



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: August 10, 2026

SUBJECT

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 restore the awning at the commercial building located at 118-120 N Locust Street. The site is located on the east side of N Locust Street between E Oak Street and E Hickory Street within the Denton Square District. (COA26-0002, 118-120 N Locust Street Awning Restoration, Cameron Robertson)

BACKGROUND

The applicant, Shirley Will, is requesting a Certificate of Appropriateness (COA) to restore the awning at 118-120 N Locust Street. The existing commercial building, known as the former McCrory's Variety Store or the Downtown Mini Mall II, was built circa 1913, but has undergone some alterations post-1938 to both the former storefronts and awning with the use of new materials. The building is a Local Landmark (Ordinance #88-144) and is contributing structure to the National Register's Denton County Courthouse Square Historic District. See Figures 1 through 3 below.



Figure 1: 118-120 N Locust Circa 1938



Figure 2: 118-120 N Locust Circa Early 1940s



Figure 3: 118-120 N Locust Circa 2024

The project proposes a new awning to be installed where the former awning once was located. The new awning would be a roll-formed aluminum canopy system that is suspended from steel support rods and would be attached to the existing masonry wall. The remainder of the building's exterior would remain untouched. Refer to Exhibit 4 – Project Details for more information.

Section 4.9.3A of the DDC requires a COA for any new exterior work for a Historic Landmark:

No person shall construct, reconstruct, alter, remodel, renovate, restore, demolish, raze, or maintain any building, structure or land with a Historic Landmark designation or a building, structure or land located in a locally designated Historic or Conservation District unless application is made for a Certificate of

Appropriateness (COA) for said work and such a certificate is granted as provided in Subsection 2.9.2, and appropriate construction or demolition permits are obtained.

The HLC reviews COAs related to a historic building in terms of architectural compatibility, retention of significant architectural features, as well as compliance with The Secretary of Interior's Standards for the Treatment of Historic Properties. Additionally, the Denton Development Code (DDC) has other zoning regulations and design standards that are applicable with this application.

If the COA is approved by the Historic Landmark Commission (HLC), the next step for the applicant is to submit a permit application to restore the awning. During the review of the permit application, staff will ensure that the dimensional and development standards of the DDC and the requirements of City Building Codes are met.

CONSIDERATIONS

Section 2.9.2 of the DDC specifies the Historic Preservation Officer (HPO) and the HLC shall review the proposed project for compliance with The Secretary of Interior's Standards for the Treatment of Historic Properties (The Standards), any applicable guidelines adopted by the City and any guidelines provided in Subchapter 2.9.

Section 4.10.7 of the DDC specifies the architectural requirements in the Denton Square District (DSD). Below are the relevant architectural requirements that apply to the subject application:

Fenestration, Glazing, and Entry Standards

Primary building entrances must be clearly articulated, preferably with a covered-projected type of entry. Options, which must meet all applicable Design Standards, include:

- i. Awnings
- ii. Canopies
- iii. Recessed entry
- iv. Other similar treatments may be approved by the Director if they are determined to meet with the Overall Purpose and Intent of the District.

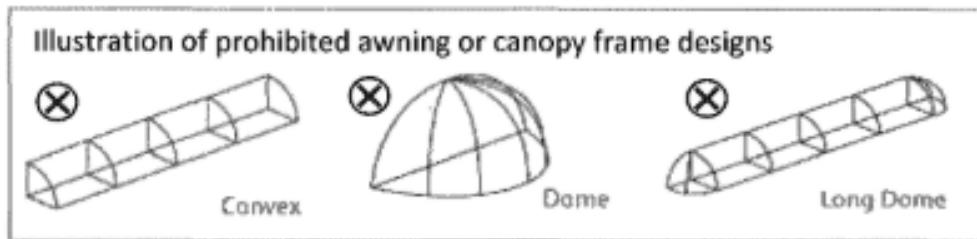
The proposed project would reintroduce an awning to the building, providing covered entries.

Awnings, canopies, and other covered-projected types of building features are permitted to encroach partially into the public right-of-way, but do require completion and approval of a City of Denton Right-of-Way Use permit/application.

If the COA is to be approved, the applicant will be required to complete all necessary permitting, including commercial building permits, prior to the implementation of the proposed awning.

Awning, canopies, and other covered-projected types of building features must comply with the following:

- i. Must be placed so as to provide weather protection for pedestrians.
- ii. Must be consistent in height with similar covered-projected features on adjacent or joining buildings.
- iii. Must be mounted in locations that do not obscure ornamental features over storefronts, such as rooflines, arches, and banding.
- iv. Must not exceed the width of the sidewalk.
- v. Must not be torn, frayed, ripped, faded, or stained, soiled or dirty. When not specifically addressed by this ordinance, provisions of the City of Denton property maintenance code shall apply.
- vi. Must not have a dome or convex frame (see illustration).



- vii. Colors of awnings, canopies, and other covered-projected types of building features must enhance and complement the building to which they are attached, rather than overwhelm the building scheme. Colors must not call more attention to the projected-covered building feature than the building.
- viii. The frame structure of such building features must be finished to match the metal storefront system color or the fabric color of the associated projected-covered type of building feature.
- ix. Such building features are not prohibited from encroaching partially into the public right-of-way, provided that a City of Denton Right-of-Way Use permit/application has been completed and approved.

The proposed awning will provide weather protection for pedestrians; remain consistent in height with other awnings around the Square; will not obscure the building's original transom windows; and will not exceed the width of the sidewalk. Additionally, as the proposed awning will be constructed with aluminum and steel rods, the awning will not tear nor rip, like fabric awnings would overtime and would replicate the long, flat rectangular shape of the previous awning. The proposed awning will complement the building, as it will be comprised of the same material that originally existed and reflect those awnings that previously existed on the exterior of the building over the last 100+ years.

As previously stated, the proposed project is subject to review under the Standards for Rehabilitation. The Standards for Preservation, Reconstruction, and Restoration do not apply. Below are the Secretary of the Interior's Standards for Rehabilitation requirements.

Standards for Rehabilitation

Definition: Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed awning will not destroy historic materials, features, nor spatial relationships that characterize the property, such as the original transom windows. The new work will be differentiated from the old, with a new banding design around the edges of the proposed awning but would still be compatible with the existing historic features, scale and proportions that are present on the structure today.

Based on the evaluation criteria stated above and an evaluation of the documentation and the architectural history of the property, staff finds that the new awning proposed for 118-120 N Locust Street meets the Secretary of the Interior's Standards for Rehabilitation requirements and Section 4.10.7 of the Denton Development Code.

NEIGHBORHOOD MEETING

No neighborhood meeting was held.

OPTIONS

1. Approval as submitted
2. Approval subject to conditions
3. Deny
4. Continue the item

RECOMMENDATION

Staff recommends **approval as submitted** of the Certificate of Appropriateness request to restore the awning at 118-120 N Locust Street, as the proposed project meets the Secretary of the Interior's Standards for Rehabilitation and Section 4.10.7 of the Denton Development Code.

EXHIBITS:

1. Agenda Information Sheet
2. Site Location Map
3. COA Application
4. Project Details

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
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Historic Preservation Officer