

HL25-0002b **Historic Landmark Designation** **of 3316 Roselawn Drive**

Cameron Robertson

Historic Preservation Officer

December 16, 2025 City Council Meeting



Request

- **Request:** Historic Landmark Designation of 3316 Roselawn Drive
- **Zoning:** R4 Zoning (Denia Neighborhood)
- 10 owners since 1870
- Request is evaluated for consistency with the:
 - **Denton 2040 Comprehensive Plan;**
 - **2019 Historic Preservation Plan;** and
 - **Denton Development Code**



Staff Analysis

Consistency with the:

- **2019 Historic Preservation Plan**
 - **Goal #1, Policy 1.3:** *Prioritize and designate eligible buildings and areas for potential landmarks and historic districts, especially for listing in the National Register of Historic Places.*
- **Denton 2040 Comprehensive Plan**
 - **Goal CC-2:** *Preserve and maintain the unique character of Denton for long-term sustainment of community character.*

Staff Analysis

DDC **Section 2.9.4B** specifies the approval criteria to be used in designation of a Historic Landmark.

3316 Roselawn Drive meets the following:

- *3. Reflects a distinguishing characteristic of an architectural type or specimen*
- *5. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation*
- *9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States*
- *11. Identification with a person who significantly contributed to the culture and development of the city, State, or the United States*

The petitioner will be responsible for furnishing data to the Historic Landmark Commission for substantiating that the property meets one or more of the following thirteen (13) approval criteria for Historic Landmark designation. Specify which of the criteria are being met and provide supporting documentation for each.

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.

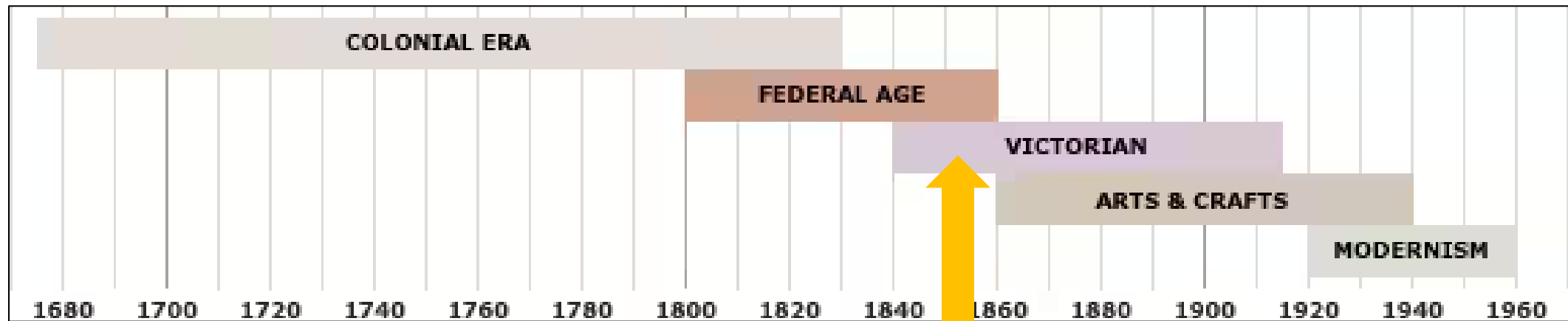
Approval Criteria 3.

- Blend of architectural styles, ranging from late Victorian vernacular to design rooted in mid-century influences.

Approval Criteria 9.

- Cumulative history of three phased construction and the dispersion of late Victorian influence into the unique architectural design of the rural South in the late 1800s to the early 1900s

Source:
House of
Antique
Hardware



Italianate Example



Greek Revival Example

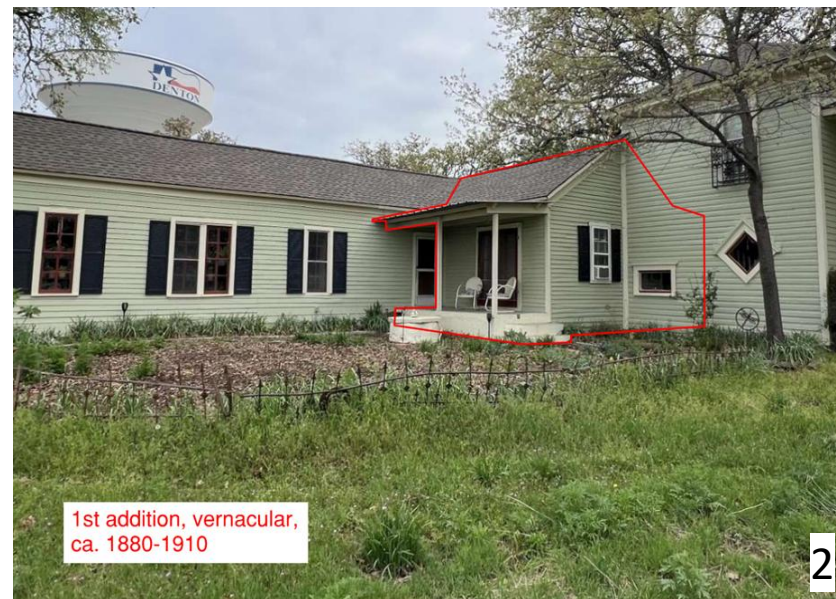


3316 Roselawn Drive

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Approval Criteria 5.

- Constructed in three phases
 1. Side-gabled Hall-and-Parlor type resident [ca. pre-1880]
 2. Vernacular addition to front (south) façade [ca. 1880-1910]
 3. Two-story Greek Revival and Italianate influenced addition to front façade, along with additional architectural detailing reflective of the two styles [ca. 1910]
- Pool and cabana constructed in the rear of the property circa 1960s



Approval Criteria 11.

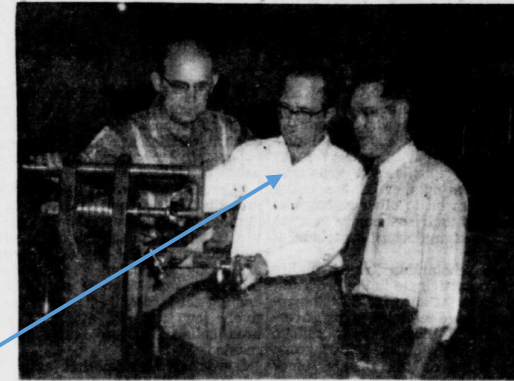
- Dr. Harold Brenholtz (Eighth Owner)
 - Taught at North Texas State University (now UNT) as a Professor of Education from 1923 to 1960
 - Helped launch the schools Education doctoral program
 - One of the organizers of the Denton Lions Club
 - Part of the Lions Clubs International, which is the world's largest service club organization
- Served the Denton community as a Scoutmaster

Dr. Brenholtz of NTSTC, Denton, Spoke to Lions Club

Dr. **Harold Brenholtz** of North Texas State Teachers College was guest speaker at the regular meeting of Decatur Lions last Wednesday. Dr. Brenholtz urged all public spirited citizens to exercise diligence in getting at the causes underlying world problems of today. See LIONS on page 6.



Make, Give Machine to College



PAGE TWO

STAFF DIRECTORY 1939-40 North Texas State Teachers College, Denton, Texas

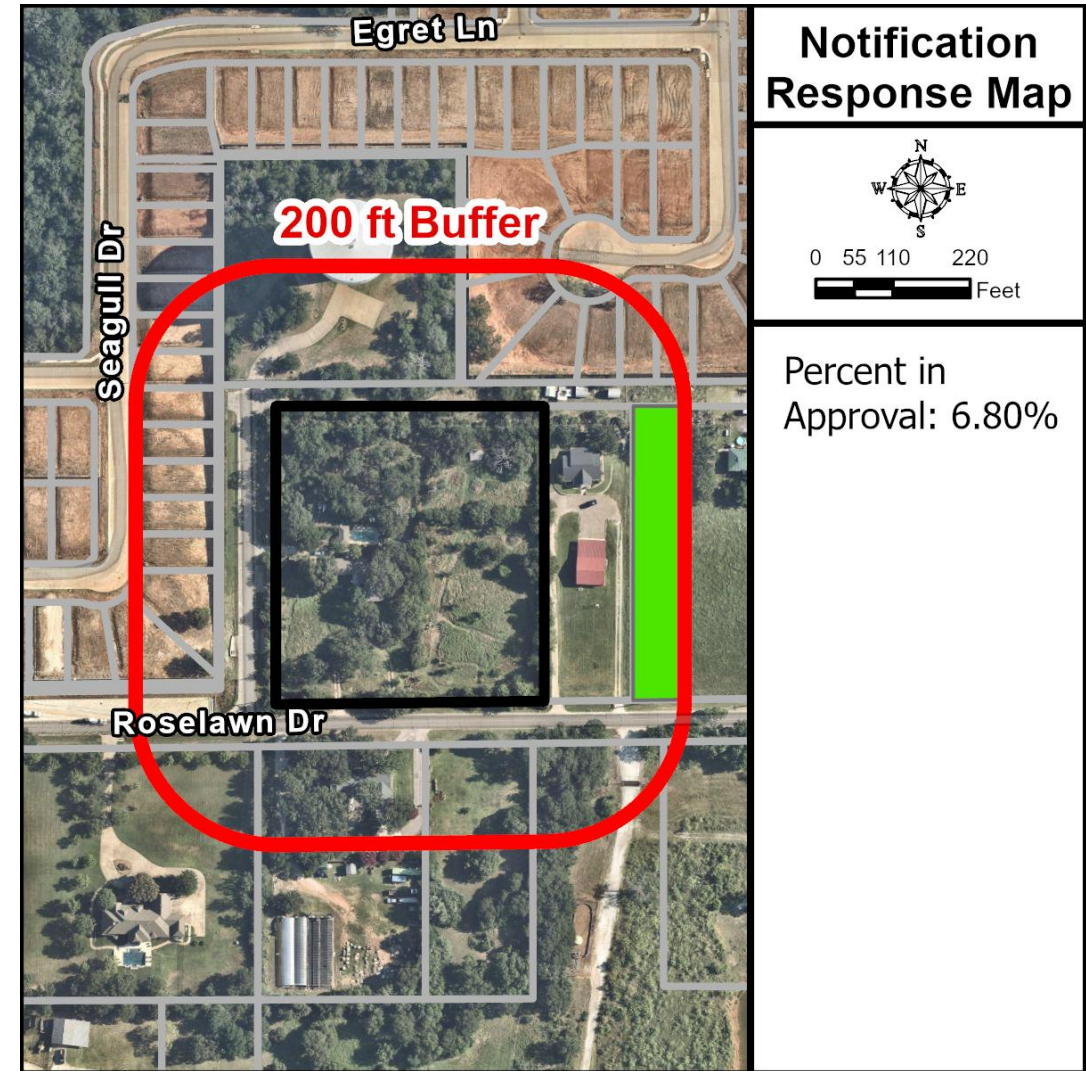
Miss Ann Drury	Demonstration School
Miss Lottie Brashears	Library
Dr. Harold Brenholtz	Education
Mr. C. A. Bridges	History

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Public Outreach

- **Newspaper Posting:** November 29, 2025
- **Website Posting:** November 25, 2025
- **Property Sign Posted:** October 9, 2025
- **Mailed Notices:**
 - 200 ft. Public Notices mailed: 26
 - 500 ft. Courtesy Notices mailed: 79
- **Responses:**
 - In Opposition: 0
 - In Favor: 1
 - Neutral: 0



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.

Historic Landmark Commission **recommended approval** [4-0].

Planning and Zoning Commission **recommended approval** [7-0].

Questions?



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