



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Historic Landmark Commission

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Monday, October 13, 2025

5:30 PM

Development Service Center

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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, October 13, 2025, 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. [HLC25-054](#) Consider approval of the September 8, 2025 minutes.

Attachments: [September 8, 2025](#)

- B. [HL25-0003](#) 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 218 N Locust Street. The site is located on the southeast corner of the intersection of N Locust Street and E McKinney Street. (HL25-0003, 218 N Locust Street Historic Tax Exemption, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)  
[Exhibit 2 - Site Location Map](#)  
[Exhibit 3 - Application for Historic Landmark Tax Exemption Authorization](#)

- C. [HLC25-039](#) Hold a discussion and consider approval of the 2026 Historic Landmark Commission meeting calendar.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)  
[Exhibit 2 - 2026 HLC Calendar](#)

- D. [HLC25-053](#) Receive a report, hold a discussion, and give staff direction on how to recognize the former Park Place station.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Site Location Map](#)  
                              [Exhibit 3 - Supporting Documentation](#)

#### **4. WORK SESSION**

- A. [HLC25-051](#) Receive a report, hold a discussion, and give staff direction regarding Denton's historic district signage.

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

- B. [HLC25-050](#) Receive a report, hold a discussion, and give staff direction regarding beautification standards and/or expectations for Denton's local historic districts.

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

- C. [HLC25-042](#) 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](#)

- D. [HLC25-043](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Attachments:      [2025 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 October 7, 2025, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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  
September 8, 2025

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, September 8, 2025, at 5:32p.m. at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Jon Black, and Patricia Sherman

ABSENT: Chair: Angie Stripling and Member: Linnie McAdams

**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. HLC25-040:** Consider approval of the June 9, 2025 minutes.

Commissioner Gregory moved to approve the minutes as presented. Motion seconded by Commissioner Black. Motion carried.

AYES (4): Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Jon Black, and Patricia Sherman

NAYS (0):

- B. HLC25-0002:** 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)

Commissioner Sherman made a motion of approval (as presented). Motion seconded by Commissioner Black. Motion carried.

AYES (4): Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Jon Black, and Patricia Sherman

NAYS (0): None

#### **4. WORK SESSION**

- A. HLC25-036:** 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.

Cameron Robertson, Historic Preservation Officer, presented the item.

- B. HLC25-038:** Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Cameron Robertson, Historic Preservation Officer, presented the item.

#### **5. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 6:04pm.

X

\_\_\_\_\_  
Angie Stripling  
Historic Landmark Commission Chair

X

\_\_\_\_\_  
Carly Blondin  
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:** October 13, 2025

### **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 218 N Locust Street. The site is located on the southeast corner of the intersection of N Locust Street and E McKinney Street. (HL25-0003, 218 N Locust Street Historic Tax Exemption, Cameron Robertson)

### **BACKGROUND**

The property is a local historic landmark located on the southeast corner of the intersection of N Locust Street and E McKinney Street. The applicant, Tim Beaty, has completed improvements to the property's interior, including the removal of old vinyl tiles (VAT) and mastic adhesives, HVAC duct insulation, as well as old thermal system insulation (TSI) around piping. The work, which was completed by TEAM Enterprise, is shown below.

<b><u>Services</u></b>	<b><u>Payment</u></b>
Removal of VAT/Mastic in 2 <sup>nd</sup> floor meeting room (approx.. 540 sf)	\$2,925.00
Removal of HVAC Duct Insulation in 2 <sup>nd</sup> floor furnace room (approx.. 871 sf)	\$10,077.00
Removal of TSI pipe insulation in 2 <sup>nd</sup> floor furnace room (approx.. 75 lf)	\$3,250.00
Consulting – Work Plan, Onsite Monitoring, Clearance Sample and Clearance Report <ul style="list-style-type: none"><li>• Work Plan / Project (\$650.00)</li><li>• Daily Onsite Air Monitoring (\$3,070.00)</li><li>• Final Sampling and Clearance Report (\$650.00)</li></ul>	\$4,370.00
<b>TOTAL</b>	<b>\$20,622.00</b>

The applicant submitted an invoice 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 Authorization.

Based on documentation, the improvements were completed in the Spring of 2024. The total expenses for the work were \$20,622.00. The applicant provided staff supporting documentation confirming proof of payment for the completed improvement work.

Of the improvements made to the property, the consulting fees in the amount of \$4,370.00, do not meet the qualifying improvements and/or restoration projects for the City's tax exemption, as they do not pertain to

the general maintenance and/or restoration of the historic property. Therefore, they do not contribute to the total expense amount for the work completed.

The remainder of the work that was completed at the expense amount of \$16,252.00, qualifies the applicant for the City's tax exemption for historic preservation of an historic property.

### **CONSIDERATIONS:**

1. The previous property owner originally applied for and received the historic tax exemption in 2011, which expired in 2021. Per the City's Code of Ordinances, Sec. 10-128 (d), Additional ten (10) year exemptions thereafter will require the property owner to demonstrate to city qualifying expenses of ten thousand dollars (\$10,000.00) or more, beyond those demonstrated for the initial or subsequent exemption, for permanent improvements and/or for restoration of said property. The historical 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.
2. The subject property is designated as a Local Historic Landmark, established by Ordinance No. 82-22 on February 23, 1982.
3. The applicant has spent a total of \$20,622.00 for improvements related to the building's interior, through the removal of old vinyl tiles (VAT) and mastic adhesives, HVAC duct insulation, as well as old thermal system insulation (TSI) around piping. However, the consulting fees in the amount of \$4,370.00 do not meet the qualifying improvements and/or restoration projects of the City's tax exemption. As such, the applicant has spent a total of \$16,252.00 on qualifying improvements and/or restoration.
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**

#### **Certificate of Appropriateness:**

- COA13-0021: The Historic Preservation Officer approved the application for the replacement of missing or damaged glass windowpanes, as well as, the scraping, caulking, and painting of the exterior woodwork, window trim, and front door of the building on August 30, 2013.

#### **Building Permit:**

- #2403-0153: A building permit was issued on March 6, 2024, for a utility name transfer.

### **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, with the exception of the consulting fees, resulted in a permanent improvement and/or restoration of the landmarked property located at 218 N Locust Street. With the exception of the consulting fees, 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 (d).

**EXHIBITS:**

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

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared By:  
Cameron Robertson, AICP  
Historic Preservation Officer





E McKinney Street

N Locust Street

N Austin Street





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

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

Name of Owner Tim Beaty

Property Address 218 N. Locust St. Denton, TX 76201

Telephone/Email 214-212-1999 tbeaty@tbbuilders.com

Start/Completion Dates 3/21/2024

Brief Description of Completed Improvements and/or Restoration Work:

Remove 2nd floor sub floor & mastic

Remove HVAC duct insulation on 2nd floor

Remove TSI pipe insulation on 2nd floor furnaces

**Please also attach the following with your application:**

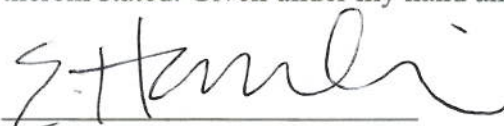
1. Invoice and proof of payment for completed improvements and/or restoration work. (Please note all receipts for work completed must total a minimum of \$10,000 in order to be considered for the Designated Historic Sites Tax Exemption.);
2. Provide a legal description of the property proposed for certification; 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.

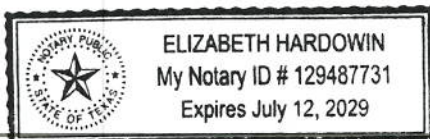
**By signing this application, I certify that the above information is correct and complete to the best of my knowledge and grant staff access to the indicated property to perform work related to this request. I agree to provide any additional information necessary for this application as requested by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

SIGNATURE: 

Print or Type Name: Tim Beaty

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 10 day of September 2024.

  
Notary Public Signature





**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.**

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



**TEAM Enterprise**  
PO Box 177708  
Irving, TX 75017  
972-467-3314 mobile \* 469-647-5874 fax

## INVOICE

Date	Invoice #
03/25/24	3031

**Bill To:**

Tim Beaty Builders  
Attn: Tim Beaty  
PO Box 68  
Denton, TX 76202  
*Tbeaty@tbuilders.com*

**Project Information:**

Old Denton Post Office  
218 N. Locust  
Denton, TX 76201

Job # 24-117A

**Terms:** Net 30

Description	Amount
TEAM's Proposal dated 01/31/24	
- Removal of VAT/Mastic in 2nd floor meeting room, approx. 540 sf	\$ 2,925.00
- Removal of HVAC Duct Insulation - 2nd floor furnace room, approx. 871 sf	\$ 10,077.00
- Removal of TSI Pipe Insulation - 2nd floor furnace room, approx. 75 lf	\$ 3,250.00
	\$ 16,252.00
- Consulting - Work Plan, Onsite Monitoring, Clearance Sample and Clearance Report	
- Work Plan / Project Design	\$ 650.00
- Daily Onsite Air Monitoring	\$ 3,070.00
- Final Sampling and Clearance Report	\$ 650.00
	\$ 4,370.00
Tax ID # 75-2955548	Balance Due \$ 20,622.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



P.O. Box 68  
Denton, Texas 76202  
(940) 387-3275

INWOOD

NATIONAL BANK  
DENTON, TEXAS  
32-104/1110

4/5/2024

PAY TO THE ORDER OF Team Enterprise

\$ \*\*20,622.00

Twenty Thousand Six Hundred Twenty-Two and 00/100\*\*\*\*\*

DOLLARS

Team Enterprise  
PO Box 177708  
Irving, TX 75017

VOID AFTER 6 MONTHS

*Tim Beatty*  
AUTHORIZED SIGNATURE

MEMO

24833 PostOffice Remodel

HUB HPD MARK  
FOLDS WITH HPD

Security Features Included Details on back

Amount: \$-20,622.00  
Statement Description: Check  
Posted Date: 4/12/2024  
Type: Debit  
Status: Posted

*Team Enterprise*





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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** October 13, 2025

### **SUBJECT**

Hold a discussion and consider approval of the 2026 Historic Landmark Commission meeting calendar.

### **BACKGROUND**

Staff has prepared the 2026 meeting calendar for the Historic Landmark Commission (HLC) to review and provide feedback regarding proposed meeting dates. The proposed calendar places HLC meetings on the second Monday of each month, with the exception of the proposed date in March of 2026, due to Spring Break.

Staff is seeking feedback as to whether the Commissioners have any concerns with any of the proposed dates and requesting the Commission to take action regarding the 2026 meeting calendar.

### **OPTIONS**

1. Approve as submitted.
2. Approve with modifications
3. Deny and request modifications

### **EXHIBITS**

1. Agenda Information Sheet
2. 2026 HLC Calendar

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Cameron Robertson, AICP  
Historic Preservation Officer

# 2026 Calendar

DECEMBER						2025
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
21	22	23	24	25	26	27
28	29	30	31			

JANUARY						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	HLC	12	13	14	15	16
17						
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	HLC	9	10	11	12	13
14						
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	HLC	2	3	4	5	6
7						
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	HLC	13	14	15	16	17
18						
19	20	21	22	23	24	25
26	27	28	29	30		

MAY						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	HLC	11	12	13	14	15
16						
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	HLC	8	9	10	11	12
13						
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	HLC	13	14	15	16	17
18						
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	HLC	10	11	12	13	14
15						
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

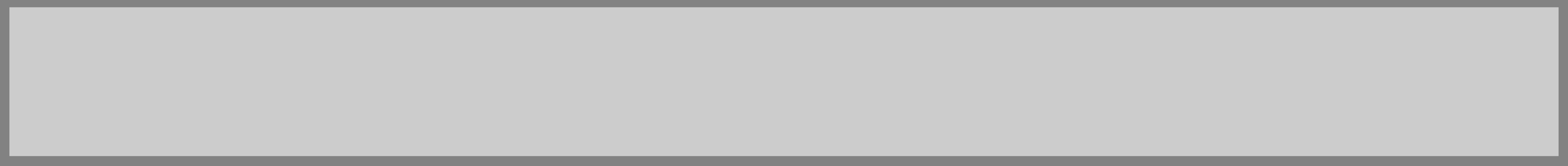
SEPTEMBER						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	HLC	14	15	16	17	18
19						
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	HLC	12	13	14	15	16
17						
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	HLC	9	10	11	12	13
14						
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	HLC	14	15	16	17	18
19						
20	21	22	23	24	25	26
27	28	29	30	31		

JANUARY						2027
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9





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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** October 13, 2025

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction on how to recognize the former Park Place station.

### **BACKGROUND**

In May 2025, staff received a letter from a 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.

Based on the information presented, staff is seeking feedback from the Commission on how to proceed with the information presented. Some ideas to recognize the former Park Place station and the Sockwell family are:

- Staff to conduct further research of the former Park Place station and Sockwell family, and post findings on historic preservation-based platforms, such as the [Preserve Denton Instagram](#) and the [Revealing Lost Denton story map](#).
- Staff to work with the current property owner and Ms. Kenas to remove the last remaining portion of wall to donate to the Denton Public Library (DPL) for a future exhibit.
- Staff to work with the DPL to document the wall and research the former Park Place station and Sockwell family for an article on DPL's [blog](#).

### **EXHIBITS**

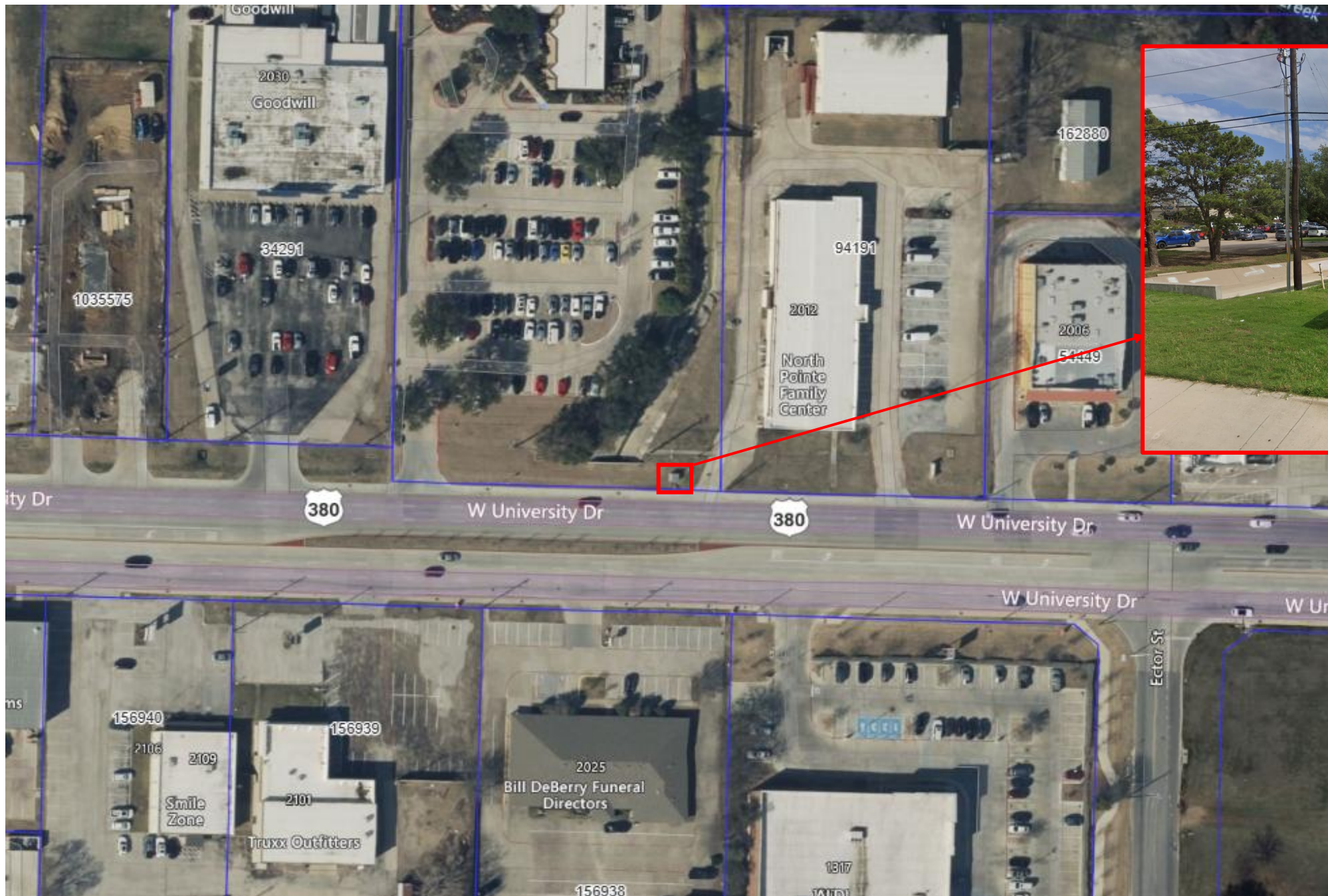
1. Agenda Information Sheet
2. Site Location Map
3. Supporting Documentation

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

up  
audio  
TEXAS



# City of Denton

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Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** October 13, 2025

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding Denton's historic district signage.

### **BACKGROUND**

At the January 13, 2025, Historic Landmark Commission (HLC) meeting, the commission requested a review of the City of Denton's local historic district signage. Presently, the city's three historic districts contain one large sign per entry point, as shown below.



**Figure 1: Example of Entry Point Signage for Denton's Historic Districts**

Additionally, in the Oak-Hickory Historic District, many of the street signs are brown and white, signifying a historical destination. Some of these street signs feature the historic district's name, as shown on the following page. No other historic district has this type of street signage nor recognition.



**Figure 2: Oak-Hickory Historic District Street Signage**

Staff reviewed additional programs, plans, and policy related to signage for historic districts within the City of Denton, and identified the following:

### **Street Sign Topper Program**

Established in 2022, the Street Sign Topper program was created to provide neighborhoods within Denton the opportunity to install sign toppers to demonstrate neighborhood unity and identify the boundaries of existing homeowner and neighborhood associations, non-homeowner and neighborhood associations, special districts, or proposed residential neighborhood developments.

Currently, there are eight neighborhoods within Denton who have participated in this program, none of which are the city's local historic district areas. Neighborhoods can start the application process by sending their neighborhood boundary to staff at [streetsigntopper@cityofdenton.com](mailto:streetsigntopper@cityofdenton.com). Funding for the Street Sign Topper program is funded using a portion of the City's adopted annual budget; therefore, once depleted, neighborhoods will have to wait for the following fiscal year to participate. Staff has been notified that for the 2025-2026 Fiscal Year, there is no allocated budget for this program.

### **2019 Denton Historic Preservation Plan**

Goal #2, Policy 2.3 of the 2019 Denton Historic Preservation Plan states for decision-makers to "encourage activities and initiatives that increase visitorship and visibility to Denton's heritage assets and historic districts." As part of this policy, Recommendation #2.17 states the following:

Create a more comprehensive interpretive and wayfinding signage plan for Denton's heritage sites. Existing stands and plaques in Quakertown Park and along Kerley Street in southeast Denton interpreting the Denton African-American experience is a model interpretive effort that could be extended to other heritage sites and places in the city, perhaps integrating wayfinding signage as part of the overall interpretive program. The City and the Historic Landmark Commission should develop the expanded interpretive program in collaboration with the Denton County Office of History and Culture and other partners.

Based on the information presented, staff seeks guidance from the Commission on how to proceed with the information presented and if any additional information that may impact the Commission's next steps needs to be presented at a future HLC 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](http://www.cityofdenton.com)

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** October 13, 2025

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding beautification standards and/or expectations for Denton's local historic districts.

### **BACKGROUND**

At the January 13, 2025, Historic Landmark Commission (HLC) meeting, the commission requested to have a larger discussion regarding beautification standards and/or beautification expectations for Denton's local historic districts.

Presently, the HLC has powers and duties that pertain to Certificates of Appropriateness, Historic and Conservation District Designations, and Historic Landmark Designations. As part of these powers and duties, as stated in Subsection 4.9.1 of Denton Development Code (DDC), the purpose of historic landmark preservation and historic district public policy includes the "protection, enhancement, preservation, and use of historic properties as a public necessity and is required in the interest of culture, prosperity and general welfare" in order to meet several goals, including:

- Protect, enhance, promote, and perpetuate historic landmarks which represent or reflect distinctive and important elements of the city's and state's architectural, archeological, cultural, social, economic, ethnic and political history and to develop appropriate settings for such places;
- Foster civic pride in the beauty and accomplishments of the past; and
- Protect and enhance the city's attractions to tourists and visitors and provide incidental support and stimulus to business and industry.

This provides expectations for historic district upkeep but does not provide a direct procedure to the HLC nor staff to enforce beautification standards within Denton's local historic districts.

However, within the City of Denton, there are existing departments and grant opportunities that help to assist in and maintain higher standards of beautification within the city, including Denton's [Community Improvement Services](#) team, who address property maintenance violations such as tall grass and weeds, trash and debris, junk vehicles, illegal outside storage, and dilapidated structures. Additionally, the Community Services Department provides three grant and repair assistance opportunities that can support property owners of both rental and owner-occupied homes, in the repair of interior and exterior features, including roofing, as well as support neighborhood improvement projects. These programs are the:

*Continued on the next page...*



- Neighborhood Empowerment Grant
  - A reimbursement grant of up to \$10,000.
  - Project applications are evaluated on project eligibility, funding availability, and the ability of the applicant to match the award 100 percent through financial contributions, in-kind donations, or volunteer hours.
  - Qualifying projects must provide a communal benefit and fall within one or more of the following categories:
    - Physical improvements
    - Public safety programs or initiatives
    - Cultural, educational, and recreational programs
    - Neighborhood master plan or comparable studies that focus on enhancing the neighborhood
- Homeowner Repair Assistance
  - Homeowners in Denton who meet yearly gross household income limits may be eligible for assistance with home repairs needed to make their home accessible, safe, sanitary, or habitable. This may include essential emergency repairs, structural accessibility modifications, repairs to some or all the home's major systems, or major repairs completed through rehabilitation or reconstruction.
- Rental Repair
  - Owners of rental property may be eligible for assistance with repairs needed to make their rental property accessible, safe, sanitary, or habitable. This may include essential emergency repairs, structural accessibility modifications, repairs to some or all the home's major systems, or major repairs completed through rehabilitation or reconstruction.

Based on the information presented, staff seeks guidance from the Commission on how to proceed with the information presented and if any additional information, such as a presentation from the Community Services Department, should be presented at a future HLC meeting to assist the Commission in determining next steps.

## **EXHIBITS**

1. Agenda Information Sheet

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Cameron Robertson, AICP  
Historic Preservation Officer



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** October 13, 2025

### **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

**2025**  
**Historic Landmark Commission**  
**Requests for Information**

Request		Request Date	Status
Template/agenda to be utilized by HLC members at community meetings to discuss and educate historic property owners on designation, HLC/HPO processes, etc.	HLC	2/12/2024	Discussion scheduled for November 10th HLC Meeting
Discuss creation of a possible historic designation for the N Locust Street and N Elm Street corridors	HLC	6/9/2025	Discussion scheduled for November 10th HLC Meeting
Continue researching new or updated programming to incentive historic preservation	HPO	4/14/2025	On-going
Review local Historic District signage; larger discussion of beautification standards/expectations for local historic districts	HLC	1/13/2025	Discussion scheduled for October 13th HLC Meeting
<b>Items for Historic Landmark Commission Consideration</b>			
Discuss 'Stop Work Order' fees for properties working without Certificates of Appropriateness	HPO	7/9/2024	Deters inappropriate work from taking place to historically recognized properties and fees collected can be utilized for preservation efforts. Strengthens the COA process.

Update the COA Process to include inspection dependent upon the scale of work taking place (i.e. new construction, demolition, addition)	HPO	7/9/2024	Further strengthen and clarify the COA process
<b>Annual Update</b>			
Prepare an annual study list of potential landmarks and districts.	HLC/HPO	2025 Work Plan Goal	Implemented; On-going from 2024
Broaden the tax-exemption eligibility criteria for improvements to historic buildings.	HLC/HPO	2025 Work Plan Goal	Discussion has started; 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	2025 Work Plan Goal	Discussion has started; on-going from 2024
Complete designation reports for landmarks and districts.	HLC/HPO	2025 Work Plan Goal	Implemented; On-going from 2024
Improve visibility and awareness of tax exemption program to increase participation.	HLC/HPO	2025 Work Plan Goal	New for 2025
Increase awareness and use of Federal Rehabilitation Tax Credit.	HLC/HPO	2025 Work Plan Goal	New for 2025
Include additional historic preservation information materials in the City of Denton website	HLC/HPO	2025 Work Plan Goal	New for 2025
Create a marketing plan to encourage additional Local Landmark designations.	HLC/HPO	2024 Work Plan Goal	On-going from 2024

Provide training to local realtors and bankers.	HLC/HPO	2024 Work Plan Goal	On-going from 2024
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Future HLC Meetings:  
Monday, November 10<sup>th</sup>  
Monday, December 8<sup>th</sup>