in 1915.³⁶ Mr. Rayzor was also member of the Masonic Lodge.³⁷

"Mr. Rayzor was well known in the Baptist circles over the state for his active interests in its affairs" according to his obituary in the *Denton Record-Chronicle* on June 4, 1938. He was a deacon for 44 years in the First Baptist Church of Denton, Texas. He taught a Sunday school class for 60 years.³⁸ He donated the first organ to the church with the stipulation that the music students be able to play the organ. When he became too ill, Mr. Rayzor taught his Sunday school class in his home in with sun room from

hospital bed.³⁹ That was two Sundays before he died and “by his request approximately 50 deacons and officers of the church visited with him and he talked and advised with them on local church problems” according to his obituary in the *Denton Record-Chronicle*. Along with being a deacon and teaching a Sunday School class, Mr. Rayzor also was an author of books. In addition to writing *The Stewardship of God* (1922) and *Footprints in Time* (1925), James Newton Rayzor also was the author of *Tour of the Holy Land*; written after a group from Denton and Dallas journeyed to the Holy Land, In 1936, he wrote *History of Denton County Baptist Association* and the *Sixty Church with its Jurisdiction* and in the year of his death, 1938, wrote *Deacons*.⁴⁰

Mr. James Newton Rayzor died in the sun parlor of his and Eva’s West Oak Street home on June 4, 1938 from leukemia.⁴¹ His obituary headline stated “**J.N. Rayzor, Co. Pioneer Dies**”. In his obituary in the *Denton Record-Chronicle* on June 4, 1938, it states from a short autobiography of Mr. Rayzor “most of my education was secured by burning the midnight oil and in the University of Hard Knocks.” He is buried in the I.O.O.F. Cemetery in the Rayzor family plot in Denton, Texas.

Six months after Mr. Rayzor died, Eva and Kitty Rayzor (1897-1940), the late Sam Boyd Rayzor’s widow, decided to move to the Southern Hotel and live where Eva died just a year after James Newton on June 2, 1939. Her obituary in the *Denton Record-Chronicle* article headline reading “**Mrs. J.N. Rayzor Dies Suddenly**”⁴² Eva’s obituary reported that, “Mrs. Rayzor was also a member of the First Baptist Church and for a number of years was a member of the choir. She was also an active member of the Alathean Class for years”. It was also noted in the article that “because of a heart ailment, she had but recently left her home on West Oak Street, where she lived for many

years, and taken up residency in the hotel.” Eva is also buried in the I.O.O.F. Cemetery in the Rayzor family plot in Denton, Texas.

Eva and James Newton Rayzor’s home was the place for many social gatherings. An article in the *Denton Record-Chronicle*. reported a dinner party on September 11, 1913, for Major Samuel Boyd Tabor, who was Eva’s father. Major Tabor was a frequent guest in the Rayzor home. He fell off the front porch and broke his leg in 1917. He died of this injury at 86 in 1917. And according to Eva Catherine Rayzor Goff (1907-2001), in her “Granny’s Story” in 1990 ⁴³, “My great grandfather Tabor, who fought in the Civil War, also lived at 1003 until he died.” The paper also reports in the Wednesday, September 24, 1913 edition that an Open House was held at the home.

The Rayzor home was also the center of activity for children, grandchildren and friends. Eva Catherine Rayzor Goff (1907-2001), Arthur Cleveland Rayzor’s daughter, shares in her “Granny’s Story” 1990, that with all three families living so close together, she was able to spend time in all three houses and yards with no fences. Both Willie Pauline and Arthur and Lucile and J. Fred used the lots that James Newton and Eva purchased in 1906 to build their homes along side their parents. Two homes were on Oak Street where Eva Catherine lived with her parents Willie Pauline and Arthur at 1001 W. Oak next to her grandparents at 1003! Her Uncle J. Fred and Aunt Lucile with their children on 928 W. Hickory Street. Eva Catherine also recalls that her two teenage uncles, Jesse Newton and Samuel Boyd lived with her grandparents.

Eva Catherine also likes to remembers in her “Granny’s Story,” 1990, that her “Uncles (Jesse)Newton and Sam, were still unmarried and were both pilots in the Air Force (Army Air Corps), would bring home their men friends for the weekends and all of them slept on the huge upstairs screened porch. They also brought their date’s home.”

In fact the sleeping porch had six double beds that were always made up with sheets , pillow and blanket for company.

Lucile Rayzor Hutchinson remembers that “at an early age I always found great pleasure in going through the backyard gate from Hickory Street, where I lived with my family, Lucile and Fred Rayzor, into the backyard and house of my grandparents, Eva and J.N. Rayzor on Oak Street. They were never too busy that they couldn’t take time for a visit with me and my brothers, Fred, Claxton, and Richard.”

In 1938, James Frederick and Lucile Rayzor moved into the family homestead on 1003 W. Oak with their children. James Frederick was born in Denton on Oct 25, 1890 and married Lucile Edmonds born September 20, 1892 ⁴⁴ in Sherman, Grayson County, and the daughter of the Mayor of Sherman. They were married on November 9, 1910.

There was redecorating done at the family homestead with an archway and full walls replacing the half walls going from the living room into the dining room as was traditional in a Prairie style home, and floors refinished.⁴⁵

J. Fred was also involved in community organizations and committees like his father, James Newton. He was secretary of the Chamber of Commerce in 1917 ⁴⁶ and a charter member of the Rotary Club. During World War I, he served as a member of the selective service board.. He also was president of the Denton Independent School District Board and the Denton Retail Merchants Association. He was an active Mason and Knights Templar.⁴⁷

In the city directories for 1913, J.Fred is listed as bookkeeper for the Alliance Milling Company. He became manager of the Rayzor Ice Co. in 1916 and also in 1932 of the newly formed Rayzor Brothers Ice Company after his father, James Newton bought the ice company back again. In 1936, he was listed as an oil man! However, in 1939, J. Fred had “financial reversals” in the oil business and was offered the manager’s

position of the Southern Hotel, which his brother, Jesse Newton owned. J. Fred managed the hotel until his retirement in 1958.⁴⁸ He also dabbled in real estate and was a broker for the Fulton Reality Company.

Lucile Edmonds Rayzor died June 27, 1945 and is buried in the I.O.O.F. Cemetery Rayzor family plot in Denton, Texas. A couple of years after she died, J. Fred married Esta Graham and lived in the family homestead at 1003 W. Oak St. along with Esta's mother. J. Fred died on March 22, 1965. He is buried in the I.O.O.F Cemetery Rayzor family plot in Denton, Texas. After her husband's death, Esta decided to buy a smaller place.⁴⁹

Lucile Rayzor Hutchinson shares in 2006 that "The family homestead then went to Newton Rayzor, to whom my father had left it, with the okay of each of his children in the family. He said that Uncle Newt had rescued him at a crucial time of his life and he wanted to recognize that. He was an honorable man. The gift never negated the fact that it was still "home" to many of us."

In 1965, ownership of the family homestead was then transferred to the Barworth Corporation which was owned by Jesse Newton Rayzor. He was James Newton Rayzor's youngest son and was **"Newton Rayzor, 71 Today, Has Made Good"** according to an article in then *Denton Record-Chronicle*.⁵⁰ The house was then rented to various people until it was purchased by Rollin and Barbara Sininger on December 29, 1978.⁵¹

Barbara Ray Vincent was born on September 19, 1932 and married Dr. Rollin Albert Sininger born April 24, 1930 on August 27, 1954. Rollin worked at The University of North Texas as Vice President and a Professor of Psychology from 1971-1994.⁵² They lived in the house from 1978-1993. Their daughter Dorcye, who was born September 19, 1959, was 17 when her parents purchased the house and lived with them until she married Thomas Judd (1959-). They moved into the home next to

1003 at 1011 W. Oak Street and have a daughter Crystal. Like James Newton and Eva Rayzor, grandchildren once again often visited the 1003 W. Oak Street home.

One of the first actions of the Siningers was to request a back zoning change from multifamily to Single Family-7 classification for 1003 West Oak Street. They joined nineteen other West Oak property owners to seek the zoning change to protect their neighborhood. Due to the deplorable condition of the house while it was a rent home, the Siningers did extensive restoration to the structure, including work on the foundation, plumbing and electrical systems, painting the exterior of the house and landscaping the yard. The interior oak floors were refinished and mahogany wainscoting was added to the dining room and the living room fireplace. Repainting and repapering of the individual rooms were completed. The stairwell was restored and the upstairs sleeping porch and downstairs screened porch was enclosed. The door from the downstairs bathroom was moved over; however the original steps are still underneath the new wood porch. The large attic in the house has been floored in for additional storage.⁵³

In 1993 the West Oak home was purchased by John (1954-) and Donna (1957-) Southern. Dr. Southern was a psychology professor at the University of North Texas. They had 3 children Lauren, Molly and Stephen. The family lived in the home until July of 1995. During that time, the home had more redecorating as the Southern's put new bathroom fiberglass claw foot, petal sink and commode in the downstairs bathroom. They also made the small downstairs porch a laundry room. They put new wallpaper in the kitchen, breakfast room and downstairs bathroom. New carpet was on the downstairs bathroom, breakfast room and small porch along with the same carpet out in the sleeping porch upstairs!⁵⁴

Being a faculty member of the university, the Southern's entertained socially with other faculty members and also had the neighborhood Halloween party at their home in which the neighborhood children along with their families would enjoy Halloween treats and games.⁵⁵

Upon Dr. Southern accepting another university position in Hattiesburg, Mississippi, he and his family moved and the West Oak home was once again ready for another family. JoAnn (1948-) and Walter G. "Salty" Rishel (1948-) could not resist the home's warmth and charm. On Sept. 1, 1995, they began to make it their home along with their daughter Carrie Ellen (1977-) a student at the University of North Texas and Katie (1978-) a junior at Ryan High School. Their older son, Bruce (1974-) was at Texas A & M University.

Once again there was updating to the 1003 W. Oak home. Beginning in 1996, the walls in all the rooms that were not wallpapered have been painted. Wallpapered rooms included the kitchen, breakfast room, downstairs and upstairs bathrooms. The wall-to-wall carpet on the stairs and upstairs hall and bedrooms has been removed and are wood once again and the pine floors refinished. The stairs were painted white underneath the carpet so they have been refinished to show their beauty along with the banister which was also white. Crown molding was added to the sun parlor to match the living and dining room moldings. In 2003, the front porch wood boards were completely replaced as there were 8' x 4' plywood boards that were overlaid over the original wood boards to hide the disrepair of the boards. Salty took off the entire wood structure and rebuilt the porch using Mississippi Swamp Cypress boards and milled in Sanger, Tx then stained and finished. He also put two copper gutters in the porch floor next to the brick wall for

proper drainage. Also that year, the house was painted the same color it was when the house was purchased in 1995 with the main part of the house brown with gold trim on the windows. An architectural composition shingle green roof replaced the old one in 2008. The oak floors downstairs were once again refinished to its original beauty in 2010.

“Salty” as everyone knows him, is a General Contractor with a B.S. degree in Finance from Texas A & I University which now a part of the Texas A & M system. He is the owner of Distinct Designs Construction which he and his wife, JoAnn, began in 1986. Mr. Rishel specializes in working with existing structures and negotiating insurance for optimum coverage of losses for clients.

Salty was born in San Antonio, Texas at Brooks Medical Hospital to military parents and came to Denton first in 1967 with his parents. And again with his wife, JoAnn in 1977. He is extremely active in church and community organizations. He and JoAnn have been a sponsor couple at St. Mark Catholic Church for engaged couples preparing for marriage. Salty also has served on the Montserrat Retreat House board along with going on the Advent retreats.

In community activities, Salty was the 1978-79 president of the Breakfast Optimist Club in Denton. He was a Dale Carnegie Course member in Feb. of 1990 received a Certificate of Appreciation when he came back to be a graduate assistant in April of 1990 and June of 1993. He was Kiwanian of the Year in Denton in 1993-94. In 1996; he was awarded a certificate for work in Denton Vision 2000 for being an advocate of all day kindergarten in the Denton schools and a Certification of Appreciation from the Denton Independent School Board trustees. He was president of the Denton Kiwanis

Club in 1999-2000. Salty ran for Denton City Council. Being active in Denton politics, he also has been a Denton School Board Campaign chairperson for numerous school board members. Salty is an Eagle Scout and has been a Leadership member in 1989, 90, 91 and also received the Friends of Scouting Award in 1991. He received the highest Boy Scout award, The Silver Beaver Award, in 1997. Most recently, Salty has been charter member and president of the Denton Carter Blood Care Center.

JoAnn was born in Minneapolis; Minnesota on April 24, 1948 and first lived in Denton when going to college in 1968 and living with her parents. She received her B.S. in Child Development and Home and Family Life from Texas Tech University. She moved again to Denton in 1977 with her husband Salty. She earned her Master's degree in Early Childhood education from The University of North Texas. JoAnn is currently a kindergarten teacher at Ginnings Elementary for the Denton Independent School District and has been with the district for 26 years. Before teaching kindergarten, she has taught grades 5th, 3rd, 1st, and pre-school. She was awarded the Ginnings Teacher of the Year Award in 2007.

Along with being a St. Mark's sponsor couple with Salty for engaged couples, JoAnn has been an active member of Beta Sigma Phi, a service sorority and now a life member-at-large. She has served as president of the sorority and in many chairman roles. She has been on the board of the Denton City-County Day school in Denton. She has been grade level chairperson and Science Fair Chairperson, and a mentor teacher to first year and student teachers, all for many years in the past. She is currently Kindergarten Grade Level Chairperson.

The Rishel's have had many social and political functions at their home. The

Rayzor home has been on tour for the Altrusa Club two different times: May 17, 1998, for its 33rd Home Tour and again on May 16, 1999, for its 34th Home Tour. This is a fundraiser for the organization and the funds go to local charities. The home was on tour again in 2006 for the University Women's Annual Christmas Tour of Homes with the funds going toward university scholarships. There also had been social parties with a neighborhood annual Progressive Dinner in December along with Open Houses for Christmas and Texas artist Larry Bridges. Ginnings staff Christmas celebrations have taken place in the Rishel home.

Many political campaign meetings were held in the dining room of the home. These were both Denton City Council and Denton Independent School District Board trustee candidate meetings. The house was host to many "watch" parties for both city councils and school boards.

Most importantly the home is a family home with children and grandchildren coming to visit regularly with the little ones running up and down the wonderful set of stairs and playing in the sleeping porch which has become their play/family room. The huge backyard is for the grandchildren to run and to swing on the tire swing attached to the large oak tree in the yard. That they can hardly wait for Granddaddy to push them.

Lucile Rayzor Hutchinson told us in her "Remembering 1003 West Oak Street, Denton, Texas", 2006, "Now I am so happy that you, Joann and Salty, live there...and feel such love for it. Because it's really a place of history for the Rayzor family...their extended family...their friends. So it shall be for your family, also."

III. SIGNIFICANCE

The James Newton and Eva Tabor Rayzor house was among the first houses in Denton to receive a City of Denton Historic Landmark designation. The house has been well loved by its owners and rebounded back to its Prairie style design after being in such

deplorable condition when it was a rental property. It has been the center of family, social and political activities through its lifetime. It has been the home of prominent owners-two Collin-Cooke-Denton County pioneers along with being extremely successful in business and also a civic leader; their son who also was a businessman and a civic leader; two University of North Texas professors; and a successful general contractor, who is also a community leader. The house is truly steeped in historical importance with its Prairie style design and center of family, social and political functions. It is worthy of a Recorded Texas Historic Landmark marker.

IV. DOCUMENTATION

¹ Bridges, C.A. *History of Denton, Texas, from its Beginning to 1960*, Waco, Texas: Texian Press, 1978, p. 276.

² Bridges, p. 168.

³ Bridges, p. 54.

⁴ Bridges, p. 71.

⁵ Photo "*Birds Eye View of Denton, Denton County, 1883*, reprinted by the Historical Society of Denton County, courtesy Emily Fowler Library.

⁶ "Historical Print of a Bygone Era", *Denton Home Herald*, September 4, 1969.

⁷ Bridges, p. 287, 291.

⁸ Bridges, p. 261.

⁹ "Silk Stocking Row, A Walk on Oak Street in Denton's Historic District," a brochure published by the Denton County Historical Commission, 2004.

¹⁰ Denton County Deed Records, Volume 101, p. 26.

¹¹ Denton Central Appraisal District Property Details, # 34996, 2011.

¹² Denton County Mechanics Lien Records, Vol. 11, p. 459.

¹³ Conversation with Richard Rayzor with JoAnn and Salty Rishel at 1003 West Oak Street, Denton, Texas, 1996, Private collection of JoAnn and Salty Rishel.

¹⁴ Denton County Historical Marker (# 4207)), Rayzor-Graham House, Recorded Texas Historic Landmark, 1989.

¹⁵ Hutchinson, Lucile Rayzor, "Remembering 1003 West Oak Street, Denton, Texas," 2006, private collection of Salty and JoAnn Rishel.

¹⁶ Conversation with Richard Rayzor, 1996.

¹⁷ Hutchinson, 2006.

¹⁸ Conversation with Richard Rayzor, 1996.

¹⁹ Conversation with Richard Rayzor, 1996.

²⁰ Conversation with Richard Rayzor, 1996.

²¹ Conversation with Richard Rayzor, 1996.

²² Hutchinson, 2006.

²³ IOOF (Odd Fellows) Cemetery Bob Leahy Survey, April 2006-July 2006.

²⁴ Hutchinson, 2006.

²⁵ "J.N. Rayzor CO . Pioneer Dies," *Denton Record-Chronicle*, June 4, 1938.

²⁶ *Denton Home Herald*, September 4, 1969, p. 2.

²⁷ *Denton Record-Chronicle*, June 4, 1938.

²⁸ " Mrs. J.N. Rayzor Dies Suddenly," *Denton Record-Chronicle*, June 2, 1939.

²⁹ *Denton Home Herald*, 1969.

³⁰ Letter head on stationary for Alliance Mills Company, December 5, 1908.

³¹ Odom, Dale, "The History of Denton"- undated paper obtained at the Denton County Historical Commission.

³² Sininger, Barbara, "Rayzor-Sininger House," 1980, p. 2.

³³ Bridges, p. 384.

³⁴ Bates, Ed. F., *History and Reminiscences of Denton County*, McNitzky Printing Company, Denton, Texas, 1918. Terrell Wheeler, Denton, Texas 1976 and Terrell Wheeler Printing, Inc. 1989.

³⁵ Bates, p. 231.

³⁶ “Celebrating 100 Years Denton Chamber of Commerce,” *Denton Record-Chronicle*, March 25, 2009.

³⁷ *Denton Record-Chronicle*, June 4, 1938.

³⁸ *Denton Record-Chronicle*, June 4, 1938.

³⁹ Conversation with Richard Rayzor, 1996.

⁴⁰ *Denton Record-Chronicle*, June 4, 1938.

⁴¹ Conversation with Richard Rayzor, 1996.

⁴² *Denton Record-Chronicle*, June 2, 1939.

⁴³ Goff, Eva Catherine Rayzor, “Granny’s Story,” 1990. Private Collection.

⁴⁴ IOOF (Odd Fellows) Cemetery Bob Leahy Survey, April 2006-July 2006 Surnames R and S.

⁴⁵ Conversation with Richard Rayzor, 1996.

⁴⁶ Bridges, p. 306.

⁴⁷ *Denton Record-Chronicle*, March 22, 1965.

⁴⁸ Hutchinson, 2006.

⁴⁹ Hutchinson, 2006.

⁵⁰ “Newton Rayzor, 71 Today, Has Made Good,” *Denton Record-Chronicle*, July 29, 1966.

⁵¹ Historic Landmark Zoning Petition, City of Denton, Historical Background, p. 2.

⁵² Family Tree Genealogy Site: Genealogy Report: Descendents of Christian Zininger, p. 1.

⁵³ Historic Landmark Zoning Petition, City of Denton, Historical Background, p. 2.

⁵⁴ Conversation with Donna Southern with JoAnn Rishel at 1003 West Oak Street, Denton, Texas, July 1995.

⁵⁵ Conversation with Donna Southern, July 1995.