



City of Denton

Meeting Agenda

Historic Landmark Commission

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Monday, February 9, 2026

5:30 PM

Development Service Center

After determining that a quorum is present, the Historic Landmark Commission of the City of Denton, Texas will convene in a Regular Meeting on Monday, February 9, 2026, at 5:30 p.m. in Training Rooms 3, 4 and 5 at the Development Service Center, 401 N Elm Street, Denton, Texas, at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak “Public Comment” card per night for the “Presentations from Members of the Public” portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding items not listed on the agenda. No official action can be taken on these items. Presentations from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

3. ITEMS FOR CONSIDERATION

Interested citizens should arrive at the meeting prior to the scheduled start time. Public comment will be accepted only for those items identified to be "public meeting(s)".

A. [HLC26-007](#) Consider approval of the January 12, 2026 minutes.

Attachments: [January 12, 2026](#)

B. [HLC26-008](#) Elect a Chair and Vice-Chair to the Historic Landmark Commission.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

C. [HL25-0004](#) Hold a public meeting and determine whether the presented expenses resulted in a permanent improvement and/or restoration of a local historic landmark property located at 3316 Roselawn Drive. The site is located on the northeast corner of Roselawn Drive and Roselawn Circle. (HL25-0004, 3316 Roselawn Drive Historic Tax Exemption, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Site Location Map](#)

[Exhibit 3 - Application for Historic Landmark Tax Exemption](#)

4. WORK SESSION

A. [HLC26-004](#) Receive a report and hold a discussion regarding Denton Revealed: Preservation Month 2026 and the Historic Landmark Commissions participation in the month-long event.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)

B. [HLC26-006](#) Receive a report and hold a discussion regarding the historical merit of preserving the former entry wall of the former Park Place station.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Site Location Map](#)
[Exhibit 3 - Supporting Documentation](#)
[Exhibit 4 - Additional Research](#)

C. [HLC26-005](#) Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).
Attachments: [Exhibit 1 - Agenda Information Sheet](#)

D. [HLC26-001](#) Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)

E. [HLC26-002](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.
Attachments: [2026 Matrix](#)

5. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Historic Landmark Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Historic Landmark Commission reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on February 3, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

MINUTES
HISTORIC LANDMARK COMMISSION
January 12, 2026

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, January 12, 2026, at 5:30 p.m. at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Linnie McAdams, Jonathan Black, and John Hoenig

ABSENT: Commissioners: Heather Gregory and Patricia Sherman

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak “Public Comment” card per night for the “Presentations from Members of the Public” portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding items not listed on the agenda. No official action can be taken on these items. Presentations from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

No presentations from members of the public.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. HLC25-071: Consider approval of the December 8, 2025 minutes.

Commissioner McAdams moved to approve the minutes as presented. Motion seconded by Commissioner Treat. Motion carried.

AYES (5): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: John Hoenig, Jonathan Black, and Linnie McAdams

NAYS ():

B. COA25-0010: Hold a public meeting and consider an application for a Certificate of Appropriateness (COA), in accordance with Section 2.9.2 of the Denton Development Code, to partially rehab the first-floor façade of the commercial building at 122 N Locust Street. The site is located on the southeast corner of W Oak Street and N Locust Street within the Denton Square District. (COA25-0010, 122 N Locust Street Rehabilitation, Cameron

Robertson)

Commissioner Treat moved to approve the staff recommendation. Motion seconded by Commissioner McAdams. Motion carried.

AYES (5): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: John Hoenig, Jonathan Black, and Linnie McAdams

NAYS ():

C. **HLC25-068:** Hold a discussion regarding the formation of a Designation Research Subcommittee to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

Commissioner Treat moved to approve the formation of a Designation Research Subcommittee. Motion seconded by Commissioner Black. Motion carried.

AYES (5): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: John Hoenig, Jonathan Black, and Linnie McAdams

NAYS ():

4. WORK SESSION

A. **HLC25-070:** Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

The Subcommittee will consist of Commissioner Hoenig, Commissioner Black, and Commissioner Treat.

Discussion followed regarding the Subcommittee's goals.

B. **HLC25-067:** Receive a report, hold a discussion, and give staff direction regarding prioritizing the Historic Landmark Commission's work plan actions for 2026.

Sean Jacobson, Associate Planner, presented the item.

The Commission agreed with the list of priority actions as presented.

C. **HLC25-065:** Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

Sean Jacobson, Associate Planner, presented the item.

Chair Stripling mentioned interest in various structures off Austin Street.

Commissioner Hoenig mentioned interest in 107, 111, and 115 Alan-A-Dale Circle.

D. HLC25-066: Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Sean Jacobson, Associate Planner, presented the item.

Commissioner Black motioned for further discussion on a “Lots for Sale” sign in the Southridge Neighborhood added to the matrix. Motion seconded by Commissioner Black.

AYES (5): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: John Hoenig, Jonathan Black, and Linnie McAdams

NAYS ():

5. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:24 pm.

X

Angie Stripling
Historic Landmark Commission Chair

X

Cathy Welborn
Administrative Assistant

Minutes Approved On: _____



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 9, 2026

SUBJECT

Elect a Chair and Vice-Chair to the Historic Landmark Commission.

BACKGROUND

The Historic Landmark Commission elects a chairperson and vice-chairperson from its members annually.

Per the Boards, Commissions and Council Committees Handbook.

Election of Officers

The Boards, Commissions and Council Committees Handbook includes a list of procedures for the election of officers for appointed boards. The procedures are established to ensure consistency with the City Council's goals and policies in making board appointments. Except where otherwise provided by state law, federal law, City Charter, or City ordinances or resolutions, election of officers for City of Denton council-appointed boards will be as follows:

- The chair and vice-chair will be elected by voting board members.
- Election of officers shall be annually and occur in January or February. For those boards not meeting regularly, the election shall be held during the first board meeting of the calendar year. If, for any reason, the chair or vice-chair vacates their seat, a special election shall be held to fill the unexpired term. A temporary chair may be selected by the board pursuant to Roberts Rules of Order.
- The staff liaison, designated by the City Manager, shall serve as the official secretary to the board or commission to ensure records are maintained in accordance with requirements of the City Secretary's office.
- The City Council shall reserve the right, as deemed necessary in individual instances, to appoint the chair and vice-chair for any special issue or temporary advisory committees. If the City Council chooses not to make the appointment for chair and vice-chair, then the procedure outlined in this policy will apply.

According to Robert's Rules of Order, once a chairperson and vice-chairperson are elected, they will "take possession of [their] office immediately upon [their] election's becoming final." As such, the present chairperson and vice-chairperson will vacate their roles at that time, and the newly elected chairperson and vice-chairperson will continue the Historic Landmark Commission meeting.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 9, 2026

SUBJECT

Hold a public meeting and determine whether the presented expenses resulted in a permanent improvement and/or restoration of a local historic landmark property located at 3316 Roselawn Drive. The site is located on the northeast corner of Roselawn Drive and Roselawn Circle. (HL25-0004, 3316 Roselawn Drive Historic Tax Exemption, Cameron Robertson)

BACKGROUND

The property is a local historic landmark located on the northeast corner of Roselawn Drive and Roselawn Circle. The applicant, Lee Anne Todd, has completed improvements to the residential property through the update to the property's aerobic system. The work completed by North Texas Water Works Septic Company is shown below.

Services	Payment
Install Aqua Air 4050 Concrete Aerobic System	
Pump old tanks and fill with dirt	
1" Sprinkler Line, Tablets, K-Rain Rotary Spearheads with Concrete Guards and all materials	\$12,000.00
2 Year Service Contract and Warranty on materials	
Install 68 feet of 4" sched. 40 pipe with extra clean out and 68 feet of 3/4 electric and wire	\$1,200.00
TOTAL	\$13,200.00

The applicant submitted invoices and a breakdown of pricing for the subject work, which is included in their application. Refer to Exhibit 3 - Application for Historic Landmark Tax Exemption.

Based on documentation, the improvements were completed in the Spring of 2024. The total expenses for the work were \$13,200.00. The applicant provided staff supporting documentation confirming proof of payment for the completed improvement work. The improvements made to the property meet the qualifying improvements and/or restoration projects for the City's tax exemption, as they pertain to the general maintenance and/or restoration of the historic property.

CONSIDERATIONS:

1. Per the City's Code of Ordinances, Sec. 10-128 (c), Any property which is designated a historic site after the first day of January 2009 may be exempt from real property ad valorem taxes levied by the City of Denton to the extent of fifty (50) percent of the assessed value of the designated historic site if the property owner demonstrates to City qualifying expenses of ten thousand dollars (\$10,000.00) or more for permanent improvements and/or for restoration of said property. The qualifying expenses are limited to two (2) years prior to designation as a historic site. The Historic Landmark Commission must determine whether the qualifying expenses result in a permanent improvement and/or restoration of said property as a condition of receiving the exemption. The exemption provided for herein shall apply for a maximum of ten (10) successive years, beginning with the first year the property is entitled to the exemption during the specified years and continuing and including each and every year of the nine (9) successive years thereafter during which the property is a designated historic site on the first day of January of those nine (9) successive years.
2. The subject property is designated as a Local Historic Landmark, established by Ordinance No. HLN25-0002b on December 16, 2025.
3. The applicant has spent a total of \$13,200 on improvements to the residential property through the update to the property's aerobic system, which meets the qualifying improvements and/or restoration projects of the City's tax exemption. The improvements were completed in the Spring of 2024, within the allotted two (2) year time period prior to designation as a historic site.
4. If the Historic Landmark Commission recommends a favorable determination that the expenses presented resulted in a permanent improvement and/or restoration of the landmarked property, staff will forward a draft Resolution to the City Council to consider approving the subject property as a designated Local Historic Landmark in need of tax relief.
5. If the City Council approves the Resolution, the applicant will then need to apply for the partial tax exemption with the chief appraiser of the Denton Central Appraisal District.

PREVIOUS ACTION/REVIEW

Building Permit:

- #563-C: A permit authorizing the property owner to construct an onsite sewage facility was approved by the Director of Water Utilities on February 16, 2024.

OPTIONS

1. Make a favorable finding of improvement and/or restoration
2. Deny
3. Continue the item

RECOMMENDATION

Staff recommends a **favorable** determination that the expenses presented resulted in a permanent improvement and/or restoration of the landmarked property located at 3316 Roselawn Drive. The applicant meets the minimum ten thousand dollars (\$10,000.00) or more requirement stated in the City's Code of Ordinances, Sec. 10-128 (c).

EXHIBITS:

1. Agenda Information Sheet
2. Site Location Map
3. Application for Historic Landmark Tax Exemption

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer



Roselawn Drive

Roselawn Circle



DEPARTMENT OF DEVELOPMENT SERVICES

Development Services Center – 401 N. Elm Street – Denton, Texas 76201 voice: (940) 349-8541
www.cityofdenton.com

City of Denton Historic Landmark Commission Tax Exemption Application for Designated Historic Sites

Name of Owner

Lee Anne Todd

Property Address

3316 Rosedawn DR.

Telephone/Email

940-367-1994 Leeannetodd@yahoo.com

Start/Completion Dates

7/10/2024 – 8/10/24

Brief Description of Completed Improvements and/or Restoration Work:

Aqua Air 4050 aerobic system

Please also attach the following with your application:

1. Invoice and proof of payment for completed improvements and/or restoration work. (Please note all receipts for work completed must total a minimum of \$10,000 in order to be considered for the Designated Historic Sites Tax Exemption.);
2. Provide a legal description of the property proposed for certification; and
3. If applicable, a Copy of a COA Approval Letter and/or an Issued Building Permit. All exterior renovations/repairs must have an approved Certificate of Appropriateness to qualify for the tax exemption.

By signing this application, I certify that the above information is correct and complete to the best of my knowledge and grant staff access to the indicated property to perform work related to this request. I agree to provide any additional information necessary for this application as requested by the Development Services Department or Historic Landmark Commission.

SIGNATURE:

Lee Anne Todd

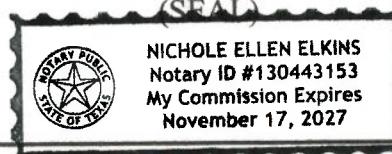
Print or Type Name:

Lee Anne Todd

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated. Given under my hand and seal of office on this 22 day of December 2025.

Nichole Ellen Elkins

Notary Public Signature





DEPARTMENT OF DEVELOPMENT SERVICES
Development Services Center – 401 N. Elm Street – Denton, Texas 76201 voice: (940) 349-8541
www.cityofdenton.com

**City of Denton Historic Landmark Commission
Tax Exemption Application for Designated Historic Sites**

**HISTORIC TAX EXEMPTION QUALIFYING
IMPROVEMENTS AND/OR RESTORATION**

Permanent renovation and repair of said property, shall include but not limited to the following items:

Exterior

- Protective treatment (paint, protective coverings or treatment, siding, and metal cladding)
- Structural members
- Foundations
- Exterior walls
- Roofs and drainage (roof drains, gutters, and downspouts)
- Decorative features (cornice, corbels, trim, and decorative features)
- Overhang extensions (canopies, and metal awnings)
- Stairways, decks, porches, or balconies
- Chimneys
- Handrails and guards
- Window, skylight, doors, and door frames

Interior

- Structural members
- Interior surfaces (paint and plaster)
- Stairs and walking surfaces
- Handrails and guards
- Interior doors

General

- Plumbing (re-piping, water heater, and sanitary sewer)
- Mechanical (furnace, heaters, and ventilation)
- Electrical (service and re-wiring)
- Fire safety (smoke detectors, carbon monoxide detectors)

**ALL EXTERIOR RENOVATIONS/REPAIRS MUST HAVE AN APPROVED CERTIFICATE OF
APPROPRIATENESS TO QUALIFY FOR THE TAX EXEMPTION.**

**Return to: Planning Department, 401 N. Elm Street, Denton, Texas, 76201
Phone: 940-349-8541 Fax: 940-349-7707**

Quote accepted

13,200.00 USD

Options ▾

Ask a question

QUOTE



To Leane Todd

Quote number QU-022724

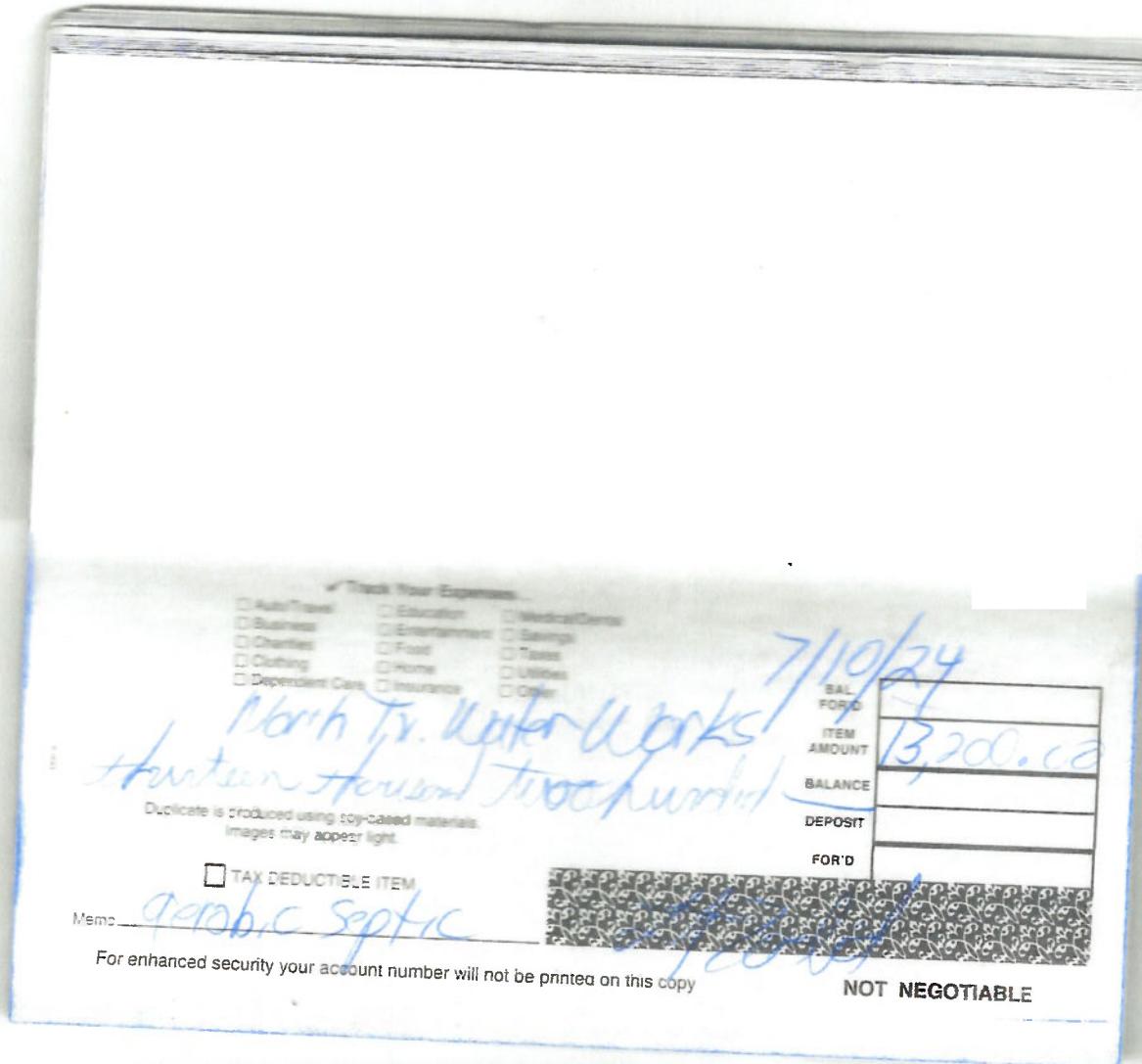
Issue date Mar 26, 2024

Expiry date Aug 28, 2024, expires in 155 days

From Kyle Allison
PO Box 808
Decatur TX 76234
USA

Description	Amount
Install Aqua Air 4050 concrete aerobic system 3316 Roselawn Dr., pump old tanks and fill with dirt ,1" sprinkler line, tablet cl2, K-rain rotary spearheads with concrete guards and all materials and 2 yr service contract with 2 yr warranty on all materials.	12,000.00
Install 68 ft of 4" sched. 40 pipe with extra clean out and 68' of 3/4 electric and wire	1,200.00
Subtotal	13,200.00
Total Tax	0.00
Total	USD 13,200.00
Terms	

Pdt. 7/10/24
Printed





Environmental Services & Sustainability
1100 S. Mayhill Rd., Denton, TX 76208 • (940) 349-8619

February 16, 2024

Lee Anne Todd
3316 Roselawn Dr.
Denton, TX 76205

AUTHORIZATION TO CONSTRUCT AN ONSITE SEWAGE FACILITY

Permit No. 563-C

This document certifies that Lee Anne Todd has been authorized by the Director of Water Utilities to construct a new aerobic treatment system serving a single-family residence located at 3316 Roselawn Dr. The on-site sewage facility is located on the following legal description: ASA Hickman Survey; Tract: 1; Acres 3.67, City of Denton, Denton County, Texas. More specifically, the current Property Tax ID number is 34660. Use of this method of treatment and associated equipment components must conform to the standards and conditions stipulated in the City of Denton Code of Ordinances and any special conditions noted below.

SPECIAL CONDITIONS:

I. Permit and System Design

Construction of the on-site sewage facility shall be in accordance with an on-site sewage facility plan prepared by Larry Howard, R.S., and on-site sewage facility construction standards promulgated by the Texas Commission on Environmental Quality. Any changes made to the approved on-site sewage facility construction plan shall require a new on-site sewage facility plan to be submitted for review. The designed wastewater loading capacity of the on-site sewage facility approved in this permit is limited to 300 gallons per day.

II. Authorization to Construct

The authorization to construct an on-site sewage facility is valid for one calendar year from the date of permit approval. If the authorization to construct expires the owner will be required to submit a new application, pay another application fee, and submit another on-site sewage facility plan. The new plan shall be submitted to the City of Denton Department of Environmental Services and Sustainability. A City of Denton On-Site Sewage Facility Permit and an approved construction plan must be secured prior to construction. The on-site sewage facility installer shall notify the Department of Environmental Services and Sustainability at (940) 349-8621 or (940) 349-8619 at least 24 hours but up to 5 working days in advance for inspection. The property

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

owner(s) shall not use or operate the on-site sewage facility until the on-site sewage facility has been inspected and approved by the City of Denton. Approval of the on-site sewage facility construction shall be in writing on inspection forms provided by the City of Denton. The City of Denton shall issue a permit to the property owner authorizing the operation of the on-site sewage facility within seven calendar days from the date of construction approval. Whenever the boundary said property is within 600 feet from the City of Denton wastewater collection system, the property owner shall cease to use the On-Site Sewage Facility and connect the single-family residence to the City of Denton wastewater collection system within 30 days after written notice from the Director of Water Utilities.

APPROVAL OF THIS PERMIT IS AN ADMINISTRATIVE ACT OF THE CITY OF DENTON AND THIS APPROVAL DOES NOT GUARANTEE THE PROPER FUNCTION OF THE ON-SITE SEWAGE FACILITY.

Approved this the _____ day of 2/16/2024, 2024

DocuSigned by:

Stephen D. Gay
0EBFF5068E56492...

Stephen D. Gay
Director
Water Utilities
City of Denton, Texas



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 9, 2026

SUBJECT

Receive a report and hold a discussion regarding Denton Revealed: Preservation Month 2026 and the Historic Landmark Commissions participation in the month-long event.

BACKGROUND

The Historic Landmark Commission (HLC), over the years, has discussed interest in conducting public outreach and finding innovative ways to educate the public about historic preservation. As part of Goal #4, Policies 4.1 and 4.2 of the Denton Historic Preservation Plan state that the HLC participate in the following ways:

- Support innovative education initiatives that inform, engage new audiences, and tell the stories of Denton's multi-cultural and generational populations.
- Promote the use of existing programs and tools to educate the public on historic preservation's benefits and advance community preservation goals.

Therefore, at this work session, staff will present a summary of the preliminary lineup of events for the fifth annual, Denton Revealed: Preservation Month 2026. Staff seeks feedback from the HLC regarding the Commissions participation in Denton Revealed: Preservation Month 2026 to facilitate historic preservation education within the community and further support the goals of the Denton Historic Preservation Plan.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 9, 2026

SUBJECT

Receive a report and hold a discussion regarding the historical merit of preserving the former entry wall of the former Park Place station.

BACKGROUND

At the Historic Landmark Commission (HLC) meeting on October 13, 2025, staff sought feedback from the Commission on how to proceed with the information received from Ms. Joyce Kenas regarding the former Park Place Station, once generally located on the north side of W University Drive, just west of Ector Street (see Exhibit 2). Ms. Kenas' grandfather, DeWitt Clinton Sockwell, was the owner of Park Place, and was an avid artifacts and rock collector, which can be seen in the design of the last remaining column of the station (see Exhibit 3). Ms. Kenas, on his behalf, requested that this last bit of history of the Sockwell family and Park Place be preserved by the City of Denton.

Staff presented three ideas to recognize the former Park Place station and the Sockwell family; however, the Commission felt additional research was needed regarding the former Park Place Station, the Sockwell family, and cost estimates for the removal and relocation of the former entry wall, before a final decision could be made.

Commissioner Black conducted additional research on the family and former property, as well as ran preliminary numbers for the removal and relocation of the former entry wall. As such, staff seeks direction from the Commission, based on the additional research presented by Commissioner Black, the historical merit of preserving the former entry wall of the former Park Place station.

EXHIBITS

1. Agenda Information Sheet
2. Site Location Map
3. Supporting Documentation
4. Additional Research

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer



My grandfather, DeWitt Clinton Sockwell, born in 1873 and died in 1955, bought a dairy that is now located at 2000 W. University around the year of 1915.

In the late 1930's he converted the dairy into a service station and named it Park Place.

There were living quarters at the back of the station.

Granddaddy was a rock collector. There were many rocks and artifacts that he had collected included in the other rock that was made into his station.

When the station was built there were two columns, one on each side of his drive.

The one at the west end is all that remains.



All that remains of the Rock Station



Highway 24/Highway 380/University Drive

Denton, Texas

1970s
Austin
Texas

Additional Information of Dewitt Clinton Sockwell and Park Place Service Station

Fowler/Chambers Reference

The most interesting, to me, reference I found to Sockwell's filling station which turned up in *Towns and Communities of Denton, County, Texas*, the compilation begun by Emily Fowler herself in the 1930s and assisted by Alma Lain Chambers, and entry for "Mrs. C.R. Fowler" reads

Mrs. C. R. Fowler

Although not so old, Mrs. C. R. Fowler has lived east of Krum since she was three years old. She was born near Denton, near where the Sockwell filling station now is. Mr. Fowler came to Krum in 1913 from Denton. Their son F. W. Fowler is the present Mayor of Krum.

Mrs. C. R. Fowler

Although not so old, Mrs. C. R. Fowler has lived east of Krum since she was three years old. She was born near Denton, near where the Sockwell filling station now is. Mr. Fowler came to Krum in 1913 from Denton. Their son F. W. Fowler is the present Mayor of Krum.

(<https://www.dentonpl.com/public/catalog/localhistory/townscommunitiesindentonco.pdf>, p. 37)

I find the context of Fowler/Chamber's reference to Sockwell's station is insightful. Note their casual use of the station's location as a benchmark, without providing additional street/road, compass direction, or other location information. Fowler and Chambers seem confident their readers will know the place. To me, that implies certain things about Park Place's prominence and importance as a local business.

(Also, noticing their shared last names, I couldn't resist jumping down the rabbit hole and now have to share it with someone, C.R. Fowler was Emily Fowler's sister-law. "Mrs. Clarence Roy Fowler" or, as we would say, Hannah M Fowler (Miller), was married to Clarence Roy Fowler. Clarence was the brother of Otis Fowler, Emily's husband.)

1965 Zoning Documents

I also found some 1965 zoning documents which shed some interesting context both of the site itself and the general area, attached as the .pdf "11-1965" Page one shows the area actually in transition, being rezoned from "R" (dwelling) to "LB" (local business). Page two gives a detailed description of the Sockwell site and what borders it. The "Denton Osteopathic Hospital and Clinic," if I am understanding the document correctly, is where the University Behavioral Health facility is today. I was interested that there has apparently been a medical facility of some kind of that site of so long. I was also interested in the "iron stake" which it seemed marked the corners of the Sockwell property.

Additional Record Chronicle References

Sockwell was quoted in the DRC "Round About Town" section, saying that an unseasonably late winter storm had not done any damage to early gardens. (DRC, Mar 7, 1935 p1)

The weather men have gone hay-wire again and have permitted that two-day heralded cold spell to arrive here Wednesday afternoon in an Amarillo-cloud of dust. There was ice with sub-freezing temperatures, some say going as low as 28 degrees. The feeling, however, is that little, if any, damage was done to early gardens. D. C. Sockwell said, "I don't believe there was any material damage done here by the freeze, though there were many icicles to be seen Thursday morning. At any rate, I don't think anything around my garden was hurt. In the first place, I don't have much garden, as I just don't take to work of that kind very much."

As part of a retrospective series called "19 years ago today" the DRC reprinted a notice from the March 15, 1919 DRC about Sockwell's purchase of the parcel of land (weird that my research turned up the reprint but not the original, but I guess that's how it goes sometimes) that gives the exact size and value of the Sockwell's original purchase. (reprint DRC March 16, 1938)

D. C. Sockwell of Mount Pleasant, who recently bought the D. P. Pegram place northwest of the city, is here to move on it with his family. He paid \$15,120 for the 108 acres, or \$140 an acre. His old county voted a million dollars worth of bonds Saturday and he was gratified to learn that Denton district had voted a million and a half.

Also, this would suggest that Sockwell may have arrived in Denton from Alabama *via Mt. Pleasant?*

While I knew about that his property was originally a dairy, somehow I didn't turn up the articles on his involvement with the dairy association. I did, however, find that he was involved with the similar cotton association, became chairman of the Denton Cotton Committee (DRC, Jan 5, 1934, p. 14; DRC Feb 8, 1934, p. 4)

Oh, also, he sold his electric fencer (I didn't even know this was a thing) (DRC June 16, 1947, p. 7)

ELECTRIC FENCER, good as new. D. C. Sockwell, Phone 41-F-3, Sockwell Filling Station, Highway 24.

NO. 65-44

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DENTON, TEXAS, 1961, AS SAME WAS ADOPTED AS A PART OF PARTS II AND III OF CHAPTER 13 OF THE CODE OF ORDINANCES OF THE CITY OF DENTON, TEXAS, BY ORDINANCE NO. 61-19, AND AS SAID MAP APPLIES TO CITY LOTS 5,6 AND 7 OF CITY BLOCK 4071, AS SHOWN ON THE OFFICIAL CITY MAP OF CITY OF DENTON, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CERTAIN CONDITIONS; AND DECLARING AN EFFECTIVE DATE.

THE COUNCIL OF THE CITY OF DENTON, TEXAS, HEREBY ORDAINS:

SECTION I.

That the Zoning Map of the City of Denton, Texas, 1961, adopted as a part of the Parts II and III of Chapter 13 of the Code of Ordinances of the City of Denton, Texas, under the provisions of Ordinance No. 61-19 be, and the same is hereby, amended as follows:

All of the hereinafter described property is hereby removed from the "R" Dwelling District as shown on said map, and all provisions of Parts II and III of Chapter 13 of the Code of Ordinances of the City of Denton, Texas, as provided by Ordinance No. 61-19, shall hereafter apply to said property as "LB" - Local Business District in the same manner as other property located in the "LB" - Local Business District provided, however, this zoning change is conditioned upon the provision that a 60 feet (60) wide street which would extend the existing Ector Street North across this property be dedicated and properly constructed prior to any development of this tract of land by any person, firm or corporation, and no Certificate of Occupancy will be issued prior to the fulfillment of this condition, and the validity of this entire ordinance depends and is based upon the validity of this condition, this condition being a reasonable exercise of the police powers of the City of Denton, Texas, said property being described as:

Three tracts in the Robert Beaumont Survey, Abstract No. 31, totaling 5.34 acres, being all that property owned by Ira DeWitt Sockwell, Et Ux and Glen R. Wilkinson, Et Ux of said survey, and being more particularly described as follows:

BEGINNING at a corner of the North boundary line of State Highway 24 thence North with the East boundary line of tract belonging to Denton Osteopathic Hospital and Clinic 526 feet to an iron stake for corner;

THENCE East 588 feet to an iron stake for corner;

THENCE South 300 feet to an iron stake for corner in the West boundary line of a Public Road; said road leading South to State Highway 24 being 36 feet in width and 407 feet in length dedicated in accordance with District Court Stipulation in Cause No. 27301 April 28, 1965;

THENCE West 338 feet to an iron stake located 225 feet North of the North boundary line of State Highway 24;

THENCE South 225 feet to the North boundary line of State Highway 24;

THENCE West 250 feet along North boundary line of State Highway 24 to the place of beginning, containing 5.34 acres of land.

This property is located on the North side of Highway 24 West, adjacent to the East property line of the Osteopathic Clinic. This property runs 256 feet along Highway 24 West, 526 feet across the West boundary line and 588 feet across North boundary line.

SECTION II.

That the City Council of the City of Denton, Texas, hereby finds that such change and condition is in accordance with a comprehensive plan for the purpose of promoting the general welfare of the City of Denton, and with reasonable consideration among other things, for the character of the district and for its peculiar suitability or particular uses, and with a view to conserving the value of buildings, protecting human lives, and encouraging the most appropriate uses of land for the maximum benefit to the City of Denton and its citizens.

SECTION III.

That this ordinance shall be in full force and effect immediately after its passage and approval, the required public hearings having heretofore been held by the Planning and Zoning Commission and the City Council, after giving due notice thereof.

Park Place Object **Measurements and Specific Cost Projections**

The HLC ISR wall fragment at the Park Place Service station included the following cost estimates:

- Excavation of Wall: \$10.75 per cubic yard
- Removal of Wall: \$50 per square yard (+ additional cost for conservation measures)
- Relocation of Wall: \$6.50 per square yard
- Resetting the Wall: \$100 per square yard

The ISR report notes these estimates use the Texas Department of Transportation's BID Item Averages and that they were reviewed and confirmed by the City of Denton's Public Works Inspection Manager, Wesley McBride.

While the Park Place object is irregular in shape, it can be separated into components (here referred to as "post" and "wall") which are relatively regular in shape and can be measured with relatively little difficulty so that volume and surface area can be calculated.

Post

- Height: 21"
- Width: 17"
- Depth: 17"
- Volume: 6,069 cubic inches = 0.13 cubic yard
- Surface Area: 1,717 square inches = 1.32 square yard

Wall

- Height: Max: 18" / Min 11" (at a consistent slope, average 14.5")
- Length: 34"
- Depth: 8"
- Volume: 3,944 cubic inches = 0.08 cubic yard
- Surface Area: 1,375 square inches = 1.06 square yard

Combining totals for each component gives the following measurements for the Park Place Fragment:

Fragment Total

	Post	Wall	Total
Volume	0.13 cy	0.08 cy	0.21 cy
Surface Area	1.32 sy	1.06 sy	2.38 sy

Continued onto Page 2...

Applying those measurements to the cost estimates provided yields the following amounts:

• Excavation:	\$10.75/cy x 0.21 cy =	\$2.26
• Removal:	\$50/sy * 2.38 sy =	\$119.00 (+ conservation cost)
• Relocation:	\$6.50/sy * 2.38 sy =	\$15.47
• Resetting:	\$100/sy * 2.38 sy =	\$238
TOTAL		\$374.73

Subsurface:

The big question mark here is how deep the wall goes down into the earth (while I was confident going out there with a measuring tape, I wasn't comfortable taking a shovel). Quick online research suggests that a foundation depth of approximately 1/3 a wall's height is a good rule of thumb. If that is the case with the Park Place object, the additional volume and surface area would increase costs by \$123.66, to a total of \$498.39









City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 9, 2026

SUBJECT

Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

BACKGROUND

At the January 12, 2026, Historic Landmark Commission (HLC) meeting, staff started including a standing agenda item that pertains to the discussion of next steps for the Designation Research Subcommittee and Community Outreach Subcommittee in regard to the creation of a potential local historic district along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380). This item will provide the Subcommittees' the opportunity to discuss items that may require four or more members of the Commission (i.e., quorum) to address research and outreach ideas, to ensure Texas Open Meetings Act requirements are being met.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:

Cameron Robertson, AICP
Historic Preservation Officer



City of Denton

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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 9, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

BACKGROUND

At the November 14, 2022, HLC meeting, staff started including a standing agenda item that pertains to the designation of local historic properties. Commissioners have the opportunity to bring forward one to two properties from Denton's Historically Eligible Structures map to discuss and vote on. A Commissioner proposing a property for local designation consideration will have a maximum of two-minutes to justify the need for designation of the property. Remaining Commissioners will then have a maximum of one minute each to provide feedback and indicate their support for the designation. Each proposed property will need a minimum of four Commissioner votes to pursue designation of the property. If the property receives four or more votes, the property will be added to an active designation list to be maintained by staff for the HLC. The HLC will have the opportunity to utilize the list to reach out to property owners to encourage the designation of their property or properties.

EXHIBITS

1. Agenda Information Sheet
2. Denton's [Historically Eligible Structures](#) Map

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer

2026
Historic Landmark Commission
Requests for Information

Request		Request Date	Status
Further discussion regarding the historical merit to warrant action on the HLC pursuing preservation of the former entry wall at Park Place Station and discussion of the approximate cost to preserve the entry wall	HLC	12/8/2025	Discussion scheduled for February 9, 2026 HLC Meeting
HLC FAQ and Historic Processes Document	HPO/HLC	12/8/2025	On-going
Discuss creation of a possible historic designation for the N Locust Street and N Elm Street corridors	HLC	6/9/2025	On-going
Continue researching new or updated programming to incentivize historic preservation	HPO	4/14/2025	On-going
Annual Update			
National Register of Historic Places listings for eligible neighborhoods and existing Local Historic Districts.	HLC/HPO	2026 Work Plan Goal	New for 2026
Prepare an annual study list of potential landmarks and districts.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2024

Broaden the tax-exemption eligibility criteria for improvements to historic buildings.	HLC/HPO	2026 Work Plan Goal	Paused; on-going from 2024
Explore a program allowing for the partial or full property tax exemption from the City of Denton and other applicable taxing authorities for locally designated historic homes.	HLC/HPO	2026 Work Plan Goal	Paused; on-going from 2024
Designate new Historic Conservation Districts in portions of the Woods and Bolivar neighborhoods.	HLC/HPO	2026 Work Plan Goal	New for 2026
Designate additional Historic Conservation Districts in West Denton and in neighborhoods to south of the Downtown.	HLC/HPO	2026 Work Plan Goal	New for 2026
Maintain an inventory of vacant or deteriorating historic properties	HLC/HPO	2026 Work Plan Goal	New for 2026
Complete designation reports for landmarks and districts.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2024
Improve visibility and awareness of tax exemption program to increase participation.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025
Increase awareness and use of Federal Rehabilitation Tax Credit.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025
Include additional historic preservation information materials in the City of Denton website	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025
Create a marketing plan to encourage additional Local Landmark designations.	HLC/HPO	2026 Work Plan Goal	On-going from 2024

Provide training to local realtors and bankers.	HLC/HPO	2026 Work Plan Goal	On-going from 2024
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Future HLC Meetings:

Monday, March 2nd

Monday, April 13th

Monday, May 11th

Monday, June 8th

Monday, July 13th

Monday, August 10th

Monday, September 14th

Monday, October 12th

Monday, November 9th

Monday, December 14th