



## HISTORIC LANDMARK DESIGNATION CHECKLIST AND APPLICATION

The purpose of a Historic Landmark is to preserve and officially recognize a building, district, object, site, or structure for its outstanding architectural, archeological, cultural, social, economic, ethnic, and political history significance to Denton. These Historic Landmarks, as well as state and national landmarks can be included within Historic and Conservation Districts.

*The following are outlined in Denton Development Code Section 2.9.4. and must be submitted for historic landmark designation applications to be considered complete.*

### GENERAL ITEMS

- ☐ Provide a copy of the City of [Denton's Owner Authorization Form](#)
- ☐ Complete the Historic Landmark Designation Application (below)
- ☐ Complete the Owner's Statement\* (below)
- ☐ **Associated Fee(s):** as listed on the [Development Review Fee Schedule](#).
- ☐ I/We the undersigned, owner(s) of, or party(s) with financial interest in, all property herein described, do hereby file this, my/our petition, asking that the said property be designated as a historic landmark under the provisions of Ordinance #80-30 of the Code of Ordinances of the City of Denton, Texas.
- ☐ I/We authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed notification of the proposed historic designation.

Lee Anne Todd  
Signature

9/2/2025  
Date

Lee Anne Todd  
Print Name

3316 Roselawn Drive  
Address

Denton, TX 76205  
City/State/Zip

940-367-1994 leeannetodd@yahoo.com  
Phone Email

\*Additional Owners may be listed on a separate piece(s) of paper.

## Historic Landmark Designation Application



**3316 Roselawn Drive**

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Site Address

**Residential**

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Present Use

**R4**

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Current Zoning

**A0521A A. HICKMAN, TR 15,16, 3.67 ACRES, OLD DCAD TR11B**

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Legal Boundary (Lot and Block or Metes and Bounds – Attach Exhibit A if necessary)



## 1 REQUIRED EXHIBITS

- ☐ 1.1 Exhibit "A": Proposed Historic Landmark's Legal Description
- ☒ 1.2 Exhibit "B": Chain of Title of Site and/or Enterprise
- ☒ 1.3 List the ownership title from present to original owner. Attach copies of each instrument where possible.
  - a. Name of Owner
  - b. Type of Instrument Date (Warranty Deed)
  - c. Vol/Page Number
  - d. Book-Deed Records/Real Property Records

## 2 EXHIBIT "C": ADDITIONS TO ORIGINAL BUILDING

- ☒ 2.1 List chronologically and with as much detail as possible the following information for each addition:
  - a. Date the structure was built
  - b. Contractor/Architect name
  - c. Description/Nature of Work for all improvements. Include any significant remodeling with attention to exterior changes.
  - d. Cost of improvements
  - e. Type of Legal Instrument (Vol/Page)
  - f. Attach copies of all building permits, mechanic's liens and deeds of trust, if applicable.

## 3 EXHIBIT "D": SURVEYS

- ☒ 3.1 Attach subdivision map or Old Town Plat; attach copies of old surveys, an old on-the-ground survey, or a current on-the-ground survey locating all improvements, easements, access to public roads, public improvements, encroachments and protrusions.

## 4 EXHIBIT "E": EXTERIOR PHOTOGRAPHS

- ☒ 4.1 Attach four (4) photographs of the site, one from each direction (North, South, East, and West).

## 5 EXHIBIT "F": HISTORIC LANDMARK APPROVAL CRITERIA

- ☒ 5.1 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.

## 6 OPTIONAL INFORMATION

- ☐ 6.1 Interior Photographs of interior architectural details that add to the character of the property may be attached.





## Owner Authorization

Name: Lee Anne Todd

Company Name: N/A

Address: 3316 Roselawn Drive, Denton, TX 76205

Telephone: 940-367-1994 Email: leeannetodd@yahoo.com

### CHECK ONE OF THE FOLLOWING:

- ☒ I will represent the application myself; or  
☐ I hereby designate \_\_\_\_\_ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: Lee Anne Todd Date: 9/2/2025

**Exhibit B: Chain of Title of Site and/or Enterprise**

**Name of Owner:** Josephus C. Parr

**Type of Instrument/Date:** DOC #1876-77001400 (6/5/1870)

**Vol/Page #:** E/27

**Book Type:** Deed Record (DR)

**Name of Owner:** E.L. Lancaster and G.A. Gamble

**Type of Instrument/Date:** DOC #1949-1276 (11/1/1947)

**Vol/Page #:** 353/14

**Book Type:** Deed Record (DR)

**Name of Owner:** Roberta P. Dickson

**Type of Instrument/Date:** DOC #1949-2039 (4/15/1949)

**Vol/Page #:** 352/217

**Book Type:** Deed Record (DR)

**Name of Owner:** Dickson Properties Inc.

**Type of Instrument/Date:** DOC #1951-3403 (1/15/1951)

**Vol/Page #:** 371/485

**Book Type:** Deed Record (DR)

**LEGAL NOTICES**

**NOTICE**  
Whereas Dickson Properties, Inc. has made the following application to the County Commissioners Court of Denton County, Texas:

**THEREFORE, any person interested in such lands is commanded to appear on the 16 day of January, 1954 to protest, if desired against such action.**

**APPLICATION**  
**THE STATE OF TEXAS**  
**COUNTY OF DENTON**  
In the County Commissioners Court of Denton County, Texas

**To Said Honorable Court:**  
Now comes Dickson Properties, Inc. and states that it is a corporation duly organized under the laws of the State of Texas and having its principal place of business in Austin, Travis County, Texas, and that it has heretofore subdivided into lots and blocks the following tract of land:

32.221 acres of land, a part of the Ans Hickman survey, Abstract No. 321, situated in Denton County, Texas, and being a part of 113,013 acres of land out of said survey conveyed by Roberta F. Dickson and husband, Fagan Dickson to Dickson Properties, Inc. by deed dated January 15, 1951, of record in Volume No. 371, page 485 Deed Records of Denton County, Texas, which said subdivision is described by metes and bounds as follows:

Beginning at the N.E. Cor. of said 113,013 acre tract at a stake in the North line of said Hickman survey, said point being 8.06 feet North and 988.68 feet West of the North East corner of said Survey; same being N. 80 deg. 32 min. West 988.88 feet from N.E. corner of said survey;

THENCE S. 0 deg. 40 min. W. 2184.93 feet to a stake in the N.B. line of a 60 foot road, being the South East corner of Lot 5, Block 5;

THENCE along the N.B. line of said road N. 80 deg. 43 min. W. 940.00 feet to the W. B. line of Tinner lane;

THENCE North 658.95 feet;

THENCE East 379.56 feet;

THENCE North 239.72 feet;

THENCE East 145.43 feet;

THENCE North 256.72 feet;

THENCE N. 43 deg. W. 41.70 feet;

THENCE North 30 deg. E. 272 feet;

THENCE North 472.96 feet to the North line of said Hickman Survey;

THENCE along the North line of said Survey S. 80 deg. 33 min. E. 315.00 feet to the PLACE OF BEGINNING, containing 32.221 acres of land, same having been dedicated as the "Country Estate Addition."

Applicant further states that Dickson Properties, Inc. has ceased to hold said land for subdivision purposes, and is no longer engaged in the subdivision business, and that a cancellation of such subdivision will not interfere with the established rights of any purchaser owning any portion of such subdivision;

NOW, THEREFORE, Dickson Properties, Inc. applies to said Court for permission to cancel said subdivision and prays that notice as required by statute be given, that any persons interested in said lands be commanded to appear on the 16 day of January, 1954 to enter any protests whatsoever against such cancellation, and that upon hearing hereof on said date that said Court enter an order of cancellation, which order shall be spread upon the minutes of the Court and shall authorize applicant to cancel said subdivision by written instrument describing the same.

Fred H. Minor  
Attorney for Applicant

Dec. 30, Jan. 6, 1954

^Legal Notice for Roberta and Fagan Dickson to Dickson Properties (1951)

Name of Owner: Harper Sinclair

Type of Instrument/Date: DOC #1953-2993 (6/22/1953)

Vol/Page #: 387/567

Book Type: Deed Record (DR)

Name of Owner: Henry A. and Lynn Barlow

Type of Instrument/Date: DOC #1953-3169 (7/6/1953)

Vol/Page #: 390/54

Book Type: Deed Record (DR)

**Name of Owner:** J. B. and Madge D. Harvill

**Type of Instrument/Date:** DOC #1957-3062 (6/15/1957)

**Vol/Page #:** 430/109

**Book Type:** Deed Record (DR)

**\*Property was annexed (Ordinance No. 60-40) into Denton on October 31, 1960.**

**Name of Owner:** Harold and Annie M. Brenholtz

**Type of Instrument/Date:** DOC #1962-3250 (4/26/1962)

**Vol/Page #:** 480/451

**Book Type:** Deed Record (DR)

**Name of Owner:** George J. and Jeanne A. Schneider

**Type of Instrument/Date:** DOC #1982-21498 (6/28/1982)

**Vol/Page #:** 1157/103

**Book Type:** Deed Record (DR)

**Name of Owner:** Lee Anne Todd

**Type of Instrument/Date:** DOC #1994-1091 (12/29/1993)



### **Exhibit C: Additions to Original Building**

**Date(s) of Construction:**

- 1870's: Original three-room farm house including kitchen, living room, bedroom, back porch, fireplace, and cistern
- 1910: Added on two-story hallway, bathroom, one large bedroom upstairs, front porch with a second story balcony.
- Late 1960's- Early1970's: Convert upstairs bedroom to two bedrooms, one bath, washer, dryer, hall, ½ bath, garage, pool, and cabaña.

**Architect Name:** Unknown

**Contractor(s) Name:** Unknown

## 5



**Exhibit E: Exterior Photos**



South (Front) Façade



North (Rear) Façade





East Façade



West Façade





South and West Facades



Circa 1960s Cabana



Circa Late 1960s Pool



## **Exhibit F: Historic Landmark Approval Criteria**

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

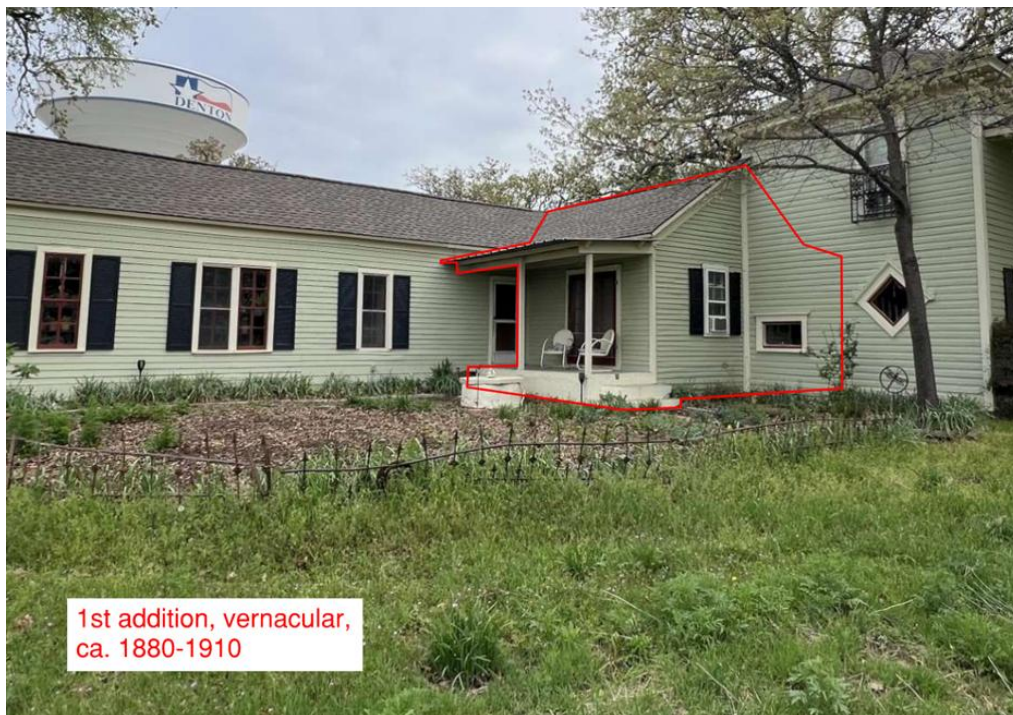
This property exhibits a blend of architectural styles, ranging from late Reconstruction vernacular to design rooted in mid-century influences. The earliest iteration of the structure is a hall-and-parlor type dwelling, as evidenced by the long, narrow massing of the structure and regular spacing of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

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

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



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





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



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



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

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

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

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

Dr. Harold Brenholtz was born on October 8, 1894 in Turnersville, TX. In August 1919, he married Annie Grimes in Keller, TX. He served in World War I as a first lieutenant in field artillery and in World War II as a captain in the Air Corps, registering for military service initially in 1917. He received his BS degree from the North Texas State University (NTSU), his M.S. from Texas A&M, and his Ed.D. from the University of California. He taught throughout Texas, including at NTSU as a Professor of Education from 1923 to 1960, helping to launch the schools Education doctoral program. He was one of the organizers of the Denton Lions Club, which is part of the Lions Clubs International, which is the world's largest service club organization with more than 1.4 million members in approximately 46,000 clubs in more than 200 countries and geographical areas around the world. The Denton Lions Club exists to this day and now includes the Denton-Robson Ranch Lions Club and the Denton Hi Noon Lions Club. He also served the Denton community as a Scoutmaster. He died on January 16, 1967 in Denton and is buried in Roselawn Memorial Park.

**ADDITIONAL STORIES FROM CURRENT PROPERTY OWNER – LEE ANNE TODD**

I have lived and owned this house and property since 1993. Throughout the years, people have come by to “see the old place.” Two women in their 80's came by after burying their mother in Roselawn Cemetery. I happen to be home. They said that they lived here in the 1940's as sharecroppers. All the kids would sleep in the one large room upstairs in the winter and on the second story balcony on the south side during the summer to catch the breeze. At least 100 acres was with the place and they had a small farm with livestock in addition to the crops.

Another older man in his 70's came by to see the place where he use to play as a boy with friends. Another younger man came by with his fiancée because his grandparents use to live at the residence and he wanted to show her the place he visited as a child growing up. Another man in his 40's came by and said he had learned to swim in the current pool on the north side of the house.

When we moved in a saxophone was found in the hallway window seat. In the wall ironing board, \$400.00 cash was found by my daughter in the lining of the ironing board.

The house is currently on 3.67 acres with historical and landmark post oaks ranging to 150-170 years old. The original architecture, style and color of the period have been maintained.

## **RESOURCES**

### **Newspapers/Documents**

- Denton Record Chronicle Archives
- Denton Record Chronicle Newspaper Archives May 4, 1977 Page 3
- Denton Record Chronicle Newspaper Archives January 16, 1967 Page 2
- Fort Worth Star-Telegram, Fort Worth, Texas, Tue, Jan 17, 1967 Page 10
- <https://lfpubweb.cityofdenton.com/publicweblink/4/edoc/13574/2017-09-11%20Agenda%20with%20Backup.pdf>

### **Books**

- “A Field Guide to American Houses” by Virginia Savage McAlester

### **Individuals**

- Matthew Davis, C.A. Archivist
- Cameron Robertson, Historic Preservation Officer, Planning Division
- Kim Cupit, Denton County Office of History and Culture
- Chuck Voellinger, Historic Research Emily Fowler Library

### **Websites**

- Denton County Appraisal District (DCAD)
- Property Summary Report
- Denton County Official Records Search