



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** September 8, 2025

### **SUBJECT**

Hold a public meeting and consider making a recommendation to the Planning and Zoning Commission and City Council regarding an application for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 3316 Roselawn Drive. The property is located on the northeast corner of Roselawn Drive and Roselawn Circle. (HL25-0002, Historic Landmark Designation of 3316 Roselawn Drive, Cameron Robertson)

### **BACKGROUND**

The applicant and property owner, Lee Ann Todd, is requesting the Historic Landmark Designation of the existing residence at 3316 Roselawn Drive.

If the Historic Landmark Designation is approved by the Historic Landmark Commission (HLC), the next step for the applicant is for their application to undergo review by the Planning and Zoning Commission regarding such designation, since a designation is considered a zoning action. The Planning and Zoning Commission must make a recommendation to City Council for its consideration. The decision at City Council is final and cannot be appealed.

### **CONSIDERATIONS**

Section 2.9.4B of the DDC specifies the Historic Preservation Officer (HPO) and the HLC shall review the historic landmark designation request for compliance with one (1) or more of the following criteria:

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States;
2. Recognition as a recorded state historic landmark, a national historic landmark, or entered into the National Register of Historic Places;
3. Reflects a distinguishing characteristic of an architectural type or specimen;
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
5. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation;
6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif;
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
8. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;

9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States;
10. Location as the site of a significant historic event;
11. Identification with a person who significantly contributed to the culture and development of the city, state or the United States;
12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city; or
13. Value as an aspect of community sentiment or public pride.

Based on the evaluation of the documentation submitted by the applicant, staff finds that this property meets the following three criteria of Section 2.9.4B of the DDC and is eligible for the historic landmark designation:

***Number 3. Reflects a distinguishing characteristic of an architectural type or specimen.***

This residence at 3316 Roselawn Drive exhibits a blend of architectural styles, ranging from late Reconstruction vernacular to design rooted in mid-century influences. The earliest iteration of the structure is a hall-and-parlor type dwelling, as evidenced by the long, narrow massing of the structure and regular spacing of elements such as doors and windows. Examples of the late Reconstruction/Victorian architecture include Greek Revival and Italianate influences throughout the structure, which can be seen in bracketed cornicing on the last addition and through modest decoration under the rest of the structure's eaves, as well as through select eclectic windows, reflective of Victorian design for distinct natural lighting of interior spaces. Examples of the mid-century can be found in the pool's Neo-Baroque lines and the stick construction of the cabana.

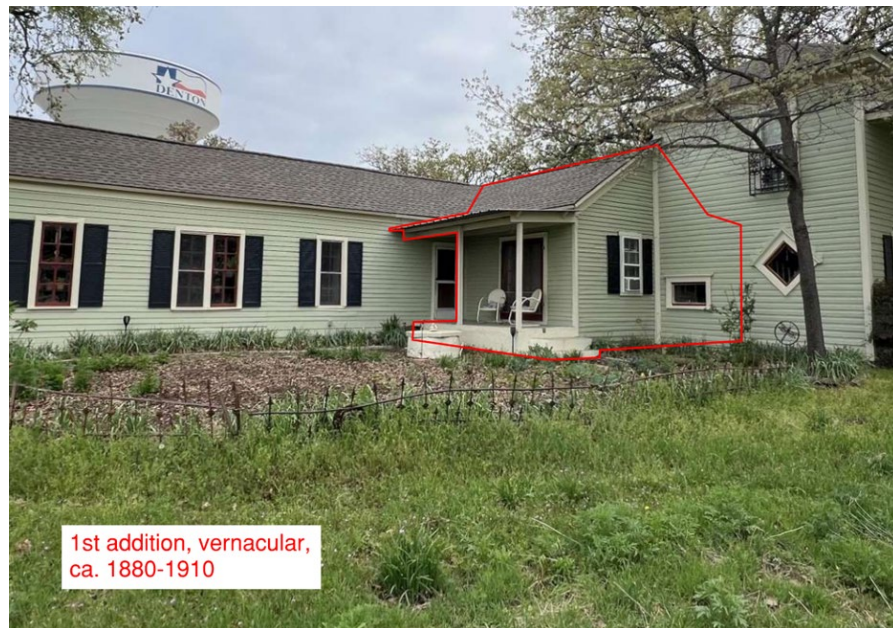
***Number 5. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation***

The residence at 3316 Roselawn Drive was constructed in three phases, beginning with a side-gabled hall-and-parlor type house, built prior to 1880. While likely refitted at a later date to bring it stylistically closer to the later vernacular Greek and Italianate Revival I-house type addition, this original structure bears the same narrow layout indicative of the hall-and-parlor homes built at this time, with semi-regularly spaced windows, a wide porch set in the middle of the rear facade (expanded and now enclosed), and a chimney at one end. Portions of original or later clapboard siding are present. A second, similar porch may have been present at the front of the structure.

*Continued on Page 3.*



Between 1880 and 1910, an addition was made onto the front of the structure, bringing the overall floorplan to more closely resemble that of an off-center T-shaped configuration. Porches were constructed on either side of this addition, with one of these later being enclosed. The expansion of the original rear porch likely occurred when this addition was added.



The final additions to this overall structure came circa 1910 in the form of a two story, hipped roof I-house with simplified Greek Revival and Italianate influences, and a later stripped Greek Revival double-height portico, bearing a similar hipped roofline and extending to include upper windows and nearly the full width of the addition's principal façade.





This third addition bears Greek Revival crowns and casings over all doors and windows, a motif that was expanded to include not only refitting all doors and windows in the remainder of the structure but also presumably included the addition of the wide banded trim seen under the eaves of both the original structure and the first addition. Some notable details are the simplified Italianate bracketed cornice seen only on this newer portion of the structure, and scattered, irregular ground floor windows on a non-principal façade, in contrast with the otherwise regular spacing of windows throughout the ground floor and second story, as seen in the two following photographs.





Other structures and elements of note on the property include a pool and cabana, constructed in the 1960s. The unique designs of both the pool, with its irregular, Neo-Baroque rectilinear basin, and the cabana, with its Palapa-influenced massing and stick construction contribute further to the rich architectural variety found onsite.

***Number 9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States***

This structure represents both a cumulative history of phased construction and the dispersion of late Victorian influence into the architectural vernacular of the rural South during a time of economic opportunity and of transition away from the overall insular and impoverished nature of Reconstruction toward a greater dialogue with the rest of the country.

***Number 11. Identification with a person who significantly contributed to the culture and development of the city, State, or the United States***

One of the previous owners of 3316 Roselawn Drive, Dr. Harold Brenholtz, served in World War I as a first lieutenant in field artillery and in World War II as a captain in the Air Corps, registering for military service initially in 1917. He received his BS degree from the North Texas State University (NTSU), his M.S. from Texas A&M, and his Ed.D. from the University of California. He taught throughout Texas, including at NTSU as a Professor of Education from 1923 to 1960, helping to launch the school's Education Doctoral Program. He was one of the organizers of the Denton Lions Club, which is part of the Lions Clubs International, which is the world's largest service club organization with more than 1.4 million members in approximately 46,000 clubs in more than 200 countries and geographical areas around the world. The Denton Lions Club exists to this day and now includes the Denton-Robson Ranch Lions Club and the Denton Hi Noon Lions Club. He also served the Denton community as a Scoutmaster.

**CONSISTENCY WITH 2019 HISTORIC PRESERVATION PLAN**

Goal #1, Policy 1.3 of the City of Denton's 2019 Historic Preservation Plan (the Plan), states that the HPO and HLC, and other decision-makers, should prioritize and designate eligible buildings and areas for potential landmarks and historic districts, especially for listing in the National Register of Historic Places.



The potential designation of 3316 Roselawn Drive helps the City meet Goal #1, Policy 1.3 of the Plan through the continuation of preserving Denton's significant historic, cultural, and architectural resources at the local level.

## **CONSISTENCY WITH DENTON 2040 COMPREHENSIVE PLAN**

Goal CC-2 of the Denton 2040 Comprehensive Plan, states that the City should preserve and maintain the unique character of Denton for long-term sustainment of community character, by actively preserving and maintaining Denton's existing and future identified historic resources in conformance with the goals and policies in the 2019 Historic Preservation Plan. This goal is to be accomplished through both implementing recommendations for historic landmark, historic district, and conservation districts per updated historic resources surveys, as well as encourage voluntary landmark and historic district designation as a vehicle to protect sites with historical and architectural significance.

Pursued by the applicant and property owner, the property is historically significant to the Denton community for its distinguishing characteristics of multiple architectural types; reflects elements of architectural design and detail which represent a significant architectural innovation; exemplifications of the cultural and social heritage of the City, State, and United States, as well as identification with persons who contributed to the City, State, and United States. Therefore, 3316 Roselawn Drive is in conformance with both the Plan and the Denton 2040 Comprehensive Plan.

## **PREVIOUS ACTION/REVIEW**

Since 2011, there have been four building permits associated with the property. These permits have been related to the installation of a waterline, including a ¾" meter and a 1-inch unpaved tap, as well as the construction of a new aerobic system (see Exhibit 3).

## **NEIGHBORHOOD MEETING**

No neighborhood meeting was held.

## **OPTIONS**

1. Approval as submitted
2. Approval subject to conditions
3. Deny
4. Continue the item

## **RECOMMENDATION**

Staff recommends **approval** of the request for Historic Landmark Designation of the property located at 3316 Roselawn Drive. This designation is consistent with goals and objectives of the Denton 2040 Comprehensive Plan and the 2019 Historic Preservation Plan, as well as meets the criteria for Historic Landmark Designations as outlined in Sections 2.9.4B of the DDC.

## **EXHIBITS:**

1. Agenda Information Sheet
2. Site Location Map
3. Historic Landmark Designation Checklist and Application
4. Draft Ordinance

Respectfully submitted:  
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Acting Planning Director

Prepared By:

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Historic Preservation Officer