



**SPECIAL MEETING AGENDA
MUSEUM AND
HISTORY ADVISORY COMMITTEE (MHAC)
City of Carrollton**

Monday, March 21, 2022

7:00pm

**Crosby Recreation Center, Elm Fork Room
1610 E. Crosby Road**

1. Call to Order
2. Hold a public hearing and consider the nomination application for a proposed historic designation under Art XX.3, "Historic Preservation and Overlay District," to be located at Mary Heads Carter Park.
3. Adjournment

CERTIFICATE - I certify that the above agenda giving notice of the meeting was posted on the bulletin board at the City Hall of Carrollton, Texas, on March 17, 12:00 pm

Laurie Wilson, City Secretary

ARTICLE XX.3
"HP" HISTORIC PRESERVATION OVERLAY DISTRICT
(Entire Article Established, Ord. 2706, 07/16/02)

SECTION A. INTENT AND PURPOSE.

The "HP" Historic Preservation Overlay District shall function as an overlay zoning district. The "HP" requirements shall supersede the regulations of the underlying zoning district where such district's regulations are in conflict with the provisions of this Article. All regulations of the underlying zoning districts shall be in effect except as identified in the "HP" Historic Preservation Overlay District regulations.

The City Council of Carrollton hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance are necessary to promote the economic, cultural, educational, and general welfare of the public, and that such landmarks and districts represent the unique confluence of time and place that shaped the identity of generations of citizens, both collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage.

The designation of an historic landmark and/or historic district is intended to:

1. Protect and enhance the landmarks and areas which represent distinctive elements of Carrollton's historic, architectural, and cultural heritage
2. Protect and enhance Carrollton's attractiveness to residents, visitors and tourists
3. Support the harmonious, orderly, and efficient growth and development of the community
4. Promote, maintain and stimulate economic prosperity and the general welfare of the community, and
5. Encourage stabilization, restoration, and improvements of properties and their values.

SECTION B. DUTIES: HISTORIC PRESERVATION OFFICER, HISTORIC PRESERVATION ADVISORY COMMITTEE.

1. **HISTORIC PRESERVATION OFFICER:** (Also referred to as the "HPO")

The City Manager or his designee shall appoint a qualified city official or staff person of the City of Carrollton to serve as Historic Preservation Officer. This officer shall administer this ordinance, meet with the Historic Preservation Advisory Committee at their regular and called meetings and advise them on matters of historic preservation and the administration of this ordinance.

This officer shall also provide assistance to applicants and shall coordinate the City of Carrollton's historic preservation activities with those of federal and state agencies, and with local, state and federal preservation organizations.

2. **HISTORIC PRESERVATION ADVISORY COMMITTEE:** (Also referred to as "the Committee" and "HPAC")

The Historic Preservation Advisory Committee shall conduct meetings as established in Chapter 34

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of the Carrollton Code of Ordinances.

SECTION C. DESIGNATIONS.

1. CONTENTS OF AN APPLICATION FOR DESIGNATION:

The standard application form used by the City of Carrollton Development Services Department shall be used in accordance with Section A of Article XXXI.

2. CRITERIA FOR DESIGNATION:

A designation for an historic landmark or district may be made if, in the opinion of the City Council, the landmark or district:

- a. Possesses significance in history, architecture, archeology or culture
- b. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state or national history
- c. Is associated with the life of a person or persons significant to the community
- d. Embodies the distinctive characteristics of a type, period, style or method of architecture or construction
- e. Represents the work of a significant builder or craftsman
- f. Represents an established and familiar feature of the community
- g. Possesses high artistic values
- h. Represents and/or contributes to a significant and distinguishable entity whose components may lack individual distinction
- i. Has yielded, or is reasonably likely to yield, information important to history or prehistory, or
- j. Is eligible for listing in the National Register of Historic Places or recognition by the Texas Historical Commission.

3. PROCESS FOR DESIGNATING LANDMARKS & DISTRICTS:

- a. The Committee shall, within 60 days from receiving a complete application, hold a public hearing and consider the nomination. Notice of this public hearing shall be posted in the manner set forth in Section B(1), Article XXXI, Carrollton Comprehensive Zoning Ordinance, provided that HPAC shall substitute for any and all references to the Planning and Zoning Commission therein.

The Committee shall then forward a recommendation to the Planning & Zoning Commission on the nomination, and a report containing the following information, as applicable:

- i. An explanation of the significance of the nomination as it relates to the Criteria for Designation
- ii. An explanation of the integrity and authenticity of historic character of the nominated landmark
- iii. Design criteria to be used to guide and evaluate any alteration, construction, reconstruction, restoration, rehabilitation, removal or demolition of a landmark or within a district, and

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- iv. Testimony or evidence received by the Committee as part of the application or during the public hearing.
- b. Upon forwarding a recommendation and report from the Committee to the Planning & Zoning Commission, the process shall follow the procedures set forth in Section B (regarding a hearing before Planning and Zoning Commission), and in Section C (regarding a hearing before the City Council), Article XXXI, Carrollton Comprehensive Zoning Ordinance.
- c. Upon designation of an historic landmark or district, the City Council shall cause the designation to be recorded in the real property records of the appropriate county, the tax records of the City of Carrollton and the Dallas Central Appraisal District, and to be shown on the official zoning map of the City of Carrollton by an appropriate mark. The record filed with the county shall include a verified written instrument filed in the real property records of the county clerk's office of each county in which Carrollton is located listing each historic structure or property that is located in the municipality and that county and is designated as historic by a political subdivision of the state by: the street address, if available in the municipal files; the legal description of the real property on which the structure or property is located; and the name of the owner of the real property, if the name is available in the municipal files.

4. REMOVING A DESIGNATION:

A designation for an historic landmark or historic district may be removed in the same manner and by the same process by which it was enacted.

SECTION D. CERTIFICATE OF HISTORIC APPROPRIATENESS.

1. REQUIRED:

In addition to any other permit required by other ordinances of the City of Carrollton, a Certificate of Historic Appropriateness shall be required prior to:

- a. Any work which requires the issuance of a permit from the Building Inspections Department of the City of Carrollton and which affects the exterior appearance of a designated historic landmark or any structure located within a designated historic district.

No building permit shall be issued for any alteration, construction, reconstruction, restoration, rehabilitation, removal or demolition on any historic landmark or property within an historic district unless a Certificate of Historic Appropriateness has been approved for said activity.

- b. Any work which does not require the issuance of a permit from the Building Inspections Department, but which affects the exterior appearance of a designated historic landmark or any structure located within a designated historic district. Examples of such work may include, but are not limited to:
 - i. Change of exterior appearance by painting or other finish work
 - ii. Installation of siding
 - iii. Window treatment, including, but not limited to, window replacement and the installation of awnings, or
 - iv. Door treatment, including, but not limited to door replacement or alteration.

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2. ORDINARY MAINTENANCE AND REPAIR; EMERGENCY REPAIR:

- a. Nothing in this article shall be construed to prevent the ordinary maintenance and/or repair as defined by Article XXXIV; nor shall a Certificate of Historic Appropriateness be required by this article for ordinary maintenance and repair.
- b. Emergency maintenance and temporary repair as defined by Article XXXIV may be authorized by the City, provided that said temporary emergency maintenance and temporary repair does not permanently alter the distinctive features of the landmark or district, and that, within 30 days, the owner of record applies for appropriate and adequate permits to make permanent repairs.

3. PROCESS FOR OBTAINING A CERTIFICATE OF HISTORIC APPROPRIATENESS:

- a. Upon the receipt by the City of Carrollton of an application for a Certificate of Historic Appropriateness, the HPO shall review the application.

If an application meets the criteria listed in subsection 4 of this section, a Certificate of Historic Appropriateness shall be granted.

If, the proposed work does not conform to the criteria listed in subsection 4 of this section, the HPO shall advise the applicant of modifications needed to come into compliance with said criteria. If the applicant makes said modifications, a Certificate of Historic Appropriateness shall be granted.

- b. Refusal to grant a Certificate of Historic Appropriateness may be appealed to the Committee by submitting a letter of appeal within 10 days of the decision of the HPO.
 - i. The Committee shall within 30 days, upon receiving a letter of appeal, hold a public hearing and consider the appeal. Notice of this public hearing shall be posted in the manner set forth in Section B(1), Article XXXI, Carrollton Comprehensive Zoning Ordinance, provided that the Committee shall substitute for any and all references to the Planning and Zoning Commission therein.
 - ii. The Committee shall, by motion and vote, approve, approve with modifications, deny for the purpose of continuation or deny the Certificate of Historic Appropriateness.
 - iii. A denial for the purpose of continuation shall only be made to allow the applicant sufficient time to modify their proposal and return to the Committee for additional consideration.
 - iv. In the event the Committee does not act within 30 days, the Certificate shall be deemed approved.
- c. An applicant for a Certificate of Historic Appropriateness dissatisfied with the Committee's decision may appeal that decision to the City Council within 10 days in accordance with the process and procedures set forth in Article XXXI, Section C, Carrollton Comprehensive Zoning Ordinance, provided that the Committee shall substitute for any and all references to the Planning and Zoning Commission therein.
- d. An applicant dissatisfied with the Committee's decision may also file an application for economic hardship as provided in this article with the Committee.

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4. CRITERIA FOR CONSIDERATION OF A CERTIFICATE OF HISTORIC APPROPRIATENESS:

a. General

When assessing an application for a Certificate of Historic Appropriateness, consideration shall be given to any design criteria set forth in the ordinance establishing the designated landmark or district and, where applicable, the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings (adopted herein by attachment: Appendix A to this article), both of which shall be made available to the owners of historic landmarks and the owners of property within historic districts.

Any adopted design guidelines, Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings (Appendix A), and Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (Appendix B) shall be on file in the city secretary's office and made available to the public. (Appendix B is for guidance only and is not adopted by this article.)

General guidelines for the rehabilitation, repair, reconstruction or alteration of landmarks, or for any construction in an historic district shall include, but are not limited to, the following:

- i. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- ii. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided where possible.
- iii. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- iv. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- v. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved where possible.
- vi. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should, as closely as possible, match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- vii. Chemical or physical treatments, such as indiscriminate and careless sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- viii. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- ix. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- x. New additions and adjacent or related new construction shall be undertaken in such a manner

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that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

b. Demolition

When assessing an application for a Certificate of Historic Appropriateness for demolition, consideration shall be given to the criteria set forth in subsection A above, any criteria set forth in the ordinance establishing the historic designation, and also may include any of the following:

- i. The importance of the building, object, site, or structure to the integrity and character of the surrounding area
- ii. The difficulty or impossibility of reproducing such a building, object, site, or structure due to design, texture, material, detail, or unique location
- iii. Whether the building, object, site, or structure is one of the last remaining examples of its kind in the neighborhood, city, county, state, or nation
- iv. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, and/or environmental character of the surrounding area
- v. Whether reasonable measures can be taken to save the building, object, site, structure, or cluster from further deterioration, collapse, arson, vandalism or neglect, and
- vi. Whether reasonable measures can be taken to relocate the building, object, or structure to a new site
- vii. The condition of the structure
- viii. Estimated cost of restoration or repair
- ix. Demonstration that the adaptive use or restoration of the structure has been seriously considered.

5. CONTENTS OF AN APPLICATION FOR A CERTIFICATE OF HISTORIC APPROPRIATENESS:

The standard application form of the City of Carrollton shall be used, provided that not more than one Blueline or blackline exhibit of each plan, elevation or drawing shall be required. The applicant shall provide a complete description of the all the work proposed to be done. Said description shall include, but is not limited to, as appropriate: site plans, construction plans, elevation drawings, and photographs of existing conditions, photographs of historical conditions and samples of materials. The description shall also encompass adjacent properties, where appropriate.

It shall be the duty and obligation of the applicant to provide, as part of the application, sufficient information to adequately convey the full effect of the work proposed to be completed and any information applicable to the designated property under this Article.

6. COMPLETE APPLICATION REQUIRED:

An application shall not be accepted unless it is complete, including sufficient description to adequately and completely convey the full effect of the work proposed to be done.

SECTION E. ECONOMIC HARDSHIP APPLICATION PROCEDURE.

1. MOTION FOR REHEARING:

After receiving written notification from the Committee of the denial of a certificate of appropriateness, an applicant may file a motion for rehearing with the Committee alleging economic hardship as a basis for granting the certificate of appropriateness. No building permit or demolition permit shall be issued unless the Committee makes a finding that hardship exists.

2. PROOF REQUIRED:

a. Non-residential purposes

When a claim of economic hardship is made concerning property used for non-residential purposes the owner must prove, by a preponderance of the evidence, that:

- i. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
- ii. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return;
- iii. Good faith efforts to find a purchaser interested in acquiring the property at fair market value and preserving it have failed; and
- iv. The applicant has consulted in good faith with the Committee, local preservation groups and interested parties, if any, in a diligent effort to seek an alternative that would result in preservation of the property.

b. Residential, open farms or open lands purposes

When a claim of economic hardship is made concerning property used for residential purposes or for open farms or open lands, the owner must prove, by a preponderance of the evidence, that:

- i. Good faith efforts to find a purchaser interested in acquiring the property at fair market value, and preserving it have failed; and
- ii. The applicant has consulted in good faith with the Committee, local preservation groups and interested parties, if any, in a diligent effort to seek an alternative that would result in preservation of the property.

c. Possible Evidence

As evidence of unreasonable economic hardship, the owner may submit the following information to the Committee by affidavit:

- i. An estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the conditions the Committee required for the issuance of a Certificate of Historic Appropriateness

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- ii. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation
 - iii. Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; after any changes recommended by the Committee; and, in the case of a proposed demolition, after renovation of the existing property for continued use
 - iv. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property
 - v. Remaining balance on any mortgage or other financing secured by the property owner and annual debt service, if any, for the previous two years
 - vi. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
 - vii. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years
 - viii. The assessed value of the property according to the two most recent certified tax rolls
 - ix. Real estate taxes paid for the previous two years, and
 - x. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
- d. Additional information

In the event the Committee determines that any additional information is necessary in order to evaluate whether an unreasonable economic hardship exists, the Committee shall promptly notify the owner.

The applicant shall consult in good faith with the Committee, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be shown to the Committee.

3. PROCESS:

The Committee shall, within 60 days from receiving a complete application, hold a public hearing and consider the application for unreasonable economic hardship. Notice of this public hearing shall be posted in the manner set forth in Section B(1), Article XXXI, Carrollton Comprehensive Zoning Ordinance, provided that the Committee shall substitute for any and all references to the Planning and Zoning Commission therein.

If the Committee does not act within 60 days of the receipt of the application, a hardship certificate shall be granted.

All decisions of the Committee shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the city clerk's office for public inspection. The Committee's decision shall state the reasons for granting or denying the hardship application.

4. APPEAL:

An applicant dissatisfied with the action of the Committee relating to the issuance or denial of an economic hardship application shall have the right to appeal to the City Council within 10 days after receipt of notification of such action. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner as provided in Section C, Article XXXI, Carrollton Comprehensive Zoning Ordinance.

SECTION F. TEMPORARY STAY OF ISSUANCE OF PERMITS FOR NOMINATED PROPERTIES.

No permit shall be issued for alteration, construction, reconstruction, restoration, rehabilitation, removal or demolition on any property for which a complete application has been received for historic landmark designation, or which lies in an area for which a complete application has been received for historic district designation, until such time as the City Council has made a determination as to the nominated designation.

SECTION G. DEMOLITION BY NEGLECT.

1. No owner or person with an interest in real property designated as a historic landmark or within an historic district shall permit said property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the Historical Preservation Advisory Committee, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself.
2. Examples of such deterioration include, but are not limited to:
 - a. Physical deterioration of exterior walls or vertical structural supports
 - b. Physical deterioration of roofs or horizontal structural supports
 - c. Physical deterioration of chimneys
 - d. Physical deterioration of foundations
 - e. Physical deterioration of stucco or mortar
 - f. Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors, or
 - g. Physical deterioration of any features so as to create a hazardous condition, which could lead to the claim that demolition, is necessary for public safety.

SECTION H. APPLICATION TO PUBLIC PROPERTY.

As allowed by state and federal law, any alteration, construction, reconstruction, restoration, rehabilitation or demolition of any building or structure designated an historic landmark or within a designated historic district and which is owned by any public or governmental entity shall be subject to the same requirements outlined in this Article as applied to privately-owned property.

SECTION I. FINANCIAL INCENTIVES FOR PRESERVATION: HISTORIC LANDMARK DESIGNATION TAX EXEMPTION UNDER V.T.C.A., PROPERTY TAX CODE SECTION 11.24.

1. CALCULATION OF TAX EXEMPTION:

Any property which has been designated as an historic landmark or which is located within a designated historic district shall qualify for an exemption of City ad valorem taxes, provided that the historic landmark or property which is located within a designated historic district has been determined by the City Council to be a historically or archeologically significant site in need of tax relief to encourage its preservation. The tax exemption shall exempt from City ad valorem taxation any increase in the assessed value of the building/structure and the land necessary for access and use of the building/structure following the designation by the City Council for a period of 10 years.

- a. This tax incentive shall begin on the first day of the first tax year after verification of completion of the preservation required for certification.
- b. This tax incentive shall only be granted for properties where the value of the rehabilitation exceeds 30 percent of the assessed value of the building/structure in the base year. For the purposes of this Section, the "base year" shall be the year in which the application for the tax exemption was approved by Council. In the event that the structure or the land is assessed during such 10 year period at a lower value than the assessed value for the base year, the Council shall reevaluate the exemption amount for the remainder of the 10 year period.
- c. This tax incentive shall only be granted on historic landmark properties or properties located within a designated historic district for the increase in the assessed value of a building/structure and the land necessary for access and use of the building/structure.
- d. In order to qualify for the exemption, the Council must approve the application for the tax exemption prior to the commencement of the work and the work must be verified in compliance with this section.

2. APPLICATION PROCESS:

Any application for tax exemption shall be filed with the Historic Preservation Officer. Each application shall contain sufficient documentation to support the information submitted therein. Each application shall be signed and sworn to by the owner of the property and shall:

- a. State the legal description and the address of the property proposed for certification
- b. Provide proof of title in the application to the property proposed for certification
- c. Provide proof that taxes or other assessments are not delinquent on the property
- d. Include a complete set of final plans for the improvement
- e. Include a statement of costs for the renovation and/or restoration and the assessed value of the building
- f. Include a projection of the estimated construction time and predicted completion date
- g. Include a detailed statement of the proposed use of the property
- h. Provide any additional information to HPAC which is necessary in determining eligibility or which the owner deems relevant or useful; and

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- i. Contain a written agreement to maintain, for the duration of the tax exemption, the certified property in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the applicable city building codes.

3. CERTIFICATION PROCESS:

- a. Upon receipt of the sworn application, the Committee shall make an investigation of the property and shall certify the facts to the City Manager or Designee of the City of Carrollton within 30 days along with the Committee's documentation and recommendation for approval or disapproval of the tax exemption.
- b. Upon receipt of the application for a tax exemption, as well as the recommendation of the Committee, the City Manager or Designee shall immediately forward the application to the City Council and, within 60 days, the Council shall approve by resolution or disapprove eligibility of the property for City ad valorem tax relief pursuant to this section and may outline conditions. Approval or disapproval shall be provided in writing to the applicant. In determining eligibility, the City Council shall first determine that all the requirements of this section have been met.
- c. No property shall be certified for tax exemption purposes until the applicant has filed a commitment to repay to the City all City taxes previously exempted if the owner is required to repay the taxes for noncompliance with this section as provided below. The commitment shall be filed in the appropriate County Deed Records and shall run with the land and bind the owner and the owner's heirs and assigns. Any unpaid repayment shall constitute a lien against the property.
- d. The application for certification may be processed concurrently with any application for a certificate of appropriateness which is required under this ordinance.

4. VERIFICATION PROCESS:

Upon completion of the project, the applicant shall submit a sworn statement of completion acknowledging that the "historically or archeologically significant property" has been improved as required by the Committee. The Committee, upon receipt of the sworn statement of completion, but no later than 30 days thereafter, shall make an investigation of the property and shall verify that the property has been completed as required for certification. If verification of completion shall be deemed unfavorable, the applicant shall be required to complete the renovation and/or restoration in order to secure the tax exemption provided herein. If the verification of completion is favorable, the applicant shall timely provide the appropriate paperwork to the Chief Appraiser of Dallas Central Appraisal District (regardless of which county the property is in) in order to receive the exemption. If the verification of completion is favorable, the Committee shall timely provide written notification to the Tax Assessor-Collector for the City of Carrollton.

5. TRANSFERABILITY OF TAX EXEMPTION:

The benefits and liabilities of this City ad valorem tax incentive program are transferable and run with the property. A property may take advantage of the tax incentive program once. A copy of the certification must be filed by the property owner in the county deed records. Proof of the filing shall be presented to the Historic Preservation Officer.

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SECTION J. CUMULATIVE REMEDIES.

That the provisions of this Article shall apply in addition to other enforcement provisions or penalties which are available at law or in equity, but not limited to, those available for adversely affecting historic structures or properties under Section 315.006 of the Texas Local Government Code and Section 442.016 of the Texas Government Code.

HISTORICAL OR SUBJECT MARKERS:

2022-2023 City of Carrollton Marker

Application

PROPOSED MARKER INFORMATION

Proposed marker topic and text (required): See attached document regarding family origins
Mary Heads Carter Park Family Origins

County: Dallas

Town (nearest town in same county on current state highway map): Carrollton

Street address of marker site or directions from town noted above: 2320 Heads Ln

Will the marker be placed at the actual site of the topic being marked? Yes No

APPLICANT CONTACT INFORMATION:

Applicant Name (may be individual or organization): Christ Community Connection Inc.

Contact person (if applicable): Rev. Willie Rainwater

Mailing address: 2006 Southern Oaks

City, zip: Carrollton, 75007

Phone: 972 - 242 - 0933

Email address (required):

Lee.Rainwater@Tx.RR.com

Mary Heads Carter Park
Family Origins
Rufus Harrison and Betty Holmes Heads

Rufus, born in 1853 in Texas, and Betty Holmes married in 1877. Together they built a simple frame house on the property now called Mary Heads Carter Park. The Heads had four children and started their philanthropic initiatives in Carrollton by donating land for the First Black School located near Heads Park. Their granddaughter, Mary Heads, born in 1906 in Carrollton, became a famed teacher in Addison, Texas instructing children for over 30 years. Mary was an ardent advocate for public parks in the local community which led to her donating the old Heads homestead to the City of Carrollton in 1990 to use as a public park.

By 1910, the Heads divided their property leaving some to their son Walter Heads, who maintained the land up to his death in 1939. After Walter's death, the property was transferred to Annie Heads Rainwater. Annie and Charlie Wash Rainwater, her husband, continued the family tradition of maintaining the property while raising six children. Mr. and Mrs. Rainwater remain active in the Carrollton community today.

Wilkie Rainwater and family
2-2-2022

Carrollton Texas

Designated Historical Landmark

Black Pioneer Families of the 1800's

Rufus Harrison Heads and Betty Holmes

Homestead, (Heads Park)

Rufus H. Heads, a black American, was born in January 1853 in Texas they married in 1877, in Dallas, Carrollton Texas to Betty Holmes. Was born in November 1853 in Missouri and in late 1877 they built a simple frame house here on this property, now called Mary Heads Carter Park located at 2320 Heads Lane.

The Heads had four children who grew to adulthood. The Heads donated land for the - First Black School – Heads Park.

When the Heads property was divided in 1910, one son, Walter Heads received this portion of land.

To 1939 after Walter Heads death, Annie Heads Rainwater received this portion of the family homestead.

Annie and Charlie Wash Rainwater had six children who grew up to adulthood (1990) occupied as residence until she joined her first cousin.

Mary Heads was born in 1906 in Carrollton Texas. Mary Heads was a teacher back in the 1930's in Addison Texas for over 30 years. In 1990 they gave the old Homestead Place to the City of Carrollton to use as a park in Mary Heads Carters name.

Prepare: Rev. Willie Rainwater 2021



House of Representatives


Representative Michelle Beckley

Presents this

Commendation
to
The Heads Family

in recognition of their legacy as one of the
Carrollton Black American Leaders and Pioneers

In witness thereof and pursuant to the
authority vested in me, I have here unto set
my hand and seal of office at Austin, Texas
this 19 day of June 2020 A.D.


Member, Texas House of Representatives



RAINWATER LN

CONGRATULATING THE RAINWATER FAMILY AND THE CITY OF CARROLLTON FOR RAINWATER LANE

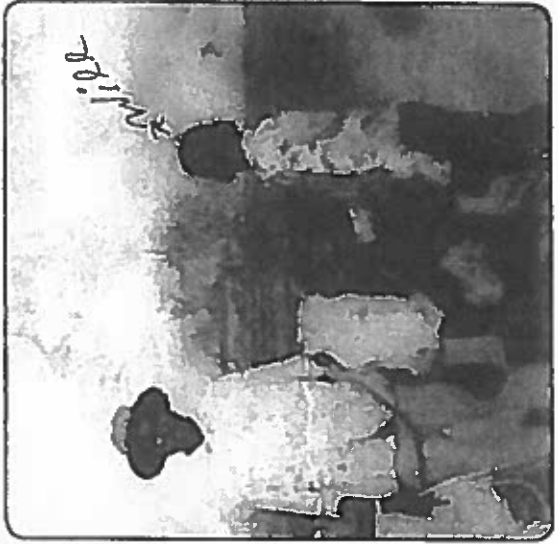
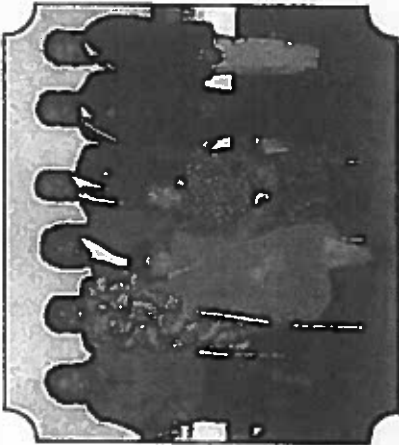
HON. KENNY MARCHANT
OF TEXAS
IN THE HOUSE OF REPRESENTATIVES

Wednesday, July 4, 2015

Mr. Merchant, Mr. Speaker, I am today in recognition of the city of Carrollton, Texas, located in my congressional district, for renaming Jameson Lane to Rainwater Lane in commemoration of the Rainwater family, who have resided in the area since 1855. The change, proposed April 7th, was approved by the council on May 5th, and put into effect May 6th.

The Rainwaters are one of the oldest families in Carrollton, having lived there for over 150 years. Carrollton has a history of honoring important residents and families with street names, and continues that tradition with Rainwater Lane. The Rainwaters even worked on the plot of land where Carrollton City Hall is currently placed. It is a long deserved honor to name a street after one of the great Carrollton families. The newly renamed Rainwater Lane is located behind Carrollton City Hall right in the heart of Carrollton. As Carrollton mayor Matthew Merchant said on the subject, "The Rainwater family is a very key part of the history of the city of Carrollton and your legacy continues, even through today."

Mr. Speaker, on behalf of the 24th Congressional District of Texas, I ask all my distinguished colleagues to join me in honoring the Rainwater family and the city of Carrollton on this commemoration.



RAINWATER FAMILY, KELLER SPRINGS COMMUNITY, AND HEADS LANE, C. 1955
Charlie "Wash" Rainwater married Annie Heads in 1932, and they had eight children, two of whom died in infancy. These photographs were taken on the family's 90-acre farm located north of Keller Springs Road that Annie's grandfather Rufus Heads had owned. Rufus was a reverend and farmer who taught many in his community how to read and write. Her father, Walter Heads, owned 219 acres of land north of old downtown Carrollton and also property on the west side of town near the Elm Fork of the Trinity River, which was known as Heads Park. The park was a popular gathering place for African American residents to enjoy dances and picnics. Heads Park later became Sandy Lake Amusement Park. Like many rural towns in Texas at the time, black and white citizens lived separately, attending their own churches and schools. In 1948, the population of Carrollton was 1,140 people, including 294 white families and 33 black families. (Courtesy of Wilkie Rainwater)



IN THE HOUSE OF REPRESENTATIVES

Congressional Record

Proceedings and Debates of the 113th Congress, First Session

Celebrating the Centennial of the City of Carrollton, Texas

HON. KENNY MARCHANT
OF TEXAS
IN THE HOUSE OF REPRESENTATIVES
May 23, 2013

Mr. MARCHANT. Mr. Speaker. I am honored to recognize and celebrate the centennial of the City of Carrollton, Texas, which sits fourteen miles north of downtown Dallas at the intersection of Collin, Dallas, and Denton counties. The rich history of Carrollton is a quintessential American story.

Long before it was the city that it is today, the region around Carrollton was home to Wichita natives as well as the French and Spanish who sought to claim east Texas. The modern history of Carrollton began in the 1840s when Sam Houston, president of the Republic of Texas, made an agreement with the Peters Colony Company to offer free land to new settlers. The Larner, Myers, Nix, Witt, Lee, Rainwater, and Perry families were among the original founders who came to the area – some from Carrollton, Illinois, from which Carrollton, Texas, may have gotten its name. Families from England, including Jackson, Furneaux, Morgan, and Rowe also settled in the area.

In 1846, the first Baptist church was established in Carrollton and ten years later the Union Baptist Church opened the first community school. Small homes and businesses began to grow in this rural environment and in 1878 the railroad arrived, with the Dallas and Wichita line being the first of three that would eventually intersect and form a hub in the community. That same year, on May 16, Carrollton's first Post Office opened, giving the unincorporated town its name. Built on grain and gravel industries, Carrollton had a population of 150 by 1885 and the town square began to take shape in 1901 after land purchases by George and J.S. Myers.

The City of Carrollton was incorporated one hundred years ago, on June 14, 1913, by a vote of 52 to 23. The City Council was elected the next month and William Forest Vinson was elected as the first Mayor, though he actually declined to serve and the first mayorship was held by Junius Tribble "J.T." Rhoton. In the following decades, Carrollton would grow into a thriving and modern city. Yet a simple gazebo, built in 1921, would become the landmark and centerpiece of the town square. In the 1920s, a volunteer fire department was established and the police department followed by the 1940s. Bringing a distinct attitude to the area around that time was "Colonel" C.W. Josey, an oilman who bought expansive land in Carrollton on which he hosted annual rodeos as well as elaborate parties. Carrollton was also the first city in Dallas County to integrate its schools, in 1963.

Carrollton has truly blossomed into a prosperous and exemplary city. From a population of 1,610 in 1950, it has now grown to over 121,150 residents, with the most rapid growth occurring in the 1970s and 1980s. The city features thirty-five schools, two libraries, the Baylor Medical Center hospital which covers 36 specialties, two other long-term acute care hospitals, and over 1,200 acres of park land. True to the railroad heritage that first brought new life to Carrollton, the city is now connected to the DART commuter system. Landmarks today include the Plaza Theater and the A.W. Perry Homestead Museum. Carrollton's vibrant success is evident in its strong education system and quality of life. The city has been ranked twelfth in Forbes Magazine's "America's 25 Best Places to Move", as well as fifteenth in MONEY Magazine's "Best Places to Live" in 2008. Just this month, Carrollton was also named one of the top ten "Best Texas Cities for Young Families" by a financial website, based on its public education, affordability, and opportunity for growth.

I am proud to say that the Marchant family has been an important part of Carrollton's story. It was my privilege to serve on the city council for four years and then as Mayor from 1984 to 1986. Ronnie Marchant was a member of the city council for several years. The present Mayor is Matthew Marchant, who also served several terms on the city council and as Mayor Pro Tempore.

REUNION 1940 ON HEADS AND RAINWATER FARM
THE RAINWATER FAMILY LIVED ON THIS PROPERTY
NOW CALL MARY HEADS CARTER PARK



AFRICAN AMERICAN HERITAGE

By shining a spotlight on the African American, Pioneers, and Family Heroes who have shaped our Community, History and Culture will transform the way that Citizens view our Heritage.

With Your Generous Support we will give People, from every corner of our Community, of every Race and from every Walk of Life a Fuller Appreciation of our Diverse History and Culture, by serving as both a Memorial of Past and inspiration to Future Leaders. We are building a better City and better Community.

D. Charlie Wash "Wash" RAINWATER appeared in the census in 1900 at Justice Precinct 2 in Dallas, Texas, United States.¹



He died in Apr 1961 in Carrollton, Dallas, Texas, United States. He was born in Carrollton, Dallas, Texas, United States. Wash was buried in Dallas, Dallas, Texas, United States.

Charlie Wash "Wash" RAINWATER and Annie Bell HEADS were married on 19 Sep 1932. Annie Bell HEADS, daughter of Walter H HEADS and Nancy DAVIS, was born on 3 Feb 1912 in Carrollton, Dallas, Texas, United States. Per Willie (son) - 24 Feb. 1912



Per "Annie Heads Rainwater" Book, Page 2, birth listed as 3 Feb. 1912. She appeared in the census in 1920 in Carrollton, Dallas, Texas, United States. Name: Annie Bell Head

Home in 1920: Carrollton, Dallas, Texas

Age: 7

Estimated birth year: abt 1913

Birthplace: Texas

Relation to Head of House: Daughter

Father's Name: Walter H Father's Birth Place: Texas

Mother's Name: Nancy Mother's Birth Place: Texas

Marital Status: Single, Race: Black, Sex: Female, Able to read: Yes, Able to Write: Yes

The heads had four children who grew to adulthood. The heads donated land for the – First Black School – heads park. When the heads property was divided in 1910, one son, Walter Heads received this portion of the land. In 1939 after Walter Heads death, Annie Heads Rainwater received a portion of the family homestead.

Annie and Charlie Wash Rainwater had six children who grew up to adulthood (1990) occupied as a residence until she joined her first cousin.

Mary heads was born in 1906 in Carrollton, Texas. Mary was a Teacher back in the 1930's in Addison for over 30 years. In 1990, they gave the old homestead place to the City of Carrollton to use as a park in Mary Heads Carter's name.

Copyright © 2021 Prepare: Rev. Willie Rainwater

Rufus Harrison HEADS was born in Jan 1853 in Texas, United States. He appeared in the census in 1900 at Justice Precinct 2 in Dallas, Dallas, Texas, United States. Name: R Harrison Heads
 Home in 1900: Justice Precinct 2, Dallas, Texas
 Age in 1900: 47
 Birth Date: Jan 1853



Birthplace: Texas
 Race: Black
 Gender: Male
 Relationship to Head of House: Head
 Occupation: Farmer - owns own farm
 Father's Birthplace: Texas
 Mother's Birthplace: Georgia
 Spouse's name: Bessie
 Marriage Year: 1878
 Marital Status: Married
 Years Married: 22
 Household Members: Name Age
 R Harrison Heads 47
 Bessie Heads 36
 Jesse Heads 22
 Walter Heads 20
 Hattie Heads 11
 Frank Heads 9

Name Heads 4
 Bessie Heads 1 later named Bessie He appeared in the census in 1910 at Justice Precinct 2 in Dallas, Dallas, Texas, United States. Name: Harrison Heads
 Age in 1910: 57
 Estimated Birth year: abt: 1853
 Birthplace: Texas
 Relationship to Head of House: Head
 Spouse's name: Bessie
 Home in 1910: Justice Precinct 2, Dallas, Texas
 Marital Status: Married
 Race: Black
 Gender: Male
 Household Members: Name Age
 Harrison Heads 57
 Bessie Heads 56
 Frank Heads 19
 Nannie Heads 14
 Bessie Heads 11
 Green Reed 26

MARY HEADS CARTER PARK
 HEADS LANE

1800's MR. + MRS. RUFUS HARRISON HEADS FAMILY LIVED ON THIS PROPERTY AND FARM THIS LAND FROM THE 1800'S AND EARLY 1900'S, THE FAMILY FARMLAND WAS PASS ON'S TO HIS GRAND DAUGHTER ANNIE HEADS RAINWATER. CHARLIE W. RAINWATER AND ANNIE BELL HEADS WERE MARRIED ON 19 SEPT 1932. ANNIE B. HEADS DAUGHTER OF WALTER H. HEADS CHARLIE AND ANNIE RAINWATER FARM THIS LAND TO 1990'S MARY HEADS AND ANNIE HEADS. PASS THIS LAND TO THE CITY OF CARROLLTON TX. FOR A PARK, FOR KIDS.

Joel H. Robuck

REAL ESTATE DEVELOPER (214) 387-0198

October 3, 1978

Mr. Clonis Luallen
City Manager
City of Carrollton
P. O. Box 535
Carrollton, Texas 75006

Dear Lu,

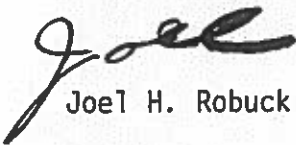
As I have briefly mentioned in the past, I have discussed the proposed parksite with Mr. T. C. Rice. It is my understanding from him that he is in favor of the site, and he would like to proceed with the parksite, with streets planned for all four sides of the site.

I would like to proceed with the implementation of this objective, and with your approval I will do so. I cannot guarantee I can purchase the nine acre site for a price of \$15,000 per acre, but there is a reasonable probability I can. I believe this is a very reasonable price for this area, and there are very few sites that are available in this vicinity. In addition, this site generally meets the master plan requirement for a site location for a park.

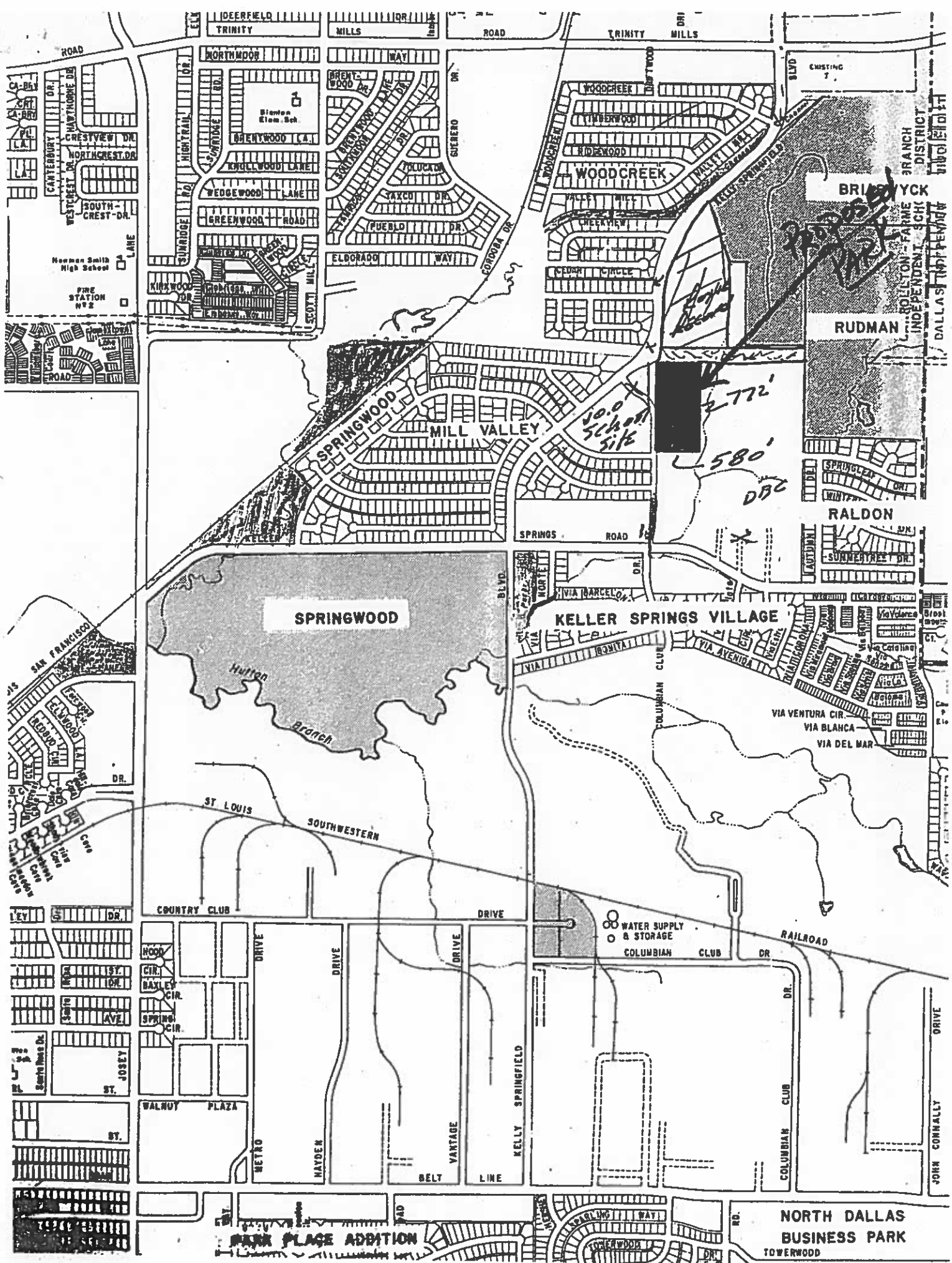
My proposal is for me to purchase the site for the City of Carrollton and dedicate it to the City as a park. My contribution to the purchase price would be the equivalent of my park fee for Woodcreek, Mill Valley and Springwood, which comes to approximately \$67,000. The remainder of the purchase price would be provided by the City.

Lu, I am ready to proceed with this transaction, and I will do so after your approval.

Best regards,


Joel H. Robuck

JHR:1b



SPRINGWOOD

KELLER SPRINGS VILLAGE

BRIDGECREEK

RUDMAN

RALDON

ST LOUIS

SOUTHWESTERN

COUNTRY CLUB

DRIVE

WATER SUPPLY & STORAGE

COLUMBIAN CLUB

RAILROAD

DR

DR

DR

DR

DR

DR

DR

DR

PARK PLACE ADDITION

NORTH DALLAS BUSINESS PARK
TOWERWOOD

BRANCH DISTRICT

ROLLSTON - FARMER INDEPENDENT SCH

DALLAS

SPRINGWOOD

SUNWEST STREET DR

VIA VENTURA CIR

VIA BLANCA

VIA DEL MAR

JOHN CONNALLY

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

INTERDEPARTMENTAL MEMO

TO: Clonis Luallen

March 9, 1979

FROM: T. C. Rice, Jr.

REFERENCE: 10.33 Acre Park Site On Columbian Club/Carmel Drive In Mill Valley Addition

Having worked with Joel Roebuck since October 1978 in regards to the above referenced park site, all the necessary surveying has been completed by the seller to provide exact boundary locations and total number of acres.

I am recommending purchase of the property at this time and shall appreciate your obtaining authorization from the Council to proceed with acquisition of the property. Purchase price shall be \$15,000 per acre with total price being \$154,950. Mr. Roebuck's pro rata share for Mill Valley, Woodcreek, and Spring Valley, based on \$100 per lot shall be approximately \$67,000. City's share shall be approximately \$87,950. As the adjoining neighborhoods develop, money placed in escrow will be sufficient to replace the City's cost in purchasing the property.

A plan concept with streets adjacent to the site is being completed by Mr. Roebuck's engineer, and will be available for review by council time Tuesday night. It is my desire that this plan be adopted requiring developers to comply with street locations adjacent to the park property in future development.

I shall appreciate your placing this item on the agenda for the March 13th meeting in order to proceed with plans for purchase.



INTERDEPARTMENTAL MEMO:

T.C.'s
COPY

TO: Mr. Luallen, City Manager
FROM: T. C. Rice
SUBJECT: Park Site - Keller Springs Area (Joel Roebuck)

As per your request, I have been to the proposed nine (9) acre site and have made the following observations:

- (1) The park site as shown on the enclosed plan is suitable for a park site and is not located in a flood plain. The east boundary is adjacent to a drainage area which could add additional acreage to the park site.
- (2) The park site is located just south of the ^{20'} power line and will also add additional acreage to the site. *essential.*
- (3) The park site is located in an area that will serve at least ^{5.78} five (5) neighborhoods and will be in an ideal location for equitable distribution of developer's pro rata share to provide open space in a given sub-division.
- (4) The location is in compliance with Master Plan Concept for placement of park sites in the immediate areas.
- (5) Physical characteristics include: (a) no trees on property; *Major portion of*
(b) land is now in cultivation.

In Mr. Roebuck's proposal to the city, his pro rata share will be approximately \$67,000.00. The city's share of the cost will be \$68,000.00 based on \$15,000/acre. There would be enough money in escrow as the surrounding area is developed.

I feel that the park area should be bounded by streets in order to allow for access and control, and I shall appreciate working with the developers to assure that streets are located adjacent to the park areas.

My recommendation is that we accept Mr. Roebuck's offer and accept the site proposed.

Joel H. Robuck

REAL ESTATE DEVELOPER (214) 387-0108

April 5, 1979

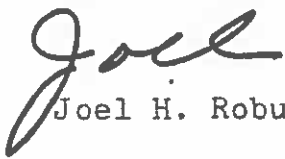
Mr. Clonis Luallen
City Manager
City of Carrollton
P. O. Box 535
Carrollton, Texas 75006

Dear Lu,

Thank you very much for the City's cooperation on the parksite we purchased from Mrs. Mary Heads Carter. This transaction has demonstrated the positive benefits from private developers and city officials working together for the betterment of the citizens of our community.

The City of Carrollton is fortunate to have Mr. T. C. Rice as our Parks and Recreation Director, because he is very interested and actively working toward the improvement of our City with parksites. As we consummated this transaction, I am grateful to you and Mr. Rice for your continuing cooperation.

Best regards,



Joel H. Robuck

cc: Mr. T. C. Rice —

JHR:jb

Copy

Joel H. Robuck

cc TC

APR 16 1979

*Van...
P...*

REAL ESTATE DEVELOPER (214) 387-0198

April 11, 1979

Mr. Charles Bresett
Director of Public Works
City of Carrollton
P. O. Box 535
Carrollton, Texas 75006

Dear Charles,

The city park fee of \$100 per lot was placed into action last week, when I used my park fee requirement of Woodcreek, Springwood and Mill Valley for the purchase of a park site. The park site is approximately 10.4 acres, located immediately east of the proposed elementary school site in Mill Valley. The site was purchased from Mrs. Mary Heads Carter, and the deed was transferred from Mrs. Carter to me, then to the city of Carrollton.

My portion of the purchase price was \$64,200, with the city of Carrollton providing the remainder. Mr. T. C. Rice has been very instrumental and active in this transaction, and this park site will be an excellent location to serve the residents of this area.

This transaction is "living proof" that residential developers and city officials can actively work together for the improvement of our city.

Best regards,

Joel
Joel H. Robuck

JHR:fm

April 18, 1979

Mr. Joel H. Robuck
4560 Beltline, Suite 200
Dallas, Texas 75240

Reference: Purchase Of Park Property: Mary Heads Carter

Dear Joel:

As per your request this letter shall verify that you have met the park pro rata fee for the following additions: Mill Valley, Springwood, and Woodcreek. The total number of lots for these additions were 642 lots at \$100 per single family residence; the fee is \$64,200.00. Having purchased the Carter Property and using the park pro rata fee relinquishes any responsibility on your part to the City of Carrollton.

I personally want to thank you for your cooperation in making this park site available to the City of Carrollton. You have demonstrated what can be done in a cooperative relationship between developers and the City of Carrollton. Again, may I express my appreciation to you in making this site available for the residents of our community to enjoy in years to come.

With kindest regards,

T. C. Rice, Jr., Director
Park and Recreation Department
City of Carrollton

TCR:be

cc: Mr. Clonis Luallen, City Manager
Mr. Charles Bressett

Recording Fee _____

DEED RECORD

Closer _____

THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT
S.00 DEED
0 2 04 06/79

MARY HEADS CARTER

A 4464

Dallas, State of Texas, (hereinafter called GRANTOR, whether one or more)

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

in hand paid to GRANTOR herein, by

JOEL H. ROBUCK, TRUSTEE,

(hereinafter called GRANTEE, whether one or more) the receipt of which is hereby acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, BELL AND CONVEY unto the hereinabove named GRANTEE, all that certain land, lying, situated and being in the County of Dallas, State of Texas, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made and accepted subject to any and all restrictions and encumbrances of record affecting the property hereby conveyed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the GRANTEE herein his heirs, or assigns forever. And GRANTOR does hereby bind herself, her heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said GRANTEE, his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

GRANTEE herein assumes the payment of all taxes for 19 79.

EXECUTED this the 4th day of April A. D., 19 79.

Mary Heads Carter
Mary Heads Carter

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared

Mary Heads Carter

known to me to be the person whose name is subscribed to the foregoing instrument, and

acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 4 day of April

19 79

THE STATE OF TEXAS
COUNTY OF DALLAS

Junda D. Moore
Notary Public, Dallas County, Texas
BEFORE ME, the undersigned authority,

In and for said County, Texas, on this day personally appeared

known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of April, A. D. 19

79068 2022

Notary Public, Dallas County, Texas

EXHIBIT "A"

BEING, a tract of land situated in the Cordelia Bowen Survey Abstract No. 55, City of Carrollton, Dallas County, Texas, and being a part of a 47.83 Acre tract of land conveyed to Thomas Hazlewood by John Warner by deed recorded in Volume 434 at page 173 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING, at a point South 00 degrees 18 minutes 38 seconds West, a distance of 30.00 feet and South 89 degrees 27 minutes 02 seconds East, a distance of 30.00 feet from the Southwest corner of the John Warner Survey, Abstract No. 1591 said point also being the Northwest corner of a 2.57 Acre tract of land conveyed to Mary Head Carter by deed recorded in Volume 74027 at page 2029 of the Deed Records of Dallas County, Texas, an iron stake for corner;

THENCE; South 89 degrees 27 minutes 02 seconds East, with the South line of Columbian Club Drive (a 30.00 foot Right of Way) formerly Heads Road a distance of 580.00 feet to the Northeast corner of said Mary Head Carter's 2.57 Acre tract, an iron stake for corner;

THENCE, South 00 degrees 18 minutes 38 seconds West, a distance of 780.18 feet, an iron stake for corner;

THENCE, North 89 degrees 27 minutes 02 seconds West, a distance of 580.00 feet to a point in the East line of Columbian Club Drive (a 60.00 foot Right of Way), an iron stake for corner;

THENCE, North 00 degrees 18 minutes 38 seconds East, with the said East line of Columbian Club Drive a distance of 780.18 feet to the Place of Beginning and containing 10.388 Acres of land, more or less.

VII
79089 2023

79 APR 5 PM 2:26

FILED
X.E. Murdoch
COUNTY CLERK
DALLAS COUNTY

THE COMPANY
PACIFIC
Dallas, Texas 75202

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
filed on this date and time stamped herein
by me and was duly recorded in the volume
and page of the public records of Dallas
County, Texas as stamped herein by me.

APR 6 1979



X.E. Murdoch
COUNTY CLERK, Dallas County, Texas

VII 1979
79063 2024

500

HEXTER - FAIR
File No. H-79-TX-1266(34)1a
WARRANTY DEED

Recording Fee _____

DEED RECORD

Closer _____

THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT
5.00 DEED
0 2 04/06/79

JOEL H. ROBUCK, TRUSTEE,

A 4465

of the County of

Dallas, State of Texas, (hereinafter called GRANTOR, whether one or more)

for and in consideration of the sum of

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

In hand paid to GRANTOR herein, by

CITY OF CARROLLTON

(hereinafter called GRANTEE, whether one or more) the receipt of which is hereby acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the hereinabove named GRANTEE, all that certain land, lying, situated and being in the County of Dallas, State of Texas, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made and accepted subject to any and all restrictions and easements of record affecting the property hereby conveyed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the GRANTEE herein

its successors heirs, or assigns forever. And GRANTOR does hereby bind himself, his heirs, executors and administrators,

to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said GRANTEE, its successors heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

GRANTEE herein assumes the payment of all taxes for 19 79.

EXECUTED this the 4th day of April A. D., 19 79.

Joel H. Robuck
Joel H. Robuck, Trustee

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared

Joel H. Robuck

known to me to be the person whose name is subscribed to the foregoing instrument, and

acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 4 day of April

THE STATE OF TEXAS
COUNTY OF DALLAS

Jonda Nelson
Notary Public, Dallas County, Texas
19 79

in and for said County, Texas, on this day personally appeared

known to me to be the person and officer

whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____, A. D. 19

79063 2025

Notary Public, Dallas County, Texas

EXHIBIT "A"

BEING, a tract of land situated in the Cordelia Bowen Survey Abstract No. 55, City of Carrollton, Dallas County, Texas, and being a part of a 47.83 Acre tract of land conveyed to Thomas Hazlewood by John Warner by deed recorded in Volume 434 at page 173 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING, at a point South 00 degrees 18 minutes 38 seconds West, a distance of 30.00 feet and South 89 degrees 27 minutes 02 seconds East, a distance of 30.00 feet from the Southwest corner of the John Warner Survey, Abstract No. 1591 said point also being the Northwest corner of a 2.57 Acre tract of land conveyed to Mary Head Carter by deed recorded in Volume 74097 at page 2029 of the Deed Records of Dallas County, Texas, an iron stake for corner;

THENCE; South 89 degrees 27 minutes 02 seconds East, with the South line of Columbian Club Drive (a 30.00 foot Right of Way) formerly Heads Road a distance of 580.00 feet to the Northeast corner of said Mary Heads Carter's 2.57 Acre tract, an iron stake for corner;

THENCE, South 00 degrees 18 minutes 38 seconds West, a distance of 780.18 feet, an iron stake for corner;

THENCE, North 89 degrees 27 minutes 02 seconds West, a distance of 580.00 feet to a point in the East line of Columbian Club Drive (a 60.00 foot Right of Way), an iron stake for corner;

THENCE, North 00 degrees 18 minutes 38 seconds East, with the said East line of Columbian Club Drive a distance of 780.18 feet to the Place of Beginning and containing 10.388 Acres of land, more or less.

VOL 1000
79068 2020

Hexter Fair Title Company
1307 Pacific
Dallas, Texas 75202

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
filed on the date and time stamped herein
by me and was duly recorded in the volume
and page of the named records of Dallas
County, Texas as stamped herein by me.

APR 6 1979



R.E. Murdoch
COUNTY CLERK, Dallas County, Texas

VIII 1979
79069 2527

79 APR 5 PM 2:26

FILED
R.E. Murdoch
COUNTY CLERK
DALLAS COUNTY



CARROLLTON

Parks & Recreation

AGENDA ITEM NO. _____

CITY COUNCIL MEETING: July 7, 1992

DATE: July 1, 1992

TO: Mike Eastland, City Manager

FROM: T. C. Rice, Jr., Parks & Recreation Director

SUBJECT: **RESOLUTION OFFICIALLY NAMING MARY HEADS CARTER PARK**

COMMENTS:

At the July 9, 1991 City Council meeting, the Council asked staff to go forward with preparing a resolution officially designating the name of Mary Heads Carter Park to the park site at Heads Lane and Carmel Drive. The park is presently under development and a plaque to be located at the park is being prepared. Mary Heads Carter will be invited to a future Council meeting for recognition.

DESIRED ACTION:

Approval of the attached resolution officially naming Mary Heads Carter Park and providing an effective date.

Signature: _____

Title: Parks & Recreation Director

TCR:jd

RESOLUTION NO. 975

A RESOLUTION OF THE CITY OF CARROLLTON, TEXAS OFFICIALLY DESIGNATING THE NAME OF THE 12 ACRE NEIGHBORHOOD PARK AT HEADS LANE AND CARMEL DRIVE AS MARY HEADS CARTER PARK AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1979 the City of Carrollton acquired from Joel H. Robuck a tract of land located at Heads Lane and Carmel Drive for future use as a park site; and

WHEREAS, the property was previously acquired by Mr. Robuck from Mary Heads Carter, a descendent of the Heads pioneer family who originally settled the land; and

WHEREAS, the property is presently under development as a neighborhood park; and

WHEREAS, the property has been referred to as Mary Heads Carter Park since it's acquisition in 1979; and

WHEREAS, it is the desire of the City Council to recognize the pioneer settlers by naming the park in their descendent's honor.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS:

Section 1.

That the City Council of Carrollton, Texas shall officially designate the name of Mary Heads Carter Park to the neighborhood park located at Heads Lane and Carmel Drive.

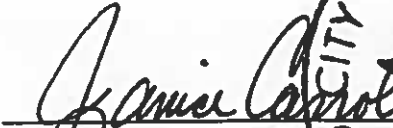
Section 2.

That this resolution shall be adopted by the City of Carrollton and shall take effect immediately from and after its passage.

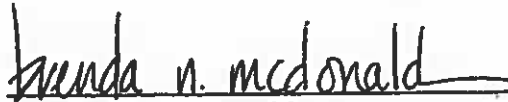
PASSED AND APPROVED THIS 7 DAY OF July, 1992.
CITY OF CARROLLTON, TEXAS

By: Milburn R. Gravley
Milburn R. Gravley, Mayor

ATTEST:

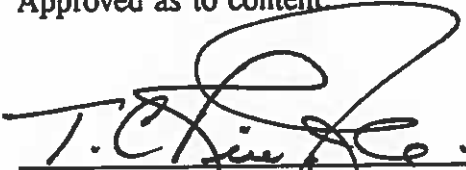

Janice Carroll, City Secretary

Approved as to form:


Brenda N. McDonald
Assistant City Attorney



Approved as to content:


T. C. Rice, Jr.
Parks and Recreation Director

Early Black Education

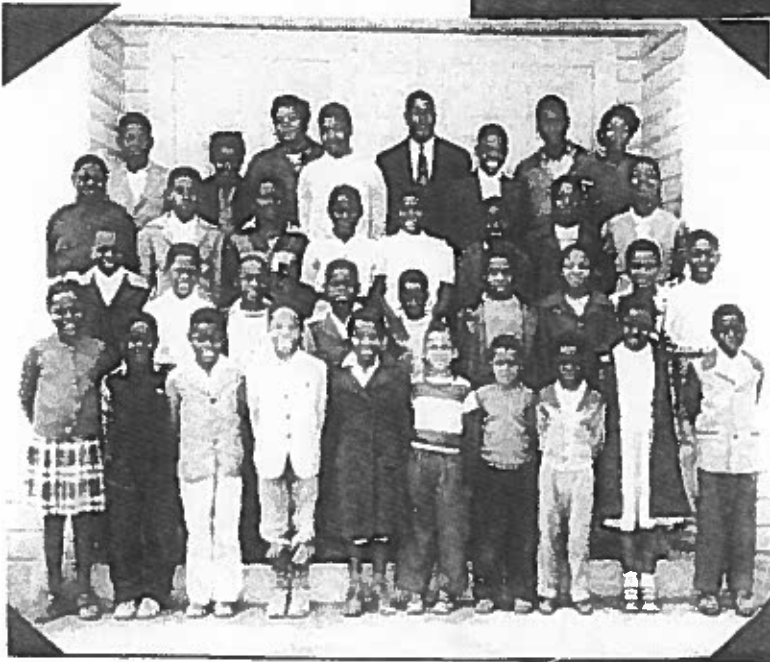
Georgia Myers Ogle, writing in Elm Fork Settlements: Farmers Branch and Carrollton stated: "The first school for black Americans in Carrollton was held in the Baptist Church south of town (but not the St. John's Baptist Church) with a Mr. Posey Johnson as the first teacher." According to Ogle a Mr. Hamilton was the next teacher followed soon after by a Mr. Will Jackson. Because of rapid growth the school was moved from the Baptist Church to the Methodist Church which was also located south of Carrollton. About 1919, the Board of the Carrollton I. S. D. moved the vacated Trinity Mills School building to the Walter Head property near present day Whitlock Lane and Broadway. This served as the black school until it was again moved to part of the estate of Jessie H. Bush. In 1949 the black school was named the J. H. Bush School due to the efforts of Lorenzo Horton who served as teacher of the black school from 1948 until 1954. Prof. Horton apparently felt the school could better be referred to by this name rather than as the "Carrollton Colored School." According to historian Ogle the old one-room school building was torn down and a new two-story building was erected in 1954; in 1959 a third classroom and a cafetorium were erected.

Black students were never provided local high school facilities but the Carrollton I. S. D. did pay tuition for black students who wished to pay room and board in order to attend a Dallas high school. According to Ogle, arrangements were made around 1955 whereby black students could make a bus connection at Keller Springs to attend high school in Dallas and reside at home. This continued until the school year 1962-1963 when a change in Dallas policy excluded Carrollton Blacks and during that year they were bused to Denton. In 1963-1964 a federal court decision gave black students the opportunity to enter R. L. Turner High School.

A number of black teachers taught and contributed to black students through the local school. Among those who are known were: Mrs. Rosa Rainwater (1904-1919), Mrs. Bernice Jones (1915-1916), Mrs. Emma Walker, Miss Virgie Mitchell, Vera Nichol's sister, Mrs. Coleman, Mrs. Vivian Bilbrew, Mrs. Leola Newbill Ingram, Prof. Willie Turner and his wife Mrs. Josephine Turner. Other teachers were Mrs. Cameron, Robert Howard, Rosaline Howard, Mrs. Anderson, Bernice Chatman Freeman, Mrs. Bessie Curtis Thompson, L. K. Stephens (1954-1958), Mrs. Clara Jones Francis (1958-1965), and Mrs. Frankie C. Hurdle (1960-1968).

It was under the leadership of Mr. Horton that the school made its entry into interscholastic sports and competition. Black students from this area participated in every sport for which they were eligible and represented themselves well at tournaments, meets and other interscholastic events. The school set a worthy record of accomplishment in various events. In 1961, a team of spellers composed of Diane Laffity and Mary Jackson, went all the way to state competition and took first place. According to Ogle, other outstanding competitors were Betty Gamble in declamation and Richard Hutchinson in solo singing. Ogle states that at the time the J. H. Bush school closed it held the Attendance Trophy for the ". . . best attendance of any of the black schools in Dallas County."

J. H. Bush School Group
 Carrollton
 Prof. Lorenzo Horton
 Boys & Girls Basketball



J. H. Bush School Group
 Teachers Pictured:
 Bernice Chatman Freeman
 Prof. Lorenzo Horton
 Both Pictures Courtesy:
 Mrs. Annie Rainwater

teaching certificate until the required courses in education were completed. Now both a degree and certificate are required, except in the case of some vocational teachers whose experience in their particular fields warrant their teaching while they pursue a college course.

Though research suggests proof that an earlier school existed at Trinity Mills than the one discussed here, there is not sufficient verification yet to include it in this discussion. Tomorrow maybe?

Mr. and Mrs. Richard Thompson, who lived at the corner of Thompson Lane (Jackson Road today) and Denton Drive or FM 2281, were interested in education because they had ten children.²³ By 1904 five or six of the children were of school age. Because it was a long walk to the Carrollton school, the Thompsons decided to solicit the help of other parents in the Trinity Mills area and make arrangements for a school nearer their home. Calling together their neighbors — families named Fouts, Jackson, Timberlake, Baxley, etc., Uncle Dick Thompson, as most people called him, offered the land for a schoolhouse if the other parents were interested enough to build a school. In 1905 the neighbors pooled their efforts, skills, time, and money to erect the Trinity Mills School, a one-room frame structure on the north side of Jackson Road about halfway between the Thompson homestead and today's Dixon Road. That building burned in 1915, but another was built in time for the next school year.

Throughout its existence, the schoolhouse was used also for church services; particularly, during the summer months, various denominations held regular Sunday services, as well as protracted meetings, there.

Some of the people who taught there were Miss Ida Heath, Mr. Horton, Miss Nell Doty, Miss Ruby Duncan, Miss Nan McWhorter. Other than the Thompson children who got all or part of their

education there, Archie Duncan has talked of the experiences he and his brothers and sisters had in the old country school.²⁴

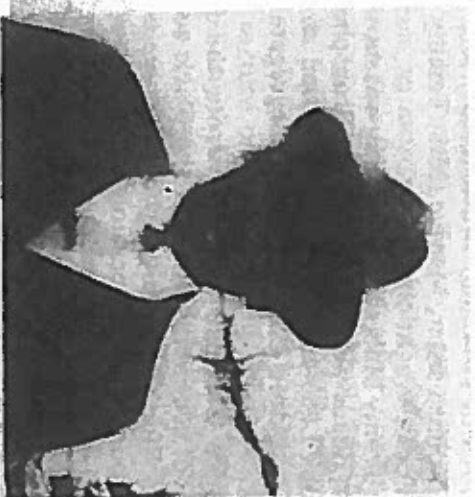
At the end of the 1917-18 school year, most of the students transferred to the Carrollton School and the Trinity Mills system was dissolved. Christine Mayes Wallace recalls that her older brothers and sisters attended the school.²⁵ When it was disbanded, they often had to walk to and from school—a distance of about three miles. Occasionally in bad weather they would ride the interurban into Carrollton for a dime, but they still had that long walk up the hill. It was only the younger half of the family that enjoyed this treat, because the interurban did not come through until after 1925. Occasionally they crowded onto J. I. Sanford's car as he came into town. They and other children of the area would fill the car to over capacity and then stand on the running boards! There were Mayes children in the Carrollton schools from 1918 to 1944, and two of them, Mrs. Wallace and her oldest sister, Margye (Mrs. Tommy Cluck of New York), taught there.

The Trinity Mills school building was moved to the Walker Heads property about 1919 on present day Whitlock Lane and Broadway and used as a school for the colored children in the segregated school system.

Bernice Chatman Freeman wrote the following history of school facilities for the black community of Carrollton. Relatively few changes were made in her account, and the occasional ones that were made were so done for the purposes of organization and transition. After an interview with her, information was added in regard to the provisions made for students finishing J. H. Bush School to continue their education through high school before the Carrollton schools were integrated.



BERNICE CHATMAN FREEMAN



JESS H. BUSH (Sept. 9, 1872-March 28, 1971). Oldest child of ex-slave parents—Jeff and Ann Bush of the Caruth Plantation. Married Henrietta Turner, Sept. 2, 1892. Parents of three children: Greyhalva, Martha, Hester. Trustee of black school, later named J. H. Bush School in his honor, and African Methodist minister.

Mrs. Freeman was one of the most outstanding teachers at the J. H. Bush School, named for her grandfather. She holds a Bachelor of Science Degree from Bishop College and a Master of Arts Degree from North Texas University. Several honors have been bestowed upon her in recognition of her contributions to the local schools and the community-at-large, most notable of which were a plaque from the alumni association of the J. H. Bush School and Life Membership in the Carrollton-Farmers Branch Independent School District Parent Teacher Association from the Good Elementary School organization. Being an ex-student of the J. H. Bush School and having taught in the local school system for 32 years, Mrs. Freeman is the person best qualified to write the history. Presently she is on the faculty at the R. E. Good Elementary School.

The first school for Black Americans in Carrollton was held in the Baptist Church south of town (but not the St. John's Baptist Church) with a Mr. Posey Johnson as the first teacher.

Mr. Hamilton was the next teacher; he was a brother-in-law of the late Mrs. Emma Johnson. Another early teacher was Will Jackson, the son of Uncle Mose and Aunt Lyd Jackson. Later he became principal of the Julia C. Frazier School, Dallas. Some of the early students were Oscar Silverberg, Will Davis, Mattie Welch Jackson — all deceased — and the Booths, Frank being the only one still living.

Because of the rapid growth, the school was moved from the Baptist Church to the Methodist Church, which at that time was also located south of Carrollton. Years later when the old red brick school was built for the whites, several "colored trustees," as they were called then, namely Walter Heads, Eddie Rainwater, Jessie Bush, and others, went to the board and requested the old building for the use of their children. The request was granted in that provision was made for the vacated Trinity Mills School to be moved from Richard (Uncle Dick)

Thompson's place to the Walter Heads' property near present day Whitlock Lane and Broadway. (This building was not the one used in Carrollton on Belt Line and Erie immediately before the red brick structure.) The school remained at that location for many years, until the property was sold. The board purchased property west of town, part of the estate of Jessie H. Bush, and moved the building from the Heads land to the new location.

Many students and teachers have gone through the doors of that old building. The students are too numerous to name. Some of the teachers were Mrs. Jones, Miss Virgil Mitchell, Vera Nichols' sister, Mrs. Coleman, Mrs. Vivian Bilbrew, Mrs. Leola Newbill Ingram (who lives in Mineral Wells today). Mrs. Freeman explains that this last one mentioned is the one to whom she always refers as her first teacher, maybe not rightfully because Bernice was not really old enough to be in school. She remembers the teacher vividly, because Mrs. Freeman was quite young when her grandfather died, and it was this beloved teacher that helped her overcome her fear of death.

Willie Turner, known as Prof Turner, was determined that every child learn all he could and that he learn the value of obedience. Indeed he was a strict disciplinarian! Mrs. Josephine Turner, his wife, was just as adamant about learning and obeying as her husband was, but both were loved and respected by students and parents. Mrs. Turner now lives in Denton. Other teachers were the late Bernadine Turner and Minnie Turner (living in Houston and teaching at Texas Southern University today).

During these early days a Home Demonstration Club for girls was sponsored by Mrs. I.O.W. Hodge and an Agricultural Club for boys by Cedar A. Walton.

Professor Thomas Tolbert was the teacher who made the students so very aware of and appreciative of the achievement of black people. He, too, was a

strict disciplinarian, later served as principal of several schools in Dallas, retired, but now works on the staff at Bishop College. Other teachers that followed were Mrs. Cameron, Robert Howard, Royaline Howard, Mrs. Andersons, Bernice Chatman Freeman, Mrs. Bessie Curtis Thomas, Lorenzo Horton (1948-54), L. K. Stephens (1954-58), Mrs. Clara Jones Francis (1958-65), and Mrs. Frankie C. Hurdle (1960-68).

During the administration of Mr. Horton came the school's advent into sports. Students participated in every sport for which they were eligible and won many awards and trophies at tournaments, meets, and Interscholastic League. Also during his administration, Mr. Horton, in 1949, requested that the name of the school be changed from Carrollton Colored School to one bearing the name of some worthy individual. Several names were submitted and considered. The one chosen was J. H. Bush, and so it was until its dissolution in 1965.

Under the team of Chatman, Jones, and Hurdle, the school entered many Interscholastic League events, the students setting a worthy record of places won in various contests. In 1961 a team of spellers, Diane Laffity and Mary Jackson, went all the way to State competition and took first place honors. Other outstanding competitors were Betty Gamble in declamation and Richard Hutchison in solo singing. At the time the J. H. Bush School was phased out, it was holding the Attendance Trophy for the best attendance of any of the black schools in Dallas County.

In 1954 the old one-room school building was torn down, and a new two-room structure was erected. Then for the opening of school in the fall of 1959, a third classroom and a cafeteria were added.

High school accommodations were never provided locally in the segregated school system. The policy was to pay tuition for those students who desired to continue their education in a Dallas

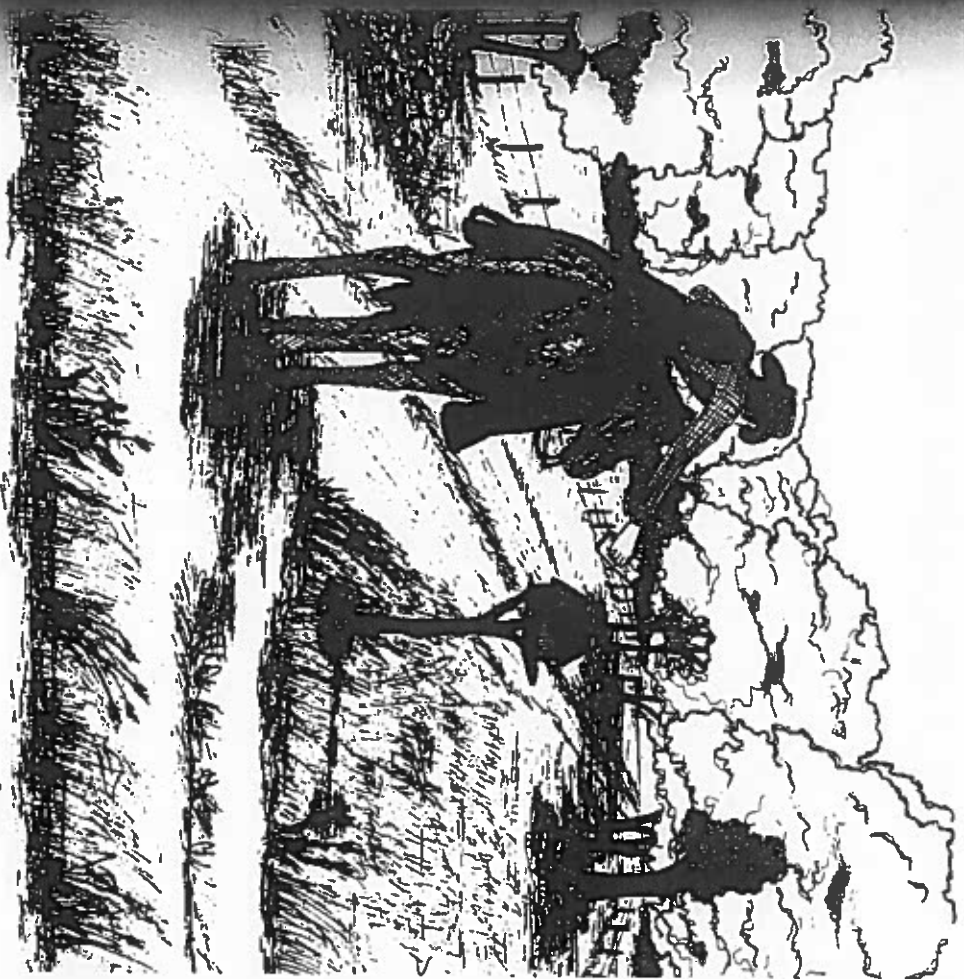
school, but they had to provide their own transportation or room and board in town while they were in school there. About 1955 arrangements were made for a bus connection at Keller Springs; then students could live at home. In 1962-63 the high school students were bussed to a Denton high school, because of a change in Dallas school policy. In 1963-64 the students entered R. L. Turner High School.

Some of the students and teachers of J. H. Bush School who have achieved recognition in their various fields of work are as follow:

EDUCATION: In the Dallas Independent School District, Esther Ruth Lovings Williams served many years as a nurse; Willie Jackson, principal of Julia C. Frazier School; Lillie M. McKenzie Turner, art teacher; Gwendolyn McKenzie Turner, teacher of English; Mrs. Frankie C. Hurdle; Lorenzo Horton, parent ombudsman, Home-School Liaison of Inner City Schools (visiting teacher); and Bernice Chatman Freeman in the local system as mentioned in the introduction of this section.

RELIGION: Nathaniel Gamble and R. C. Woods, ministers in the African Methodist Church; W. E. Spears, pastor of Progressive Baptist Church, Dallas; Otis Spears, pastor of Grace Chapel African Methodist Church, Corsicana; Walter Bookman, pastor of Morning Star Baptist Church, Dallas; Henry Patton, minister in California.

OTHER PROFESSIONS: John A. Jackson, Bachelor of Science Degree in psychology at East Texas State University, Commerce; Dwight Jackson, degree in engineering from Texas Tech, Lubbock, engineer in Tulsa, Oklahoma; Olun Wayne Graves, policeman in Los Angeles, California.

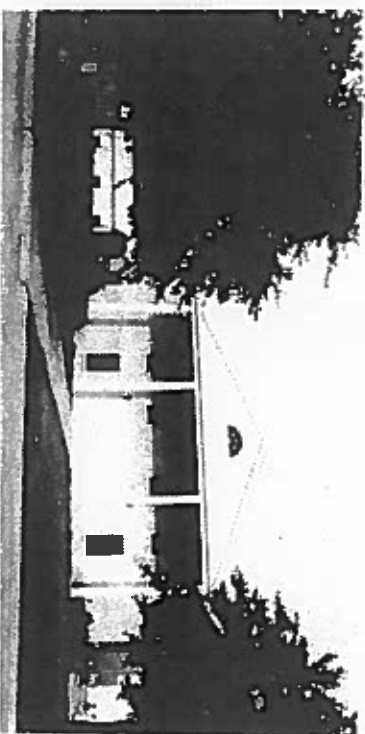


S. Cozart

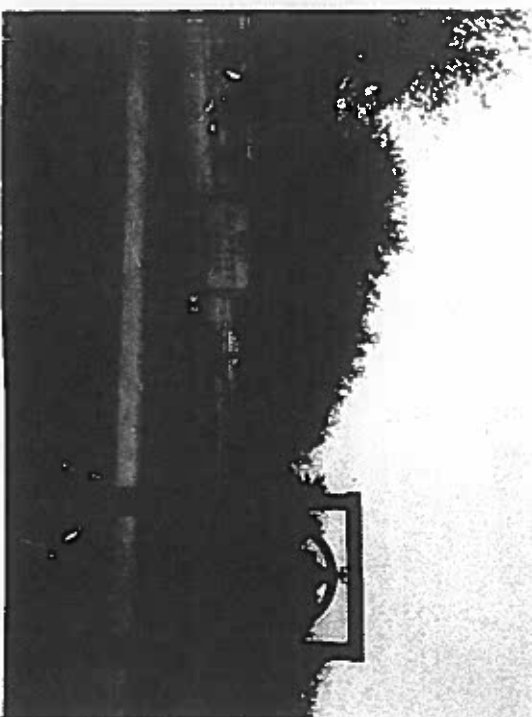
POST OFFICES

and wish friendship - to all who are homeless and wish sheltering love - to all who sin and need a Saviour and to whosoever will - this church opens wide the door, and in the name of Jesus, the Lord, says: WELCOME!

Mary Rogers
November 1975



FIRST BAPTIST CHURCH of Farmers Branch, built in 1968.



BELL FROM OLD CHURCH stands on lawn of First Baptist, Farmers Branch.

CHAPTER 15
SIMMS CHAPEL AFRICAN METHODIST
EPISCOPAL CHURCH
CARROLLTON

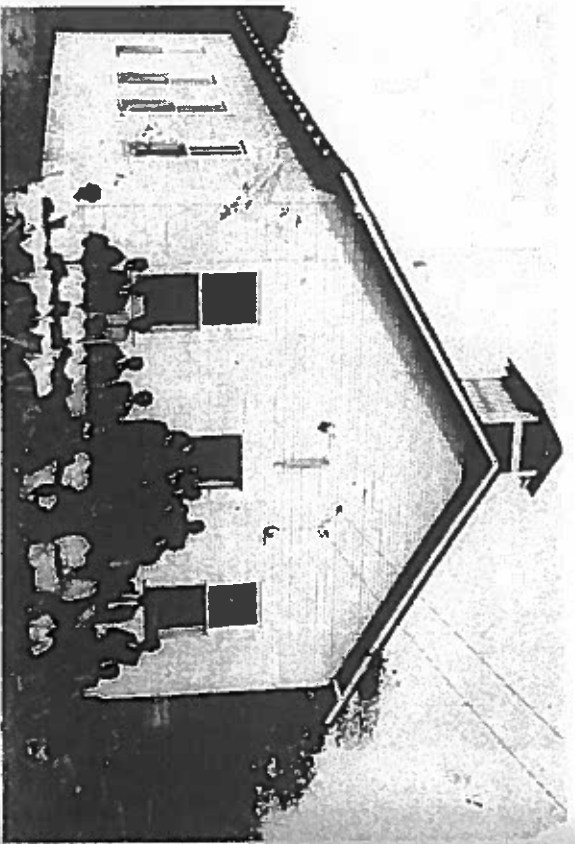
1890

Simms Chapel A.M.E. Church, as far as can be determined, was organized approximately 85 years ago (1890) by the Rev. Wash Simms, who came from the White Rock Community. He was known as the "Black Angel" because of his fiery sermons and his leadership among his people. Some of the charter and early members were Charlie Loving, George Rainwater, Jessie Bush and Delia Rainwater and their families.

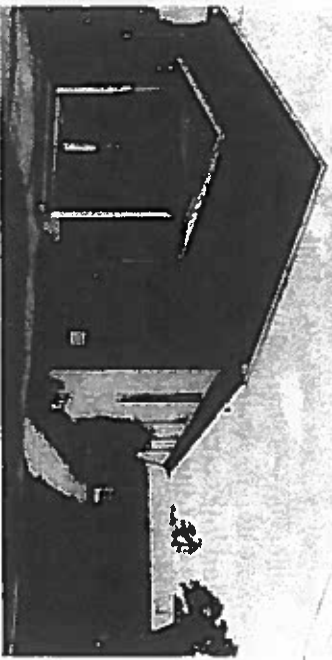
A plot of ground was donated by a Rev. Myers of Carrollton, a white minister. This ground was to be used specifically for church purposes and was located south of town in the present area of Rhoton-Weiland-Merritt Funeral Home. The various ministers, along with the members, built an edifice which was completed under the leadership of Rev. H. Baker.

The church was relocated when the State Highway Department purchased part of the land for the highway. The edifice was moved west of town to the Frank Booth property located at 1548 West College, Carrollton.

Rev. Wash Simms, for whom the church was named, was one of the most powerful preachers of his time. Some other ministers have been Revs. Coffey H. Baker, Poe, Severnah Bush, Hightower, Wm. Burleson, Holloway, Brown, Jacoby, Holt, A. C. Crosby, W. B. Baker, Rogers, J. H. Casey, J. A. Haley, J. W. Franklin, O. A. Mitchell, G. P. Smith, Daniel Goodspeed, Albert Moore, L. L. Woods, Lou



SIMMS CHAPEL A.M.E., early church



SIMMS CHAPEL A.M.E. Present Edifice, 1976

Hammonds, R. E. Tankerson and the present pastor Kenneth L. Waters. Rev. Casey is credited with reviving the church and his tenure was many years longer than the others listed. Under the pastoral leadership of Rev. Albert Moore the present edifice was erected.

At the time the church decided to build the

present edifice, the old church was torn down and the church met for some two years in the elementary school building located across the street from the church. A building fund was started several years before the building with special projects by the members, some financial assistance from sister churches in the district; therefore, the new building was built and paid for in one year. The church also aids other churches in the district when new buildings are constructed or when there is a special need for assistance.

Some of the pioneer Sunday School leaders and superintendents were: Charlie Loving, George Rainwater, Willie Davis, Paul Bush, Charlie Bradley, Walter Heads, R. L. Thomas, Sr., Carrie Bradley, Oscar Silverberg, Will Bush, Frank Booth, Bonner Gamble, Hester Johnson, Lillie Bell Lawson, Bernice Freeman, M. T. Sanders and Jess Radford.

Those who have served as presidents of the missionary organization for all church members are: Caroline Silverberg, Florence Davis, Nancy Simms, Emma Ingram, Rosie Rainwater, Delia Rainwater, Henrietta Bush, Fannie Bush, J. T. "Tot" Kirby, Lula Booth, Mattie Jackson, Mary Malone, Viola Simpson, Bessie Sanders, Pearl Croomes, Bertha Gamble, Annie Rainwater and Jessie Hunnicutt.

Other members of the congregation who have served as choir members, trustees, stewards or in other responsible positions are: C. W. Rainwater, Sr., Jesse Thomas, Ada Bush Talton, Mrs. Jessie Thomas, Martha Chatman, Oluu Chatman, J. B. Kirby, Ella Mae Johnson, Lois Holland, Rohelia Allen, Sammie Henderson, Francis Phillips, C. W. Rainwater, Jr., Mae W. Henry, Lucille Woods, Eunice Epps and Viola Wilbon.

The present minister is Rev. Kenneth L. Waters, who was reared in El Paso, Texas, and attended public schools there. After graduating from high school he began preaching. He entered Paul Quinn College in Waco and graduated there in May 1975.

At the present time he is enrolled in the Perkins School of Theology at Southern Methodist University in Dallas. He has pastored in Dawson, Mt. Calm and Waco, Texas before coming to Simms Chapel. He received his charge in October 1975. He serves as Episcopal President of R.A.Y.C. and connecional second vice-president of R.A.Y.C. He is married to the former Brenda D. Williams of Marlin, Texas. She is a graduate of Texas Tech University in Lubbock.

Through the years the church has furnished a parsonage for the pastor and family, which is located adjacent to the church. The parsonage was built at the time the church was relocated.

The young people of the church have answered God's call to preach the gospel and some who have been called from the church are: Rev. Leonard Woods, who was also the first black City Councilman of Lewisville; Rev. O. S. Spears, serving as a pastor in Corsicana; Rev. Will Bush, a pastor now deceased; Rev. Ray C. Woods, Minister at Lewisville A.M.E. Church; Nathaniel Gamble, serving as an associate pastor at St. Paul A.M.E. Church in Dallas; and Rev. Nathaniel Casey.

The church observes two ordinances — the Lord's Supper and Baptism. The Lord's Supper is observed once each month and baptism may be either by immersion or sprinkling. Infants are usually baptized on Easter Sundays, which has been a tradition through the years. The church is always open to members and their families for weddings, funerals, or to any other person in the community needing the services.

Simms Chapel has been active in the community with special benevolent help for persons in need. Home and Foreign Missions are also supported by regular gifts and prayers. The Church has also supported Paul Quinn College in Waco with special offerings through the years. A Sunday School is organized for all ages. Mission studies are conducted

regularly and choirs for all ages are organized. There are approximately 65 to 70 enrolled in the active ministry of the church.

The church has known better days than the present, when it enjoyed a membership of over 100 people attending regularly. Many families have moved away from the community and some have moved their membership to other local churches, but many of the pioneer families' children continue to serve through the church. Children have moved out to various communities surrounding the city, but return for worship services at Simms Chapel. As the community grows, the Church anticipates growth and development. The Church provides a place for worship, an institution dedicated to Christian training of all people, and a congregation committed to sharing the Gospel of the Lord Jesus Christ with all people at home and throughout the world.

The Church has as its motto the words of the poet who said: "Just let me live (dwell) by the side of the road and be a friend to man."

Bernice Chatman Freeman
November 1975

CHAPTER 16
ST. JOHNS BAPTIST CHURCH
CARROLLTON

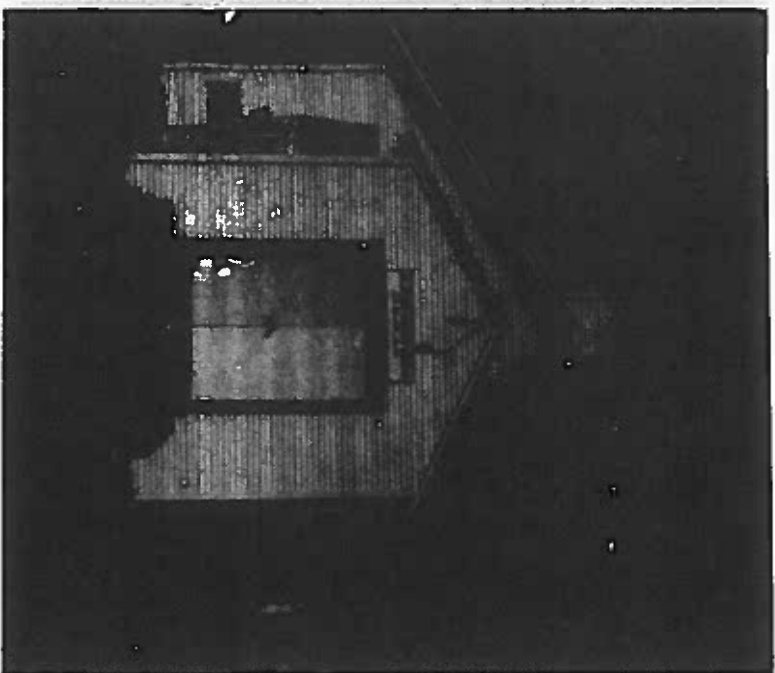
The exact date of organization is not known for this oldest Baptist church for Negroes in the community. Records have been destroyed through the years. In an interview with the late pastor, Rev. Ray Scott Böswell related that records had been lost and perhaps were not kept in the early days.

Rev. Boswell confirmed a story that has been traditional with the people of the church and community in that land was given to both the Baptist and Methodist churches for Negroes following the War Between the States. It is believed that the land was given by a Rev. Myers of Carrollton. He explained that during the years of slavery, the Black people attended churches with their masters, many times to care for their children. After the war, when Negroes were not permitted to attend worship services with the white people of the community, it became necessary for them to provide their own place of worship. Therefore, Rev. Myers saw to it that land was provided for them. Little is known of the early church buildings.

St. Johns Baptist Church has met regularly in an attractive, well-kept church building located on South Broadway Street in Carrollton for many years. Regular scheduled worship services, including Sunday School, Church Training, and Wednesday prayer services, are held each week. The congregation is made up of approximately twenty-five families.

Virginia & Ray Owens
1976 — From an Interview
with Rev. Ray Scott Boswell

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ST. JOHNS BAPTIST CHURCH, Carrollton.

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