

GRAYZOR-GRAHAM HOUSE

928 West Hickory Street
Denton, Texas 76201

Submitted to the
DENTON COUNTY HISTORICAL COMMISSION

by

John A. Kimmey, Jr.
928 W. Hickory St.
Denton, Texas 76201

July 1988

When the 1910s dawned on the town of Denton, Texas, it had a population of 4,732. There were thirteen or more organized churches, two railroads served the town and two of its colleges, CIA and NTSNC were to make it into the later part of the century.¹

Horse and buggies were the most common form of transportation in 1910. A change came in 1903 when W.E. Graham bought the first automobile to scare Denton's horses. The car he bought was a Cadillac.² By May of 1910 automobile registration had begun and there were sixty autos in the town. It appears that the Rayzor family owned one of these first sixty cars.³ The Denton Record Chronicle noted that on 13 June 1910 "Fred Rayzor and a party of young people [who] went to Greenville in a Model 20 Buick and made the 80-mile return trip in three hours and five minutes."⁴ Fred Rayzor's intended, Lucile Edmonds, lived in Greenville at this time. No doubt the trip was to visit his bride-to-be. As a matter of fact, they were married in Greenville in November 1910.⁵ The first drive-in filling station was not opened until 1919 at the Alamo Garage owned by Bert Fowler.⁶ Road conditions in the town and county were either dust or mud. Most townsfolk either watered down or oiled the street in front of their houses to keep down the dirt. As Bridges notes, "by 1920 the situation in this respect was not materially changed."⁷

During this decade Denton tried to attract new rail connections, most notably the Santa Fe and the Denver, Dallas & Gulf Railroads. Passenger service was high because of the colleges and the depot was so busy "at the closing and opening of terms that the colleges purposely avoided the same dates..." The decade, however, closed without a single new outside rail connection.⁸ An interurban electric to serve Denton-Dallas-Ft.Worth was on the drawing boards as early as 1910. By 1914 nothing had happened (and they say history doesn't repeat itself!) and then World War I sidetracked the project until the 1920s.⁹

Dentonites had many forms of entertainment to pass what idle hours they might have had. The Chautauque was very popular in the 1910s and combined entertainment and education through lectures and plays.¹⁰ Several motion picture houses were opened at this time. In 1913 The Princess opened as the first permanent movie theater. "Moving pictures at The Dreamland [1913] were accompanied by music produced with a \$2,800 Wurlitzer automatic piano. The Dreamland also showed the first hand-colored movie in Denton 'The Serpent of Eden' in 1914. But it was The Palace that brought advancements in motion picture sound to Denton. The Palace, in 1913, installed Edison's Vitaphone system that produced sound along with the picture."¹¹ It was at this time, 1913, that the Wright Opera House ceased productions, due mainly to these motion picture houses, but

also because of an increase in theater productions at CIA and NTSNC.¹² Wild Bill and his wild west show were in town in 1914 and Barnum & Bailey's circus in 1916 to entertain the locals.¹³ Parlor games were the rage. A "42" craze swept Denton and every section of town had its "42" Club.¹⁴ Richard Rayzor tells me that his mother, Lucile, was known for her bridge parties at 928 W. Hickory at this time. An event that caused much excitement and entertainment was Haley's Comet which was visible in Denton from 27 January to 5 May 1910. "Many picnics and moon-light parties were arranged at hours when the comet could be seen."¹⁵ Finally, another momentous event: the first airplane landed in Denton in November 1917.¹⁶ Some said it was a craze, like the automobile, and it wouldn't last.

When war came to Europe in 1914 it seemed a long way off and of little consequence to most of the citizens of Denton. But, as time wore on and the United States entered the conflict in April 1917 Dentonites noticed "a steady rise in prices and a shortage of the supply of certain items such as sugar, coal, coal cars, and other essential." By war's end in November 1918 Denton County had sent up to 1500 men to fight.¹⁷ A much more noticeable effect of wartime was that Denton went on daylight savings time on 31 March 1918 in order to save working time and fuel. "By early 1918 Tuesday and Saturday of each week were porkless days; Monday and Wednesday were wheatless days; Tuesday was a meatless day; and two nights were lightless nights."

Restaurants managed to serve rabbit on meatless days. There being an overabundance of jack-rabbits in 1918 they were there for the eating without hurting the national war effort. The news of war's end came to Denton by telegraph in the early hours of 11 November 1918. There was much celebration and much noise: all steam whistles were tied open.¹⁸

Higher education had been a part of the community's life for a number of years and the 1910s saw rapid growth in the two major colleges. The College of Industrial Arts, now TWU, had an enrollment of 258 in 1910 and 1,463 in 1919. In 1914 a fourth year of study was added to the curriculum and the first bachelor's degrees were awarded in 1915. North Texas State Normal College, now UNT, had an enrollment of 724 in 1910 and 1,136 by the end of the decade. In 1914 the curriculum was changed to include four years of work. By 1916 NTSNC was a recognized senior college. Its first bachelor's degrees were conferred in 1919.¹⁹

Many new clubs and civic organizations and unions were formed in the 1910s. Among them were the Blacksmith's Protective Association (1909-1910), Denton Carpenter's Union (1913), and Denton School Improvement Club (1910). Parent Teacher's Associations began to be formed around 1912 and all city women's clubs organized as the City Federation of Women's Clubs in 1913. The Boy Scout Movement reached Denton in 1914 after the Camp Fire Girls had been organized in 1912. The American Legion was founded in 1919 after the close of World War I.²⁰

Three political events kept tongues wagging and tempers flaring during this decade. Prohibition elections were hotly debated and voted on,²¹ women were given the vote in Texas in 1919 and the impeachment of Gov. James E. Ferguson in the Fall of 1917 provided verbal fodder for many months of political debate.²²

From politics to fashions is always a politic move but one still fraught with controversy. Bridges describes the changes in women's fashions: "the puffed-sleeve, the full-bosomed waist and the long sweeping skirt of 1910 that just touched the floor gave way first to the hobble skirt and then to the short skirt, flat-chested curveless stovepipe affair of 1920."²³ Men's fashions, as usual, did not change as drastically as women's. Men still wore high upstanding stiff collars with wide cuffs. Everyone that wore a hat was wearing a fedora.

Denton saw many changes in this decade, changes in city services and life style. A new sewer system was operational in 1910.²⁴ Public drinking fountains still used a common cup. The high school and colleges were using the common drinking cup until mid-decade. The first public restrooms (for women) were installed in 1915 in the courthouse. As far as hospitals were concerned, the city had a "pest house" located on Hickory Creek southwest of town. "The only thing comparable to a hospital was a frame sanitarium in the southwest part of town on Ave. D south of the Normal College."²⁵

Farmer's markets and trade days, until 1915, were held on the courthouse square. Weekends, first Mondays saw "the area congested with many vehicles, animals, people -- some trying to move about, some parked for the day with no apparent attempt at an orderly arrangement." In 1915 the trade lot was moved to a parcel of land between E. Hickory and E. Mulberry Streets.²⁶

The first cement sidewalks were built at this time.²⁷ The first street lights were installed. In 1913 Denton boasted 97 street lights and was considered to be one of the best lighted towns in the country.²⁷ In 1911 Dentonites were still using hand operated ringer telephones. Southwestern Bell came to town in 1911 and discarded most of these crank boxes. In 1917 the two phone companies in town were consolidated. A natural gas system was constructed and put into service in December 1912.²⁸

Finally, a few items of interest that defied classification. By 1912 the Denton Record-Chronicle "had the newspaper field just about to itself."²⁹ Safety razors and aluminum cook-ware were just coming into use in 1910.³⁰ A cabinet victrola was available at Ever's Hardware in 1914 for \$100. In 1910 bread was selling for 5¢ a loaf and a gallon of dewberries delivered was 25¢. Helen Keller was here in 1919 and the Liberty Bell made a 15-minute stop in 1915 on a flatbed railroad car. The first apartment house opened in August 1916 run by Mrs. L.T. Fowler at 39 E. Mulberry Street. It had four two-room apartments,

each with electricity and running water.³¹ The decade came to a close with the town under the cloud of the Spanish flu epidemic during which schools, churches and theaters were closed to prevent the spread of the disease.

Let C.A. Bridges sum up for us:

The era thus may be described as one of considerable solid advancements and of some changes of doubtful value. By the end of 1919 there still were no radios, no crossword puzzles, no bathing beauty contests, and no automatic traffic lights. The era saw the coming of airplanes, the multiplication of the number of automobiles, the beginning of better streets and public roads, the improvement of movies, and steady growth of the town along social and economic lines.³²

Let us now turn to consider the people who built and have lived in 928 W. Hickory Street. When J. Fred Rayzor (1890-1965) bought from his father J. Newton Rayzor (1858-1938) the lot on West Hickory Street, Denton, Texas, he lost no time in starting his new home.³³ That was in September 1911 and he had recently married Lucile Edmonds (1892-1945), daughter of the Mayor of Sherman, Texas, on 9 November 1910 and was still living with his parents at 130 (now 1003) West Oak Street, Denton, Texas.³⁴ More than likely the couple were eager to settle into their own home which they were able to do in the Spring of 1912.³⁵

It had been 30 years since J. Fred's father, J. Newton Rayzor, had moved to Denton County from Cooke County, Texas where he had been a school teacher since 1879.³⁶ Two years after moving to Denton in 1882 J. Newton married Eva Tabor (1864-1939) of Pilot Point, Texas, on 23 October 1884.³⁷ In the next year (1885) he and some Denton businessmen

formed a milling cooperative called The Alliance Milling Co.³⁸ According to Dale Odom "the mill turned out fine flour under the brand name 'Peacemaker'. This flour won numerous premiums at the St. Louis World's Fair and at the Centennial Exposition in 1900 in Paris, France. Eleven years later, having won the first premiums at the Dallas State Fair of Texas for the 10th consecutive year, this flour was barred from future competition."³⁹ Connected with the mill was the Rayzor Ice Co. where J. Fred worked for a number of years.

Besides being very active in the Denton business community, J. Newton Rayzor was heavily engaged in civic affairs, among which were serving on the committee to found the John A. Denton College (1901)⁴⁰ and what later became TWU (1902).⁴¹ He was president of the Denton Chamber of Commerce in 1915.⁴² He was an active member and Sunday School teacher at the First Baptist Church, Denton, Texas. He also wrote several books dealing with church related affairs. [see Exhibit D] His son, J. Fred, was no less involved in civic affairs. He was secretary of the Chamber of Commerce in 1917⁴³ and was a charter member of the Rotary Club.⁴⁴ During World War I he served as a member of the selective service board.⁴⁵ Also, he was president of the Denton Independent School District Board and the Denton Retail Merchants Association. He was an active Mason and Knights Templar.⁴⁶

In the city directories for 1913 he is listed as book-keeper for the Alliance Milling Co. In 1916 he is manager

of the Ice Co., also in 1932. However, in 1936 he is listed as an oil man! In spite of his work at the mill and ice company plus his many civic activities "in 1931 the Rayzor brothers, Arthur, J. Fred, and Newton, purchased the Godwin Hotel on South Locust Street, and changed its name to the Southern Hotel with Fred Cobb as manager."⁴⁷

J. Fred managed the hotel from 1938 until his retirement in 1958.⁴⁸ He also dabbled in real estate and was a broker for the Fulton Realty Co.⁴⁹

In 1941 when W.E. Graham (1890-1963) and Nannie Armstrong Graham (1894-) bought 928 W. Hickory Street from J. Fred Rayzor,⁵⁰ they had been in Denton, Texas for eight years having moved here from Lubbock, Texas.

W.E. Graham married Nannie Moody Armstrong on 9 August 1914 in Kaufman, Texas. W.E. Graham was born in Walnut, Mississippi on 4 October 1890. Nannie Moody Armstrong was born in Kaufman, Texas on 20 February 1895.⁵¹ W.E. was in the insurance business, the 1936 Denton city directory says "fire insurance," until his death in 1963 in Denton, Texas. He had been an elder in the Presbyterian Church since 1925 and was a Mason.⁵² Both W.E. and Nannie were active members of St. Andrew's Presbyterian Church, Denton, Texas.

When Nannie Graham moved to a retirement home here in Denton she left 928 W. Hickory Street basically unchanged. As one interested in the preservation of historic places I,

indeed all of us, owe her a debt of gratitude for not succumbing to the modernization or "tear-it-down" craze that swept the country in the 50s and 60s. Thanks to her distaste for unnecessary change and "workmen messing about" we have a house very close to its original form, both inside and out. It remains, now, to consider the house itself and chronicle its growth.

On 28 March 1912 J. Fred Rayzor and his wife Lucile Edmonds Rayzor contracted with M.T. Goodwin for a one story frame house of six rooms to be built at 127 (now 928) W. Hickory Street, Denton, Texas.⁵³ The house was to be finished in sixty days at a total cost of \$2,600. The architectural style chosen by the Rayzors is a one-story version American Foursquare.⁵⁴ Originally the house had a wood shake roof, it is now composition. The siding is clapboard with brick foundation (pier and beam) which was stuccoed in 1934. The front elevation (south) has a porch which stops a few feet short of either side of the house. The four columns are panelled boxed-in posts with decorative molding one-third of the way up. There is the obligatory dormer in the roof facing front. The real beauty of the house is the fenestration. Most of them are 21-light windows (20 over 1). However, the large window in the living room is a triple 36-light window (35 over 1) with two 16-light windows (15 over 1) on either side. There are the built-ins that belong to an American Foursquare: glass-doored book-

shelves on either side of the fireplace, glass-doored hutch in the kitchen, and linen cabinet in the front bathroom. The floors are oak in the living room (1.5" plank), dining room (1.5" plank) and front bedroom (2" plank) and pine (3.25" plank) in the rest of the house. The house has ten foot ceilings throughout with ten inch moldings in the living and dining rooms. The walls have been covered with sheet rock, except for the closets, and painted a different color in each room. All the woodwork and doors are *in situ* and painted off-white. Baseboards are ten inch and all the door frames are unadorned. Most of the original light fixtures, both ceiling and sconces, are intact. The kitchen and bathrooms have most of their original fixtures. The kitchen cabinets are the originals -- including breadboards and three flour bins.

On 9 March 1921 J. Fred Rayzor contracted with F.D. Owens for "certain improvements and additions to that certain dwelling... to consist of one sleeping porch, one breakfast room, one porch, painting and papering said improvement and house, one garage thereon to be painted."⁵⁵ The sleeping porch is actually the back bedroom, but was called a sleeping porch because it has more windows, six of them, than wall space. The garage was built in 1915 so this must be repairs and painting.⁵⁶ All of this to be done for \$1,659.

On 1 September 1934 J. Fred Rayzor contracted with Ed Davidson to repair 928 W. Hickory.⁵⁷ These repairs were:

foundation work including stucco, new roof, enlarge some of the windows, porches on the east and west elevations, and to remove the porch on the north elevation and replace the door with windows. The cost of the 1934 repairs was to have been \$700.

On 16 May 1941 J. Fred Rayzor sold 928 W. Hickory Street to W.E. Graham and his wife Nannie Moody Graham.⁵⁸ The only change the Grahams made in the house⁵⁹ was an interior one: the door between the kitchen and the breakfast room was removed and replaced with a large rectangular pass-through.⁵⁹ When W.E. Graham died in 1963⁶⁰ his wife Nannie continued to live in the house until she sold it in 1974. Subsequent owners were David Kittrell⁶¹ and John F. Miller⁶² both of whom used the house as rental property.

In 1986 the house was sold to John A. Kimmey, Jr. and is now being used as a private residence.⁶³ Since 1986 the house has been rewired and a closet in the 1921 addition converted into a shower. The front porch has been restored to its 1912 condition. A porch and double french doors have been added to the back (north) elevation of the house where a porch was removed in 1934. The back yard has been fenced with a white picket fence. There is photographic evidence of earlier fences that were not *in situ* in 1986. The interior of the house has been completely repainted and the floors refinished. Insulation has been added under the house after repairs were made on the foundation and central heat and air has been installed. Finally, the

house was added to Denton's Historic Landmarks in 1987 and is the Oak-Hickory Historic District.⁶⁴

To sum up: 928 W. Hickory Street was built at a time when Denton, and indeed, the rest of the country was on the brink of a new world. A new world of technological changes that are still sweeping us along to an unknown destination. A world in which the political and economic nature of the West would be forever changed with World War I. Architecture and all the arts were looking to the future in the new century of change. The Victorian world was coming to an end and even the architectural style of 928 W. Hickory speaks to these changes. The simpler more pragmatic style of the American Foursquare is intentionally the opposite of the flamboyant highly articulated Victorian style. Even though there were thousands of American Foursquares built between 1905 and 1925, they are fast disappearing from our neighborhoods. Unless some of them are preserved there will be few left before many years have passed. Preservation and public recognition of them is a must. As Peter Flagg Maxson wrote in 1986 to Mike Cochran the chairman of the City of Denton Landmark Commission "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."

Also, 928 W. Hickory has local significance. For over a hundred years the Rayzor family has been a vital and sustaining element in the growth and development of the community. Their houses and changes in residences reflect this growth of which they were a part. The preservation of these houses lends a degree of continuity and stability in a rapidly changing world where all too often we seem awash in unwarrented and unneeded change. A community with no sense of its past has little hope for its future. Granting Texas Historic Landmark status to 928 W. Hickory is to lay a friendly hand on part of our past to ensure it for the enjoyment and education of future generations.

NOTES

¹Bridges, C.A., *History of Denton, Texas From Its Beginnings To 1960*, Waco, Texas, 1978, pp. 276, 287, 291.

²Odom, Dale, "The History of Denton." Undated paper obtained at the Denton County Historical Commission.

³Bridges, p. 277.

⁴Ibid., p. 279.

⁵Rayzor family records. Communicated to me by Richard Rayzor, June 1988.

⁶Bridges., p.280.

⁷Ibid., p. 286.

⁸Ibid., p. 285.

⁹Ibid., pp. 283-284.

¹⁰Ibid., p. 297.

¹¹Odom., p.15.

¹²Bridges, p. 308.

¹³Ibid.

¹⁴Ibid., p. 303.

¹⁵Ibid., p. 304.

¹⁶Ibid., p. 286.

¹⁷Ibid., p. 318.

¹⁸Ibid., p. 319.

¹⁹Ibid., p. 291.

²⁰Ibid., pp. 295-297.

²¹Ibid., p. 319.

²²Ibid., p. 322.

²³Ibid., p. 298.

²⁴Ibid., p. 307.

²⁵Ibid., p. 308.

- ²⁶Ibid.
- ²⁷Ibid., p. 324.
- ²⁸Ibid., p. 308.
- ²⁹Ibid., p. 317.
- ³⁰Ibid., p. 314.
- ³¹Ibid., pp. 315-316.
- ³²Ibid., p. 326.
- ³³Denton County Deed Records, Vol. 118, p. 257.
- ³⁴Rayzor family records. Communicated to me by Richard Rayzor, June 1988.
- ³⁵Mechanics Lien Records, Denton, Co., Texas, Vol. 2, pp. 389-391.
- ³⁶Denton Record-Chronicle, 4 June 1938.
- ³⁷Rayzor family records. Communicated to me by Richard Rayzor, June 1988.
- ³⁸Letter-head on stationary for the Alliance Milling Co. This company is now Morrison Milling Co.
- ³⁹Odom, Dale, "The History of Denton." Undated paper obtained at the Denton County Historical Commission.
- ⁴⁰Bridges, p. 259.
- ⁴¹Ibid., p. 262.
- ⁴²Ibid., p. 307.
- ⁴³Ibid., p. 306.
- ⁴⁴Denton Record-Chronicle, 22 March 1965.
- ⁴⁵Ibid.
- ⁴⁶Ibid.
- ⁴⁷Bridges, p. 384.
- ⁴⁸Denton Record-Chronicle, 22 March 1965.

- ⁴⁹ Ibid.
- ⁵⁰ Denton County Deed Records, Vol. 290, pp. 278-279.
- ⁵¹ Graham family records. Communicated to me by Charles Graham, July 1988.
- ⁵² Denton Record-Chronicle, 11 July 1963.
- ⁵³ Mechanics Lien Records, Denton, Co., Texas, Vol. 2, pp. 389-391.
- ⁵⁴ Kahn, Renee, "The American Foursquare," in *The Old-House Journal*, February 1982, Vol. 10, No. 2:29-32.
- ⁵⁵ Mechanics Lien Records, Denton, Co., Texas, Vol. 4, pp. 198-199. With this addition the house reached its present size of 2,195 square feet.
- ⁵⁶ City of Denton, Texas. Valuation and Ownership Record, 1942. These records are housed in the Denton County Historical Museum.
- ⁵⁷ Mechanics Lien Records, Denton, Co., Texas, Vol. 10, pp. 193-194.
- ⁵⁸ Denton County Deed Records, Vol. 290, pp. 278-279.
- ⁵⁹ Communication from Nannie Graham, Fall 1987.
- ⁶⁰ Denton Record Chronicle, 11 July 1963.
- ⁶¹ Denton County Deed Records, vol. 725, p. 10.
- ⁶² Denton County Deed Records, Vol. 803, p. 26.
- ⁶³ Denton County Deed Records, Vol. 2049, p. 338.
- ⁶⁴ Ordinance of the City of Denton, Texas: 87-079 on 5 May 1987.

EXHIBIT "A"

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

COMMENCING at the Northeast corner of the above mentioned tract at a fence corner;

THENCE South 0 degrees 29 minutes 49 seconds West with the East boundary line of said tract a distance of 14.11 feet to a steel pin at the place of beginning;

THENCE South 0 degrees 29 minutes 49 seconds West a distance of 121.0 feet to a found steel pin at the back of a concrete walk and on the North right-of-way of W. Hickory Street;

THENCE West with the North right-of-way of W. Hickory Street a distance of 100.0 feet to a steel pin;

THENCE North 0 degrees 29 minutes 49 seconds East with the West boundary line of said J.F. Miller tract a distance of 121.0 feet to a corner;

THENCE East a distance of 100.0 feet to the place of beginning and containing in all 0.278 acre of land.

EXHIBIT B: Chronology

- 1858: J. Newton Rayzor born in Henry, Co., Kentucky on 10 December
- 1864: Eva Tabor born on 18 May in Pilot Point, Texas
- 1866: J. Newton moves to Texas
- 1882: J. Newton moves to Denton, Texas
- 1884: J. Newton marries Eva Tabor on 23 October
- 1890: Son J. Fred Rayzor born 25 October in a house on West Sycamor Street, Denton, Texas
- 1892: Lucile Edmonds born on 20 September in Sherman, Texas
- 1894: Nannie Moody Armstrong born on 20 February in Kaufman, Texas
- 1906: J. Newton Rayzor buys parcel of land from L. Bailey which is between W. Oak and W. Hickory Streets, Denton, Texas
- 1910: J. Fred Rayzor and Lucile Edmonds marry on 9 November and four children result from this union all born at 928 W. Hickory Street, Denton, Texas
- 1911: J. Fred buys W. Hickory Street lot from his father J. Newton Rayzor on 20 September
- 1912: Lien for a new house for J. Fred and Lucile to be built at 127 (now 928) W. Hickory Street, Denton, Texas
- 1914: W.E. Graham marries Nannie Armstrong on 9 August in Kaufman, Texas
- 1921: Lien to make additions to 928 W. Hickory
- 1933: W.E. Graham and Nannie Graham move to Denton, Texas from Lubbock, Texas
- 1934: Lien to do some repairs on 928 W. Hickory
- 1938: J. Newton Rayzor dies on 4 June in Denton, Texas
- 1939: Eva Tabor Rayzor dies on 1 June in Denton, Texas
- 1941: 928 W. Hickory Street sold to W.E. Graham and Nannie Graham by the Rayzors

1945: Lucile Edmonds Rayzor dies on 27 June in Denton, Texas

1963: W.E. Graham dies on 11 July in Denton, Texas

1965: J. Fred Rayzor dies on 22 March in Denton, Texas

1974: 928 W. Hickory sold to David Kittrell

1976: 928 W. Hickory sold to John F. Miller

1986: 928 W. Hickory sold to John A. Kimmey, Jr.

EXHIBIT: C

NO. 87-079

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, DESIGNATING THE PROPERTY LOCATED AT 928 WEST HICKORY STREET AS A HISTORIC LANDMARK UNDER ARTICLE 28A OF THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$1,000.00 FOR VIOLATIONS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Historic Landmark Commission and the Planning and Zoning Commission of the City of Denton have recommended that the property herein described be designated as a historic landmark in the City of Denton; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION I. That the property located at 928 West Hickory Street, being more particularly described in Exhibit A attached hereto and incorporated herein by reference, is hereby designated as a historic landmark under Article 28A of the Comprehensive Zoning Ordinance of the City of Denton, Texas.

SECTION II. That said property herein described shall be indicated upon the zoning map of the City of Denton as a historic landmark by the letter "H", and the property herein described shall be subject to all of the terms, provisions and requirements of Article 28A of the Comprehensive Zoning Ordinance of the City of Denton, Texas, and such designation shall be in addition to any other use designation established in the City's zoning ordinance applicable to such property.

SECTION III. Any person who shall violate a provision of this ordinance, or fails to comply therewith or with any of the requirements thereof, or of a permit or certificate issued thereunder, shall be guilty of a misdemeanor punishable by a fine not exceeding One Thousand Dollars (\$1,000.00). Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of this ordinance is committed, or continued, and upon conviction of any such violations such person shall be punished within the limits above.

SECTION IV. That this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle,

the official newspaper of the City of Denton, Texas, within ten (10) days of the date of its passage.

PASSED AND APPROVED this the 5th day of May, 1986.

Ray Stephens
RAY STEPHENS, MAYOR
CITY OF DENTON, TEXAS

ATTEST:

Jennifer Walters
JENNIFER WALTERS, CITY SECRETARY
CITY OF DENTON, TEXAS

APPROVED AS TO LEGAL FORM:
DEBRA ADAMI LRAYOVITCH, CITY ATTORNEY
CITY OF DENTON, TEXAS

BY: Jim D. Murr

EXHIBIT: D

Bibliography of books by J. Newton Rayzor, 1858-1938.

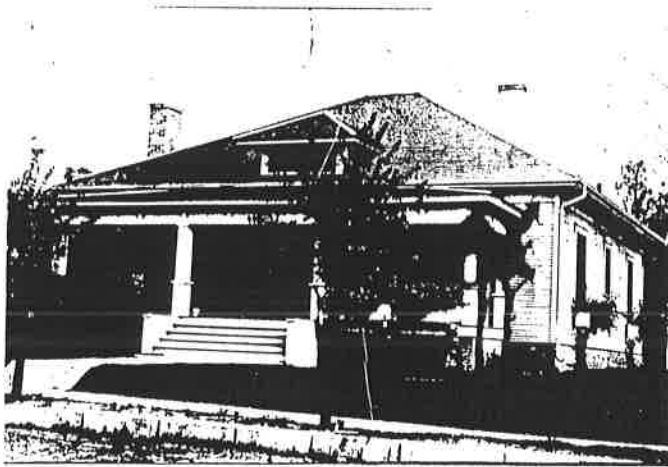
Stewardship Born of God, Dallas: Baptist Standard Publishing Co., 1922.

Footprints of Time, Chicago: Regan Printing House, 1925.

History of the Denton County Baptist Association, Denton: McNitsky, 1936.

The Deacon, Denton: McNitsky, 1938.

EXHIBIT E: Photographs of 928 W. Hickory



Front (south) elevation c. 1915



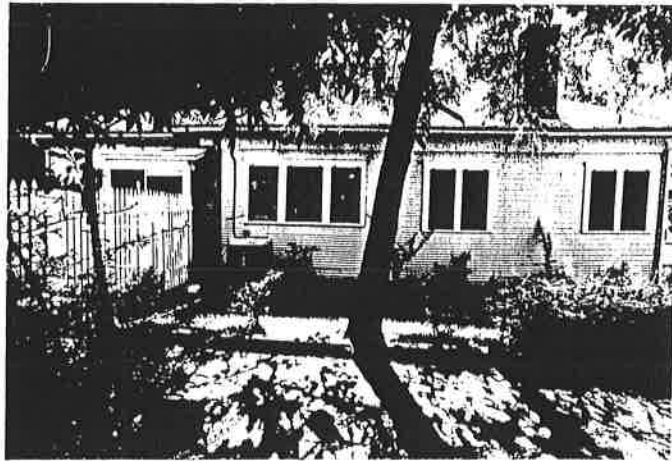
Front (south) elevation, 1988



Back (north) elevation, 1988



East elevation, 1988



West elevation, 1988

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Alliance Milling, Co., letter-head stationary

Bridges, C.A., *History of Denton, Texas From Its Beginnings to 1960*, Waco, Texas, 1978.

Denton County Deed Records, Clerk of Court's Office, Carroll Courts Building, Denton, Texas.

Denton Record-Chronicle.

Graham Family Records in possession of Mr. Charles Graham of Richardson, Texas, son of W.E. and Nannie Graham.

Kahn, Renee, "The American Foursquare," in *The Old-House Journal*, February 1982, Vol. 10, No. 2.

Mechanics Lien Records, Denton, Co., Texas, Clerk of Court's Office, Carroll Courts Building, Denton, Texas.

Odom, Dale, "The History of Denton," s.d., s.l.

Rayzor Family Records in possession of Mr. Richard Rayzor of Denton, Texas, son of J. Fred and Lucile Rayzor.

U.S. Census: 1900, 1910.

Valuation and Ownership Record, City of Denton, Texas, 1942.