



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: December 16, 2025

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton designating the property located at 3316 Roselawn Drive, being part of Abstract Number 521, Tract 15 and 16 of the Asa Hickman Survey, a Historic Landmark under Section 2.9.4 of the Denton Development Code; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Historic Landmark Commission voted [4-0] to recommend approval of the request. Motion for approval by Commissioner Sherman and second by Commissioner Black. The Planning and Zoning Commission voted [7-0] to recommend approval of the request. Motion for approval by Commissioner McDuff and second by Commissioner Garland. (HL25-0002b, Historic Landmark Designation of 3316 Roselawn Drive, Cameron Robertson)

<https://dentontx.new.swagit.com/videos/358921>

BACKGROUND

The applicant and property owner, Lee Anne Todd, is requesting the Historic Landmark Designation of the existing residence at 3316 Roselawn Drive. The property is located within the Denia neighborhood area and is zoned Residential 4 (R4).

A Historic Landmark is a building, district, object, site, or structure that is officially recognized by the City, State of Texas, or the United States government, for its outstanding architectural, archeological, cultural, social, economic, ethnic and/or political historical significance. The designation of a historic landmark provides the City and the property owner the ability to preserve those aspects of the city having historical, cultural, architectural, and archaeological importance. Such preservation promotes and protects the prosperity, education, and general welfare of the people living in and visiting Denton. Some of the advantages of designation are:

Property Owner Benefits

- Studies have shown that historically designated properties appreciate in value at a greater rate than comparable properties that are not designated.
- The property is eligible for a local historic tax exemption.
- Protects the investment of owners and residents of historic properties from incompatible development.
- Visible recognition of the historic, architectural, or cultural value of the property.

Community Benefits

- Encourages better design through a comprehensive review by the Historic Landmark Commission (HLC).

- Protects historic buildings and potential historic landmarks from swift demolition.
- Provides a good tool for neighborhood revitalization.
- Increases neighborhood pride and awareness.
- Discourages sprawl by:
 - Encouraging reuse of existing resources in urban area neighborhoods.
 - Promoting compatible infill development.

Local historic landmark designations require a three-step process that starts with review and recommendation by the Historic Landmark Commission (HLC). The Historic Landmark Designation request was recommended for approval by the HLC at their Monday, September 8, 2025, meeting. The application was then considered by the Planning and Zoning Commission since a designation is considered a zoning action. The Planning and Zoning Commission recommended approval of the request at their Wednesday, October 22, 2025, meeting. The final step for historic designation is consideration by City Council hence this agenda item; City Council's decision is final and cannot be appealed.

Please note that the Historic Landmark Designation process is not subject to compliance with the criteria in Section 2.4.5E of the Denton Development Code (DDC) for approval of all applications, as the designation process is solely regulated by the criteria presented in DDC Section 2.9.4B, as specified below.

CONSIDERATIONS

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

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States;
2. Recognition as a recorded state historic landmark, a national historic landmark, or entered into the National Register of Historic Places;
3. Reflects a distinguishing characteristic of an architectural type or specimen;
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
5. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation;
6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif;
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
8. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States;
10. Location as the site of a significant historic event;
11. Identification with a person who significantly contributed to the culture and development of the city, state or the United States;
12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city; or
13. Value as an aspect of community sentiment or public pride.

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

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

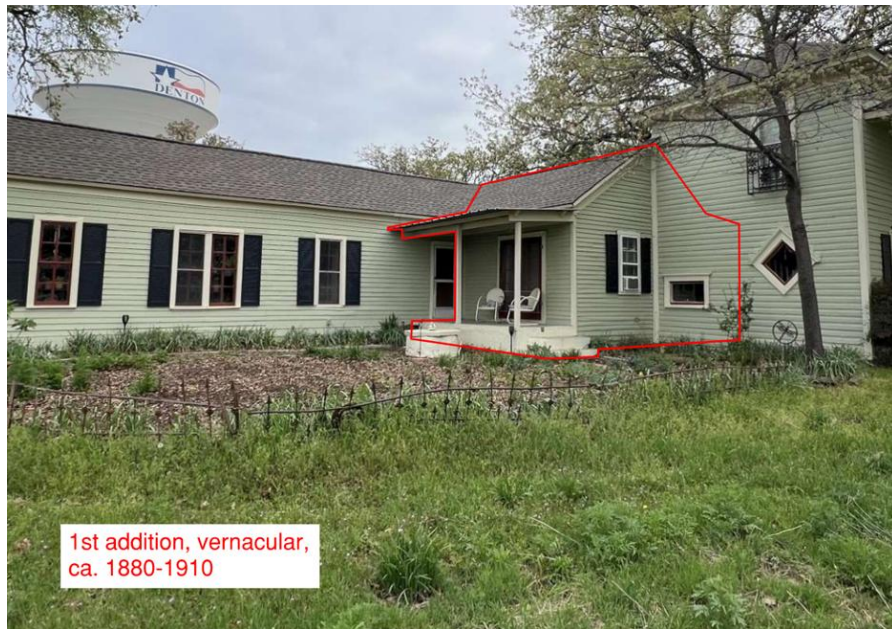
This residence at 3316 Roselawn Drive exhibits a blend of architectural styles, ranging from late Reconstruction vernacular to design rooted in mid-century influences. The earliest iteration of the structure is a hall-and-parlor type dwelling, as evidenced by the long, narrow massing of the structure and regular spacing of elements such as doors and windows. Examples of the late Reconstruction/Victorian architecture include Greek Revival and Italianate influences throughout the structure, which can be seen in bracketed cornicing on the last addition and through modest decoration under the rest of the structure's eaves, as well as through select eclectic windows, reflective of Victorian design for distinct natural lighting of interior spaces. Examples of the mid-century can be found in the pool's Neo-Baroque lines and the stick construction of the cabana. Photographs of the house can be seen below and in Exhibit 5 as part of the application materials.

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

The residence at 3316 Roselawn Drive was constructed in three phases, beginning with a side-gabled hall-and-parlor type house, built prior to 1880 (outlined in the image below). The history of the home's construction is summarized herein and further detailed in Exhibit 5. 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. Note, I-house is a term for a type of American folk housing that was typical of rural farm areas beginning in the 1850s and into the 1920s. The folk style evolved as the nation's railroad network expanded, granting builders access to new, non-local materials for construction.



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. This addition is outlined in the image below. 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. The final additions are outlined in red in the image below.



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



Other structures and elements of note on the property include a pool and cabana, constructed in the 1960s. The unique designs of both the pool, with its irregular, Neo-Baroque rectilinear basin, and the cabana, with its Palapa-influenced massing and stick construction contribute further to the rich architectural variety found onsite. Images of the pool and cabana are included in Exhibit 5.

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

This structure represents both a cumulative history of phased construction and the dispersion of late Victorian influence into the architectural vernacular of the rural South during a time of economic opportunity in the late 1800s to early 1900s and of transition away from the overall insular and impoverished nature of the Reconstruction era (1860s-1870s) toward a greater dialogue with the rest of the country.

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

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

CONSISTENCY WITH 2019 HISTORIC PRESERVATION PLAN

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

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

CONSISTENCY WITH DENTON 2040 COMPREHENSIVE PLAN

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

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

HISTORIC LANDMARK COMMISSION

As noted above, the Historic Landmark Commission held a public meeting for this request at their September 8, 2025, meeting. No members of the public spoke at the meeting. The Commission had no questions or concerns.

The Commission voted [4-0] to recommend approval of the request.
<https://dentontx.new.swagit.com/videos/354657>

PLANNING AND ZONING COMMISSION

As noted above, the Planning and Zoning Commission held a public hearing for this request at their October 22, 2025, meeting. Discussion followed regarding preserving properties that yield public benefit and educational opportunities within Denton.

The Commission voted [7-0] to recommend approval of the request.
<https://dentontx.new.swagit.com/videos/358921>

PREVIOUS ACTION/REVIEW

Date	Council, Board, Commission	Request	Action
September 8, 2025	Historic Landmark Commission	Historic Landmark Designation	Recommended Approval (4-0)
October 22, 2025	Planning and Zoning Commission	Historic Landmark Designation	Recommended Approval (7-0)

PUBLIC OUTREACH

Twenty-six (26) notices were sent to the property owners within 200 feet of the subject properties, and seventy-nine (79) postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City has received one response in support.

A notice was published in the Denton Record Chronicle on November 29, 2025.

A notice was published on the City's website on November 25, 2025.

Two signs were posted on the property on October 9, 2025 (see Exhibit 6).

OPTIONS

1. Approval
2. Approval with Conditions
3. Deny
4. Postpone Item

RECOMMENDATION

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

EXHIBITS:

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Site Location Map
- Exhibit 3 - Current Zoning Map
- Exhibit 4 - Future Land Use Map
- Exhibit 5 - Historic Landmark Designation Checklist and Application
- Exhibit 6 - Notification Map and Responses
- Exhibit 7 - Draft Ordinance
- Exhibit 8 - Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer