



City of Denton

Meeting Agenda

Historic Landmark Commission

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Monday, January 12, 2026

5:30 PM

Development Service Center

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, January 12, 2026, 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. [HLC25-071](#) Consider approval of the December 8, 2025 minutes.

Attachments: [December 8, 2025](#)

B. [COA25-0010](#) 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 partially rehab the first-floor façade of the commercial building at 122 N Locust Street. The site is located on the southeast corner of W Oak Street and N Locust Street within the Denton Square District. (COA25-0010, 122 N Locust Street Rehabilitation, Cameron Robertson)

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

[Exhibit 2 - Site Location Map](#)

[Exhibit 3 - COA Application and Owner Authorization](#)

[Exhibit 4 - Project Details](#)

C. [HLC25-068](#) Hold a discussion regarding the formation of a Designation Research Subcommittee to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W

University Drive (U.S. 380).

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

4. WORK SESSION

A. [HLC25-070](#) Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

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

B. [HLC25-067](#) Receive a report, hold a discussion, and give staff direction regarding prioritizing the Historic Landmark Commission's work plan actions for 2026.

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

C. [HLC25-065](#) 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. [HLC25-066](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Attachments: [2026 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 January 6, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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
December 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, December 8, 2025, at 5:35 p.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: Jonathan Black, Patricia Sherman, John Hoenig, and Linnie McAdams

ABSENT: Chair Angie Stripling and Commissioner Heather Gregory

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.

Jodi Ismert, 819 Anna Street, spoke.

Felicia Coleman, 818 Anna Street, spoke.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. HLC25-063: Consider approval of the November 10, 2025 minutes.

Commissioner Hoenig moved to approve the minutes as presented. Motion seconded by Commissioner McAdams. Motion carried.

AYES (5): Vice-Chair Shaun Treat, and Commissioners: Jonathan Black, John Hoenig, Patricia Sherman, and Linnie McAdams

NAYS (0):

B. HLC25-060: Consider making a recommendation to City Council regarding a notice from the Texas Historical Commission regarding the nomination of the Little Chapel in the Woods, located at 415 Chapel Drive, to the National Register of Historic Places.

Commissioner Hoenig moved to approve the recommendation to Council as presented. Motion seconded by Commissioner Black. Motion carried.

AYES (5): Vice-Chair Shaun Treat, and Commissioners: Jonathan Black, John Hoenig, Patricia Sherman, and Linnie McAdams

NAYS (0):

The meeting temporarily adjourned to reconvene at 6:00p.m.

C. HLC25-062: Receive a report, hold a discussion, and give staff direction regarding the draft Historic Landmark Commission educational checklist.

Cameron Robertson, Historic Preservation Officer, presented the item.

The Commission provided direction.

Patricia Sherman left the meeting at 6:16p.m.

4. WORK SESSION

A. HLC25-061: Receive a report and hold a discussion regarding the results of the Southridge Historic Resource Survey Report.

Sean Jacobson, Associate Planner, presented the item.

B. HLC25-058: 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.

C. HLC25-059: 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 6:51 pm.

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: January 12, 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 partially rehab the first-floor façade of the commercial building at 122 N Locust Street. The site is located on the southeast corner of W Oak Street and N Locust Street within the Denton Square District. (COA25-0010, 122 N Locust Street Rehabilitation, Cameron Robertson)

BACKGROUND

The applicant, Michael Church, is requesting a Certificate of Appropriateness (COA) to partially rehab the first-floor façade at 122 N Locust Street. The existing commercial building, known as the Paschall Building, was built circa 1875, but has undergone several post-1949 alterations to both the former storefront and upper façade section with the application of stucco and new materials to the former storefront. The building is a Local Landmark (Ordinance #2008-065), and non-contributing structure to the National Register's Denton County Courthouse Square Historic District. See Figures 1 through 5 below.



Figure 1: 122 N Locust Circa 1938



Figure 2: 122 N Locust Circa 1940s



Figure 3: 122 N Locust Circa 1968



Figure 4: 122 N Locust Circa 2002



Figure 5: 122 N Locust Present Day

The partial rehab proposes two new window openings framed with wood and wooden paneling stained in a Terra Cotta finish. A new glass door would be installed, featuring iron clad detailing to compliment the three historic cast iron columns. In addition to these new exterior changes, the applicant has presented two window size options for the front façade.

Option 1: Two 4-foot by 6-foot bi-fold aluminum windows finished in Matte Black.

Option 2: Two 5-foot by 6-foot bi-fold aluminum windows finished in Matte Black.

These window openings would have temporary aluminum picture windows finished in Matte Black, until the bi-fold windows could be delivered. The entry area for the Paschall Bar would remain unchanged. 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 partially rehab the first-floor facade. 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:

Façade Standards

The ground floor of buildings must include a minimum of three (3) elements of architectural relief at least every twenty-five (25) linear feet. These elements must comply with other applicable Design Standards, and may include, but are not limited to, the following:

- i. Doors
- ii. Change in depth
- iii. Columns or posts
- iv. Windows
- v. Awnings
- vi. Changes in materials
- vii. Other elements of architectural relief may be approved by the Director if they are determined to meet the Overall Purpose and Intent of the District.

The proposed partial rehab of the first-floor façade will provide two new window openings, with two bi-fold windows finished in Matte Black. These windows would have stained wooden trim and framing. A new glass door with iron clad features would replace the present door and additionally, the three historic cast iron columns will remain in-place.

New façades must conform to the following material standards. Façade projects that incorporate unlisted materials may be submitted for review; the Director shall approve or disapprove unlisted materials based on compliance with the Purpose and Overall Intent.

- i. Primary materials are limited to the following:
 - a. Brick
 - b. Stone or stone veneer
 - c. Wood
 - d. Cement composite board
 - e. Tile – terra cotta, porcelain, or ceramic
 - f. Stucco above the first (ground) floor
- ii. The following material may be used as accents and trim:
 - a. All primary materials listed above
 - b. Metal – galvanized, painted, or ornamental
 - c. Pre-cast masonry (trim and cornice only)
 - d. EIFS (exterior insulation and finish system) above the first floor
 - e. Concrete fiber simulated wood siding
- iii. Inappropriate materials
 - a. Vinyl or aluminum siding
 - b. Mirrored glass
 - c. Stucco above the first (ground) floor
 - d. EIFS on the first (ground) floor

Materials proposed for the partial rehab of the first floor comply with the material standards for the DSD, including the use of wood and ornamental metal detailing on the door.

Fenestration, Glazing, and Entry Standards

Ground floor windows must use clear glass (80% minimum Visible Light Transmittance). All window glass must allow a minimum 60% Visible Light Transmittance and must not exceed 15% Visible Light Reflectance when measured at a perpendicular angle. The use of Low Emissivity (Low-E) glass is permitted.

The proposed windows will comprise of ¾ " Low-E glass panes.

Windows, floors, stoops, and porches must open out to the street.

The two proposed window openings will have two bi-fold windows. The applicant is proposing to use temporary aluminum picture windows finished in Matte Black until the bi-fold windows can be delivered.

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. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The partial rehabilitation of the first-floor façade at 122 N Locust Street will retain the spaces and spatial relationships of the property. Exterior materials that have been in place on the façade since the early 2000s will be retained, with the addition of two new window openings and iron clad features. The front façade will continue preserve the cast iron columns that have been present since the early 1900s.

2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The partial rehabilitation of the first-floor façade will preserve the 100+ year cast iron columns.

3. 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 partial rehabilitation of the first-floor façade will not destroy historic materials, features, nor spatial relationships that characterize the property, as much of the historic architectural integrity no longer exists on the exterior of the property. The new work will be differentiated from the old and will be compatible with the existing historic features, scale and proportions that are present on the structure today. The cast iron columns, the only remaining historic features, will be further highlighted with the introduction of an iron clad and glass door, and the preservation of wooden framing that has been in-place on the façade since the early 2000s.

Based on the evaluation criteria stated above and an evaluation of the documentation and the architectural history of the property, staff believes that the partial rehabilitation of the first floor at 122 N Locust Street meets the Secretary of the Interior's Standards for Rehabilitation requirements and Section 4.10.7 of the Denton Development Code. Regarding the window sizing, staff recommends Option 2. The two proposed 5-foot by 6-foot windows are more complimentary to those storefronts presently on the Denton Square, that feature large-scale picture windows, supporting the overall intent of the Denton Square District standards. The bi-fold component allows for creativity while still encouraging a design that is compatible with the historic character of the surrounding properties in the DSD, as well as supporting the success of new business and promoting reinvestment in the DSD. Additionally, as the property has undergone several post-1949 alterations, the only remaining historic elements of the original structure are the three cast iron columns, which will be preserved and further highlighted with the use of larger façade windows.

PREVIOUS ACTION/REVIEW

COA12-0018: Administratively approved on July 24, 2012, to paint over graffiti with existing exterior colors.

COA14-0064: Administratively approved on September 10, 2014, to reroof the building.

COA17-0010: Approved by the Historic Landmark Commission on November 13, 2017, to paint a mural on the building's exterior.

COA24-0002: Administratively approved on February 29, 2024, to perform ordinary maintenance on the mural painted along the building's north facade.

NEIGHBORHOOD MEETING

No neighborhood meeting was held.

OPTIONS

1. Approval as submitted, with the use of Option 2 window sizing and design

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

RECOMMENDATION

Staff recommends **approval as submitted, with the use of Option 2 window sizing and design**, of the Certificate of Appropriateness request to partially rehab the first-floor façade at 122 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.

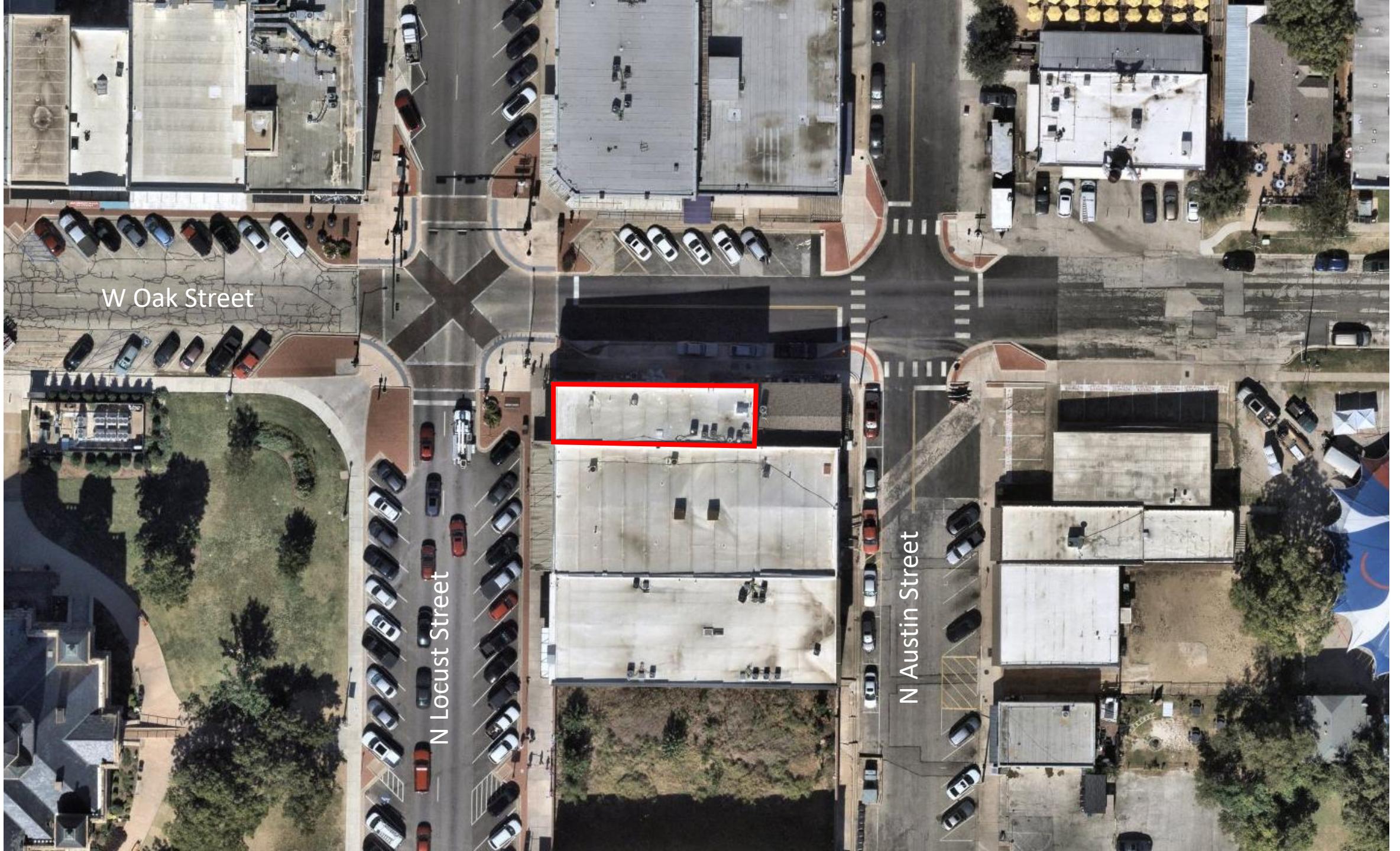
EXHIBITS:

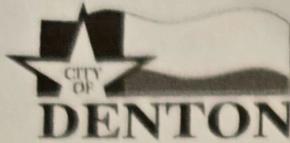
1. Agenda Information Sheet
2. Site Location Map
3. COA Application and Owner Authorization
4. Project Details

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:

Cameron Robertson, AICP
Historic Preservation Officer





Development Services – Planning Division

401 N. Elm St., Denton, TX 76201 (940) 349-8600

HISTORIC PROPERTY INFORMATION:

Parcel(s) or Tax ID# (Required): 3210211 9040Historic Property Address: 122 N. LOCUST ST Total Acres N/A
DENTON TX 76201

Proposed Work:

 Exterior Alteration In-Kind Replacement Relocation Demolition (in part or whole) Addition New Construction Other, Please Describe (fence, lighting, solar panels, signs): _____

APPLICANT/ PRIMARY CONTACT INFORMATION:

Name: Michael Church Company Name: MISTER RED LLCAddress: 8700 PACTUSROL City: Flournoy State: TX Zip: 75022Phone: 940 463 3929 Cell Number: _____Email Address: mikey7372000@gmail.comPROPERTY OWNER INFORMATION: check if same as aboveName: MARK Hicks Company Name: ERICK EGGS AND HAMAddress: 7420 FM 2449 City: Ponder State: TX Zip: 76259Phone: 940 479 2114 Cell Number: _____Email Address: MTHicks@hickslp.com

Email Address: _____

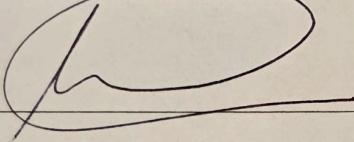


Development Services – Planning Division

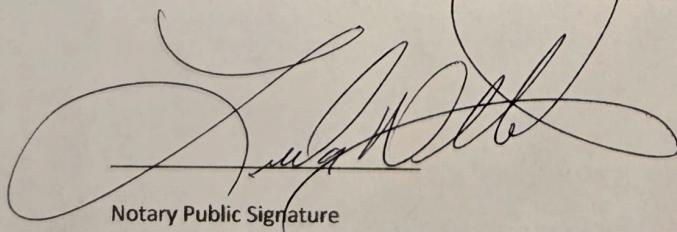
401 N. Elm St., Denton, TX 76201 (940) 349-8600

OWNERS AGENT/ REPRESENTATIVE INFORMATION: check if not applicableName: Michael Church Company Name: MISTER 200 LLCAddress: 8700 BARTUSZEL DR City: Flower Mound State: TX Zip: 75022Phone: 940 453-3929 Cell Number: _____Email Address: mikey7372000@gmail.com

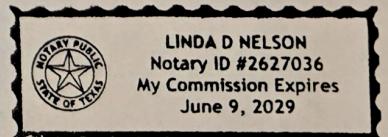
By signing this application, I certify that the above information is correct and complete to the best of my knowledge and grant staff access to the indicated property to perform work related to this request. I agree to provide any additional information necessary for this application as requested by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

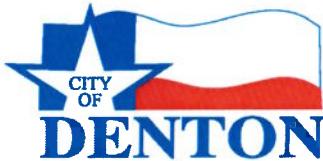
SIGNATURE: Print or Type Name: Michael Church

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 13 day of Nov. 20 25.


Notary Public Signature

(SEAL)



**1 REQUIRED FOR ALL PROJECTS:**

N/A
 1.1
 1.2

Denton Development Application

Project Narrative: Written proposal outlining the project. Describe the purpose of the Certificate of Appropriateness request and include specific information regarding the proposed alteration, materials, colors and any constraints or other relevant details related to the proposal.

1.3
 1.4
 1.5

Provide a copy of the City of Denton's [Owner Authorization Form](#)

Photographs: Images of the current conditions of all areas which would be affected by the proposal.

1.6

Provide a copy of the Certificate of Appropriateness

Associated Fee(s): as listed on the [Development Review Fee Schedule](#).

N/A

Please refer to the checklists below to fulfill the additional requirements relevant to your proposed project request:

2 ADDITIONAL ITEMS REQUIRED FOR IN-KIND REPLACEMENT REQUESTS

2.1 **Material Samples:** A sample of the material to be used, including manufacturer specification sheets.

3 ADDITIONAL ITEMS REQUIRED FOR EXTERIOR ALTERATION AND ADDITION REQUESTS

3.1
 3.2

Material Samples: A physical sample and/or photographs of the material to be used, including manufacturer specification sheets.

Site Plan: Copy of a site plan with relevant details including, but not limited to, the location of the proposed alteration, street names, sidewalk location and dimensions, building and lot dimensions, landscaping details, fire lane and driveway or parking dimensions and locations, as well as any unique topographical or natural features on the site. Every site plan must include a location map, a North arrow, and generally provide enough detail to clearly identify the site location and orientation. Site plans must be prepared at a scale that provides clearly legible details and dimensions.

3.3
 3.4

Elevation Drawings: Illustrations of the façade and orientation of the front, rear, and side of all existing and proposed structures.

Architectural Drawings: Illustrations of the construction technique, floor plan, cross sections, or other relevant details of how a proposed alteration or addition will connect with the existing structure.

4 ADDITIONAL ITEMS REQUIRED FOR NEW CONSTRUCTION AND RELOCATION REQUESTS

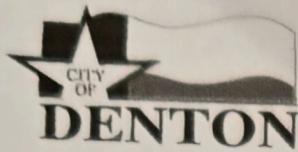
4.1 I understand that all new construction, and some renovations, will require a building permit, which will not be issued prior to approval of a Certificate of Appropriateness.

4.2 **Material Samples:** A physical sample and/or photographs of the material to be used, including manufacturer specification sheets.

4.3 **Site Plan:** Copy of a site plan with relevant details including, but not limited to, the location of the proposed alteration, street names, sidewalk location and dimensions, building and lot dimensions, landscaping details, fire lane and driveway or parking dimensions and locations, as well as any unique topographical or natural features on the site. Every site plan must include a location map, a North arrow, and generally provide enough detail to clearly identify the site location and orientation. Site plans must be prepared at a scale that provides clearly legible details and dimensions.

4.4 **Elevation Drawings:** Illustrations of the façade and orientation of the front, rear, and side of all existing and proposed structures.

4.5 **Architectural Drawings:** Illustrations of the construction technique, floor plan, cross sections, or other relevant details of how a proposed alteration or addition will connect with the existing structure.



Development Services – Planning Division

401 N. Elm St., Denton, TX 76201 (940) 349-8600

 4.6

Survey: Professional illustration of the exact boundaries, position and extent of a parcel or a tract of land.

5 ADDITIONAL ITEMS REQUIRED FOR DEMOLITION REQUESTS

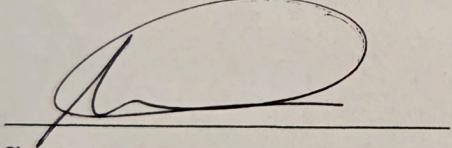
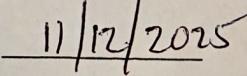
- 5.1 I understand that a demolition permit will be required prior to beginning demolition, which will not be issued prior to approval of a Certificate of Appropriateness.
- 5.2 Structural Report: Documentation outlining the structural condition, reasoning, and methods of demolition.

6 ADDITIONAL SUBMITTAL IF APPLICABLE

- 6.1 Those COAs that are not administratively reviewed by the Historic Preservation Officer (HPO), require a Notice of Public Meeting sign. The Historic Landmark Commission Notice of Public Meeting Requirements document is available beginning on **Page 7** of this document.
 - a. The HPO will inform you upon preliminary review of the COA application if your proposed project requires HLC review.

I have read the submission requirements for the Certificate of Appropriateness and the associated checklists, application, and supporting documents, and verified that this submission has been prepared according to these instructions, and these packages have been reviewed for completeness and accuracy. I understand that failure to submit the information as noted above will result in the rejection of this Certificate of Appropriateness submission.

By signing below, I indicate that I have reviewed this checklist and all included materials for completeness and accuracy.


Signature
DateMichael Chorba
Print Name



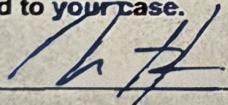
Development Services

401 N. Elm St., Denton, TX 76201 (940)349-8601

Owner AuthorizationName: Mark HicksCompany Name: Green Eggs & HamAddress: 122 Locust, Denton, TexasTelephone: 972 955 5653 Email: mhicks@hickslp.com**CHECK ONE OF THE FOLLOWING:**

I will represent the application myself; or
 I hereby designate Mike Church (name of project representative) act in the capacity as my agent for submittal, processing, representation, and/or presentation this development application. The designated agent shall be the principal contact person responding to all requests for information and for resolving all issues of concern relative to the 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:  Date: 11-13-25

Subject: Application Submission: Storefront Renovation at 122 N. Locust Street

Attachment: Please see attachments

Dear Cameron and the Denton Planning Department and/or Historical Landmark Commission.

Please accept this formal application for a Certificate of Appropriateness (COA) for the storefront renovation located at 122 N. Locust Street within the Denton Square Historical District.

The Applicant is Michael Church, and the Property Owner is Mark Hicks.

The proposed work involves replacing the existing facade with a new glass and iron entry door and two flanking aluminum bi-fold window systems. Our design philosophy seeks to balance the area's rich history with modern commercial needs, specifically by maximizing natural light and visual connection to the Square while using historically sensitive materials, such as iron and stained hardwood trim.

Due to supply issues, holidays and timing of Denton, Historical Landmark Commission, we are requesting a temporary facade, until we are able to receive our ultimate goal of Bi-Fold Windows.

We are confident this update will enhance the building's aesthetic and contribute positively to the vibrancy of the Denton Square.

The detailed scope of work and specifications are outlined below.

We are available to discuss this application further and provide any additional information required by the Commission.

Best,
Michael Church

940-453-3929
mikey7372000@gmail.com

III Application: Storefront Renovation at 122 N. Locust Street

I. Application Summary

Project Title: Storefront Renovation at 122 N. Locust Street
Property Address 122 N. Locust Street, Denton, TX 76201
Historical District Denton Square

Nature of Request Storefront Alteration / Certificate of Appropriateness (COA)

II. Applicant & Property Owner Information

Applicant Michael Church 940-453-3929 Mikey7372000@gmail.com

III. Detailed Scope of Work

The project involves the comprehensive replacement of the existing storefront facade to improve light and accessibility while maintaining design continuity within the Denton Square Historical District.

A. Structural and Demolition Plan

- * Action: Removal of existing storefront panels and construction of new framing using 2 x 4 lumber, headers, stain grade Oak wood, and trim.
- * Load Bearing Status: This facade is confirmed to be a non-load-bearing wall.
- * Visual Reference: Please refer to the Attached Rendering for proposed elevation.

B. Central Entry Door Specification

MATERIALS AND SPECS:

Front DOOR:

Pinnacle Iron Door Collection: J-Series

Actual unit size: 50" x 97-1/2"

Fits rough opening: 50-1/2" x 98"

Door opens using unique pivot design - no hinges

When the door slab is opened at 90 degrees, the actual door opening space is 34-1/2" wide, from edge of door slab to door stop on jamb

Pivot hinge is located 9" from jamb to center of pivot

Wrought iron door with 14 gauge steel frames and panels

Flat black finish

Clear glass

Jambs 6" wide x 1" thick

2" thick door panel

Pre-hung in iron door jamb with integrated threshold

Frames, panels and threshold fully insulated with polyurethane foam

Fully weatherstripped door frame, glass frame and sweep

Multi-step finishing process prevents rust and provides a long lasting, durable finish

Matte Polyurethane Finish

Hand Coated Finish: Final Paint

Fluorocarbon Paint: 3 Coats Applied

Epoxy Primer

Red-Oxide Primer
Zinc Galvanized
5/8" tempered insulated glass
Integrated full length vertical handle
2-3/8" single-bore for lock
Emtek Baden Square Deadbolt Matte Black Finish, Model: HS-E23
Left hand inswing
Please see attachment for Door.

Temporary until we are able receive our Bi-Fold Window. Approximate delivery time is 3 to 4 months.

A temporary solution is to install picture windows, 5' x 6' or 4' x 6'. Please see attached picture, with the rendering.

I would like to include 2 options, size wise for the picture windows. The 5' x 6' size and a 4' x 6' size. I have included rendering for both. They have the same manufacturer and specs, the only difference is the dimensions.

Windows: 2 Identical Windows on each side of the door.

Picture Window

2 PWG-M-13-00558-00001

PlyGem 400 Series

Matte Black Finish (Frame)

60" Wide x 72" High Option 1
48" Wide x 72" High Option 2

3/4" Low E Glass

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish
- Removable sash • Sleek profile provides larger viewing area • Interior glazing allows for easier glass replacement • Energy-efficient Warm Edge insulating glass • 27/16" frame depth • Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit • Push rail located at meeting rail • Integral nailing fin or flange.

C. Wood Finish and Trim

New wood framing and decorative trim will be installed around the picture windows.

Material Finish BEHR PREMIUM 2 Choices:

Padre Brown. Option 1

Terra Cotta. Option 2

Primary Frame 1x Oak Board (Top and Bottom) | BEHR PREMIUM STAIN

Casing Trim Hardwood Casing (2 1/4" x 1/2") | BEHR PREMIUM STAIN

Permanent: Once we receive the following Bi-Fold Windows, they will be installed within 180 days.

As with the windows, the Bi-Fold Windows, have 2 size options as well.

60" wide x 72" high Option 1

48" wide x 72" high Option 2

Both Bi-Fold are the same manufacturer and specs, only difference is the dimensions.

D. Bi-Fold Window Specification (2 Units)

Quantity | Two (2) units (one installed on each side of the entry door)

Custom Bifold Windows Thermal Break provide a sleek, modern solution for enhancing both the aesthetics and functionality of your space. Designed to maximize natural light and ventilation, these bifold windows are perfect for commercial applications. With their thermal break aluminum frames, they offer superior insulation and energy efficiency, making them an ideal choice for both comfort and style.

Key features include:

- 75mm Thermal Break Aluminum Frame: Provides enhanced energy efficiency by reducing thermal conductivity.
- High-Performance Glass: 5mm Low-E tempered glass with Argon gas fill offers excellent insulation, reducing energy costs and enhancing comfort.
- Durable Finish: Powder-coated aluminum frames in matte black for a stylish and lasting appearance.
- Smooth Operation: Designed for easy folding, allowing for a seamless connection between indoor and outdoor spaces.
- These windows are perfect for commercial spaces that require a rustic, yet refined and visually aesthetic look, while providing an energy-efficient window solution.

Dimensions | 60" wide x 72" high (each unit) or 48" wide x 72" high

Style | Custom Bi-Fold (2-Panel system)

Frame Material Aluminum

Frame Color Matte Black (Coordinates with Door)

Glazing Full Glass

E. Wood Finish and Trim

New wood framing and decorative trim will be installed around the bi-fold windows.

Material Finish BEHR PREMIUM

Option 1: Padre Brown

Option 2: Terra Cotta

Primary Frame 1" x 12" Oak Board (Top and Bottom: 24" high) | BEHR PREMIUM

Casing Trim Hardwood Casing (2 1/4" x 1/2") | BEHR PREMIUM

<https://www.homedepot.com/p/Weaber-1-in-x-12-in-x-Random-Length-S4S-Oak-Hardwood-Board-22080/207059039>

<https://www.homedepot.com/p/Ornamental-Mouldings-OML14-7FTWHW-0-75-in-D-x-2-75-in-W-x-84-in-L-Unfinished-White-Hardwood-Casing-Moulding-OML14-7FTWHW/325611480>

IV. Design Justification and Historical Intent

The design successfully integrates modern functionality (operable bi-fold windows) with the historic architectural vernacular of the Denton Square. The use of traditional materials (iron and stained wood) provides aesthetic continuity, while the expansive glass areas maximize natural light and promote visual connection between the venue and the surrounding streetscape, contributing positively to the district's public environment.

Project Overview and Historical Justification

This proposal outlines the essential rehabilitation of the storefront located at 122 N. Locust Street. Our objective is to revitalize the facade, aligning its design more closely with its historical appearance, enhancing its contribution to the vibrancy of the Denton Square, and maximizing the public's engagement with this historic structure.

Historical photographic evidence confirms that the existing facade, currently dominated by stained wood panels and an inconsistent doorway, originally featured expansive, light-admitting windows, this building being over 150 years old, has been many different storefront, including these type of expansive windows. The proposed design is a sensitive, phased approach to restore this character.

Design Intent and Architectural Fidelity

The core of this project is the reintroduction of large picture windows flanking the central entry, mirroring the facade's historical configuration.

Restoration of Fenestration: We will re-establish the generously sized window openings that were once a defining feature of the storefront. This action reverses a historically inaccurate modification (the stained wood infill) and restores the original visual rhythm of the facade.

Phase I (Temporary): Installation of two large, high-quality Ply Gem Picture Windows (400 Series, 5' x 6' or 4' x 6') to immediately maximize light and visibility. These will be identical and symmetrically placed on each side of the entrance.

Phase II (Permanent): The picture windows are intended to be a precursor to the eventual installation of historically appropriate Bi-Fold Windows, which will offer flexibility and an immersive street-level experience while maintaining the large glass profile.

Structural Integrity and Preservation: The window installation process will be handled with the utmost care and precision. New, supportive 2" x 6" headers will be discreetly integrated for long-term stability. The existing 2" x 4" framing, which is in excellent condition, will be retained and utilized, preserving as much original material as possible. We will not be disturbing the foundational structural studs, ensuring there are no structural integrity issues.

Doorway Reframing: The current inconsistent and undersized door will be replaced. The new entry will be reframed within the existing 69" space between the preserved cast iron columns. The new door will be a prominent, architecturally appropriate 50" wide door featuring a large window and complementary ironwork.

This dimension allows for approximately 9 inches of beautifully defined stained wood on each side, framing the entrance and respecting the historical proportionality between the doorway and the facade.

Material Specifications and Finish:

All exposed and new stained wood will be finished using Behr Exterior Stain in the historic and rich color of either Behr Stain, Terra Cotta or Padre Brown. This ensures a unified, durable, and sophisticated aesthetic that complements the surrounding historic materials.

Existing Cast Iron Columns: The three existing, historically significant cast iron columns (approximately 6" wide) will be fully preserved and remain unmoved, serving as key visual anchors for the rehabilitated design.

Timeline and Minimal Disruption

We anticipate a rapid, low-impact construction schedule:

The project is projected to take only three working days to complete the primary window installations (one day per window opening), and one day for the door installation.

All work will be conducted to ensure zero obstruction of pedestrian walkways, minimizing any disruption to the public and neighboring businesses.

Community Impact and Vision:

The installation of these vast, historic-style windows, coupled with the elegant iron and glass door, is more than a simple renovation—it is an act of civic enhancement.

This design will re-establish the visual connectivity between the interior of the venue and the historic Courthouse Square. Patrons will be afforded spectacular views, and, equally important, the beauty and activity within the historic storefront will once again be visible to the citizens of Denton, encouraging greater public engagement and reinforcing the architectural splendor of the area. We firmly believe this project is a sensitive, necessary, and exciting step toward preserving and celebrating Denton's architectural legacy.

Best,


Mike Church

940-453-3929



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\$3,698

Compare at \$4,098

You save \$1,300!

HOT PRICE! LIMITED TO STOCK
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Pinnacle Iron Door Collection: J-Series

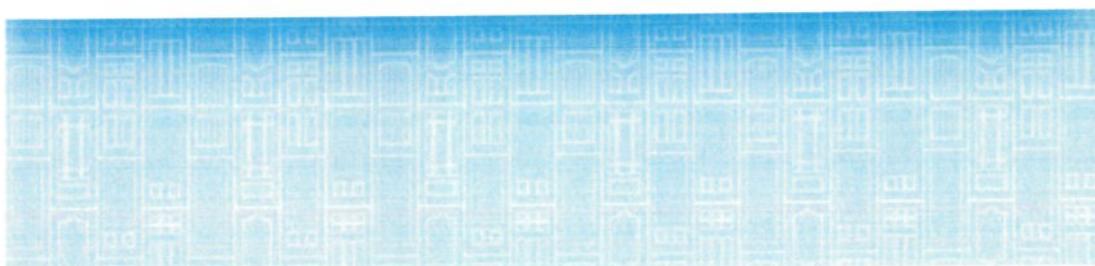
- Actual unit size: 50" x 97-1/2"
- Fits rough opening 50-1/2" x 98"
- Door opens using unique pivot design - no hinges
- When the door slab is opened at 90 degrees, the actual door opening space is 34-1/2" wide, from edge of door slab to door stop on jamb
- Pivot hinge is located 9" from jamb to center of pivot
- Wrought iron door with 14 gauge steel frames and panels
- Flat black finish
- Clear glass
- Jambs 6" wide x 1" thick
- 2" thick door panel
- Pre-hung in iron door jamb with integrated threshold
- Frames, panels and threshold fully insulated with polyurethane foam
- Fully weatherstripped door frame, glass frame and sweep
- Multi-step finishing process prevents rust and provides a long lasting, durable finish
- 5/8" tempered insulated glass
- Integrated full length vertical handle
- Single-bore for lock, lock not included. **Requires lock that can fit 2" thick doors, such as our Emtek locksets.**
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- Not recommended for freezing climates

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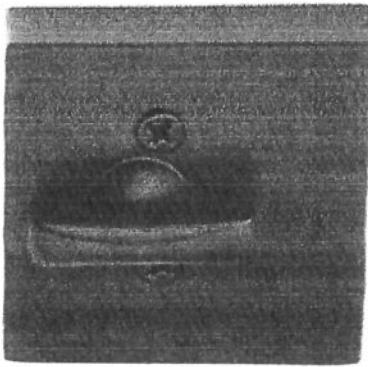
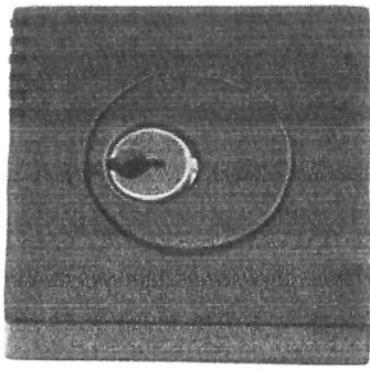
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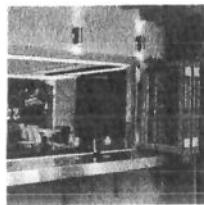
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TB004

PRICE

\$3,120

QUANTITY

- 1 +

SUBTOTAL

\$3,120

**Custom Bifold Windows**

X

Width(in): 48**Height(in):** 72**Area (Sqf):** 24.00**Window Price:** 3120 \$3,120**Matt Black:****Folding Inside:** \$0

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Wishlist



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SKU	TB004
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QUANTITY	- 1 +
SUBTOTAL	\$3,120

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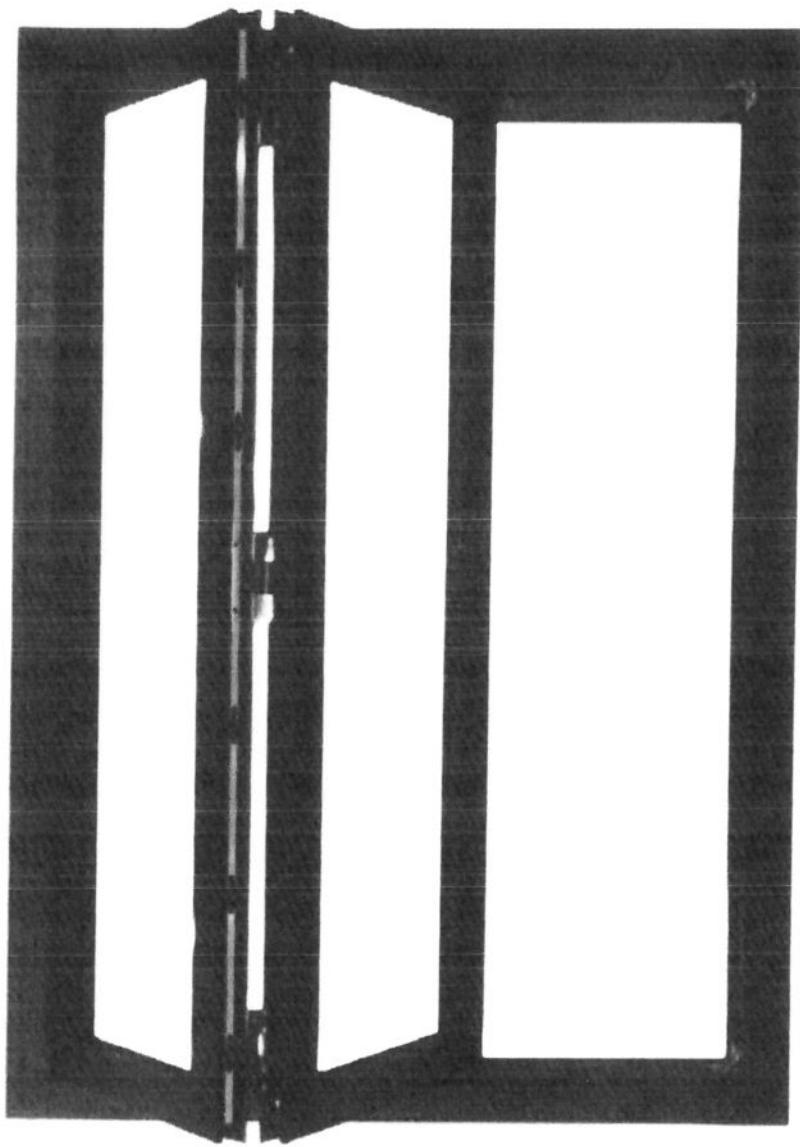
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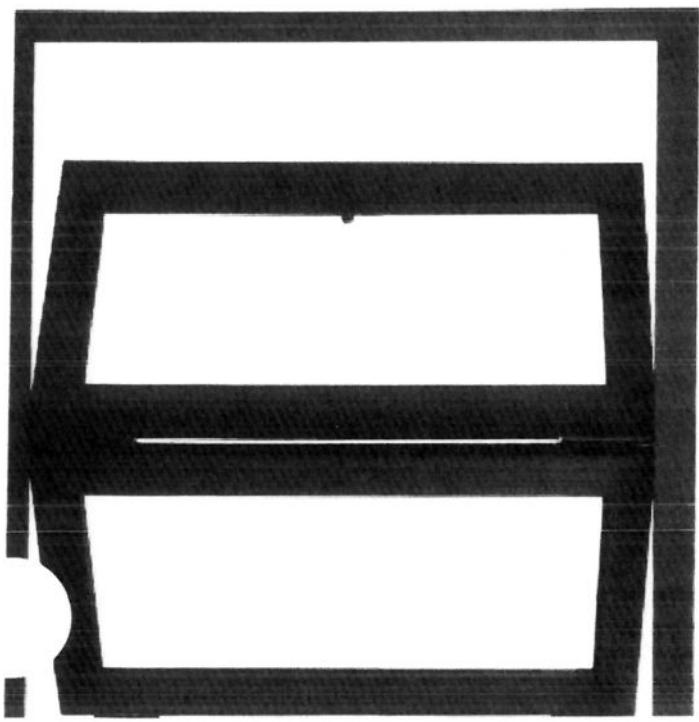
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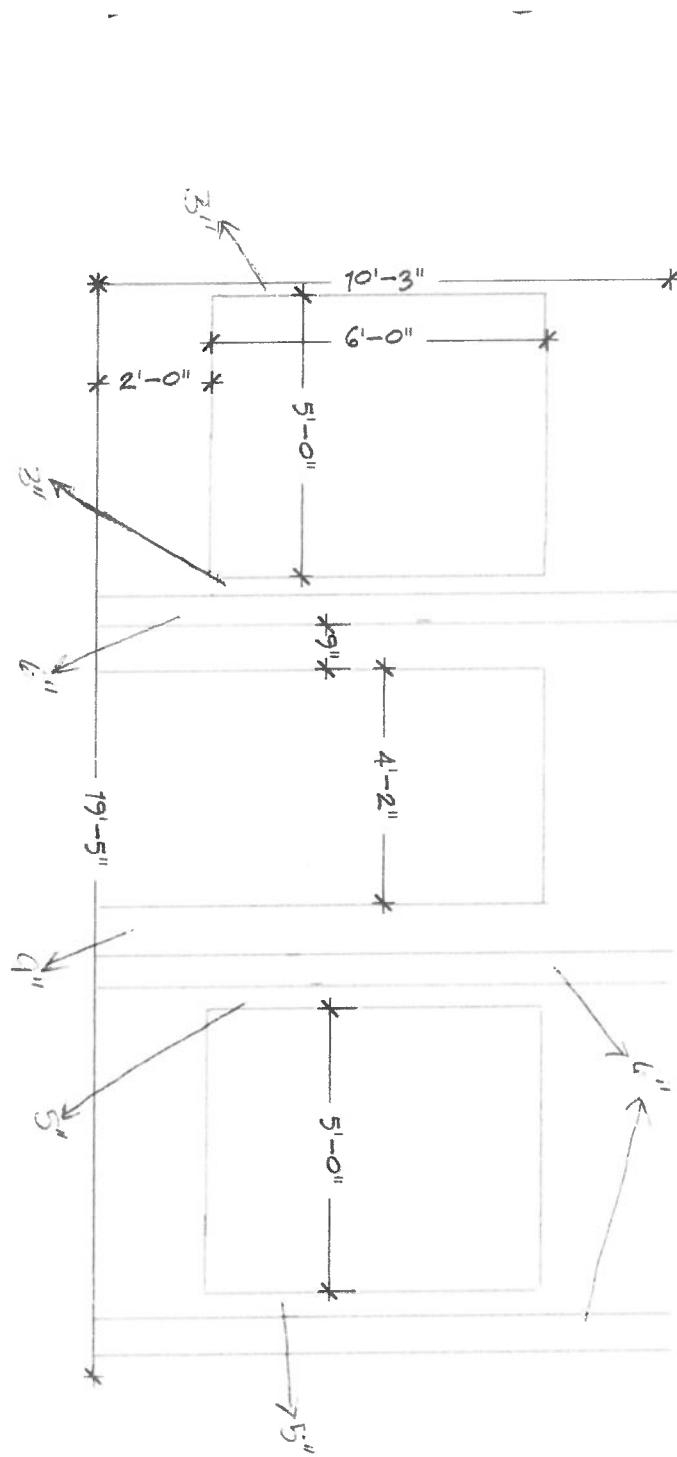


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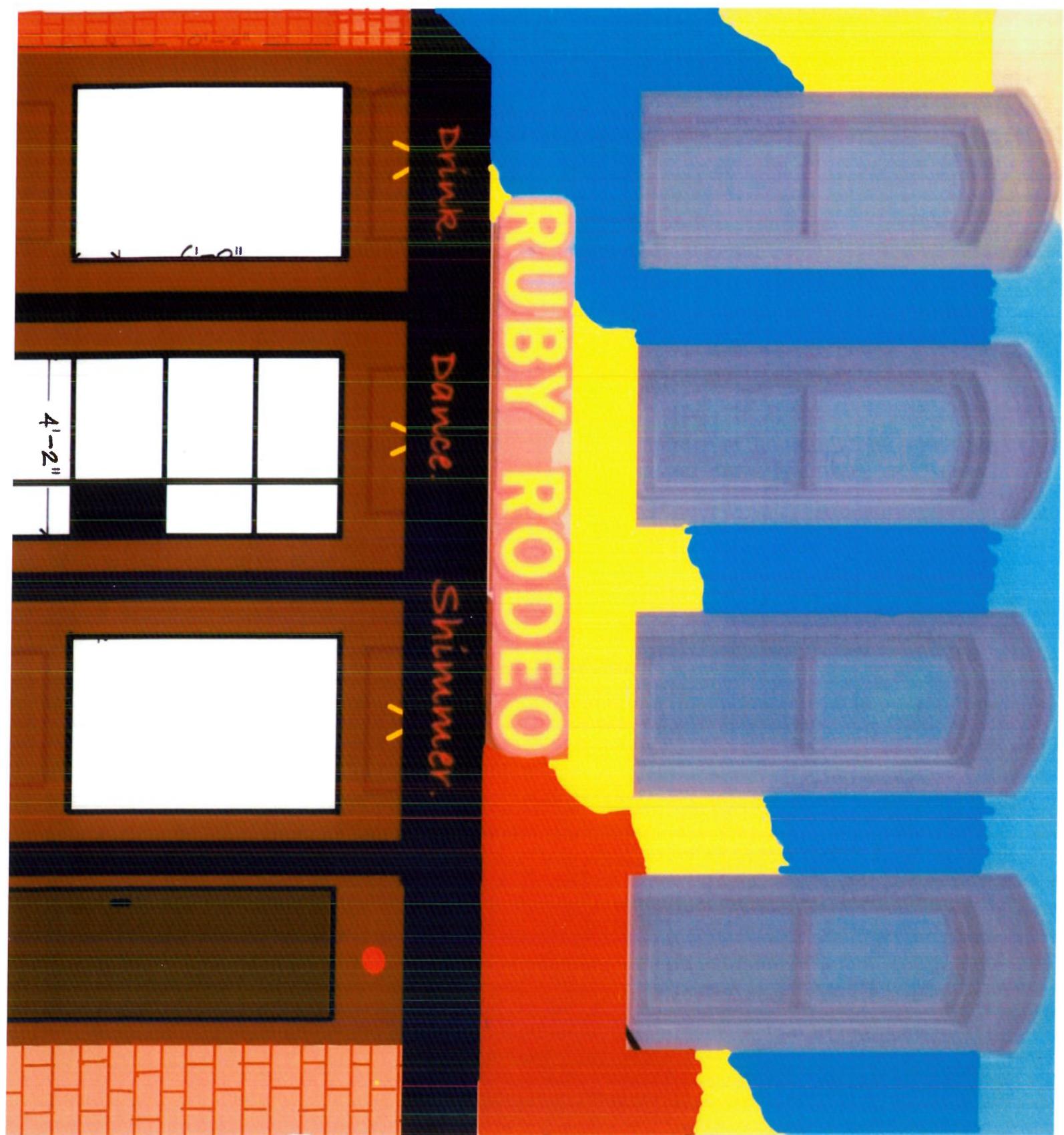


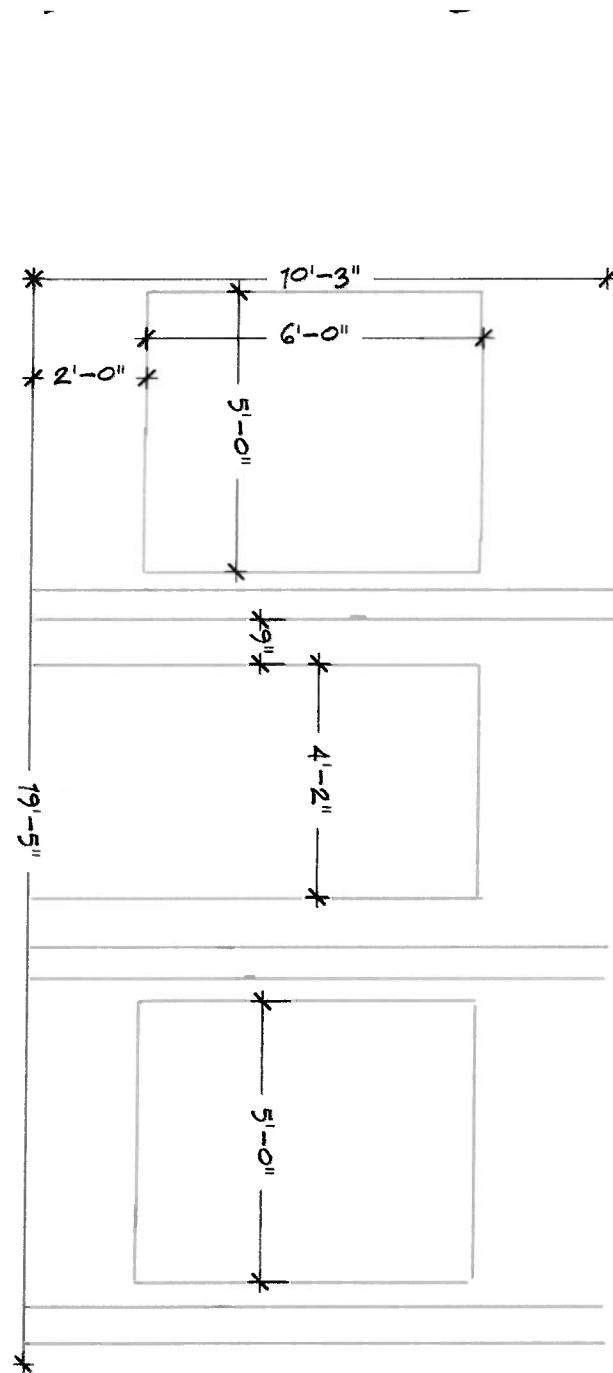
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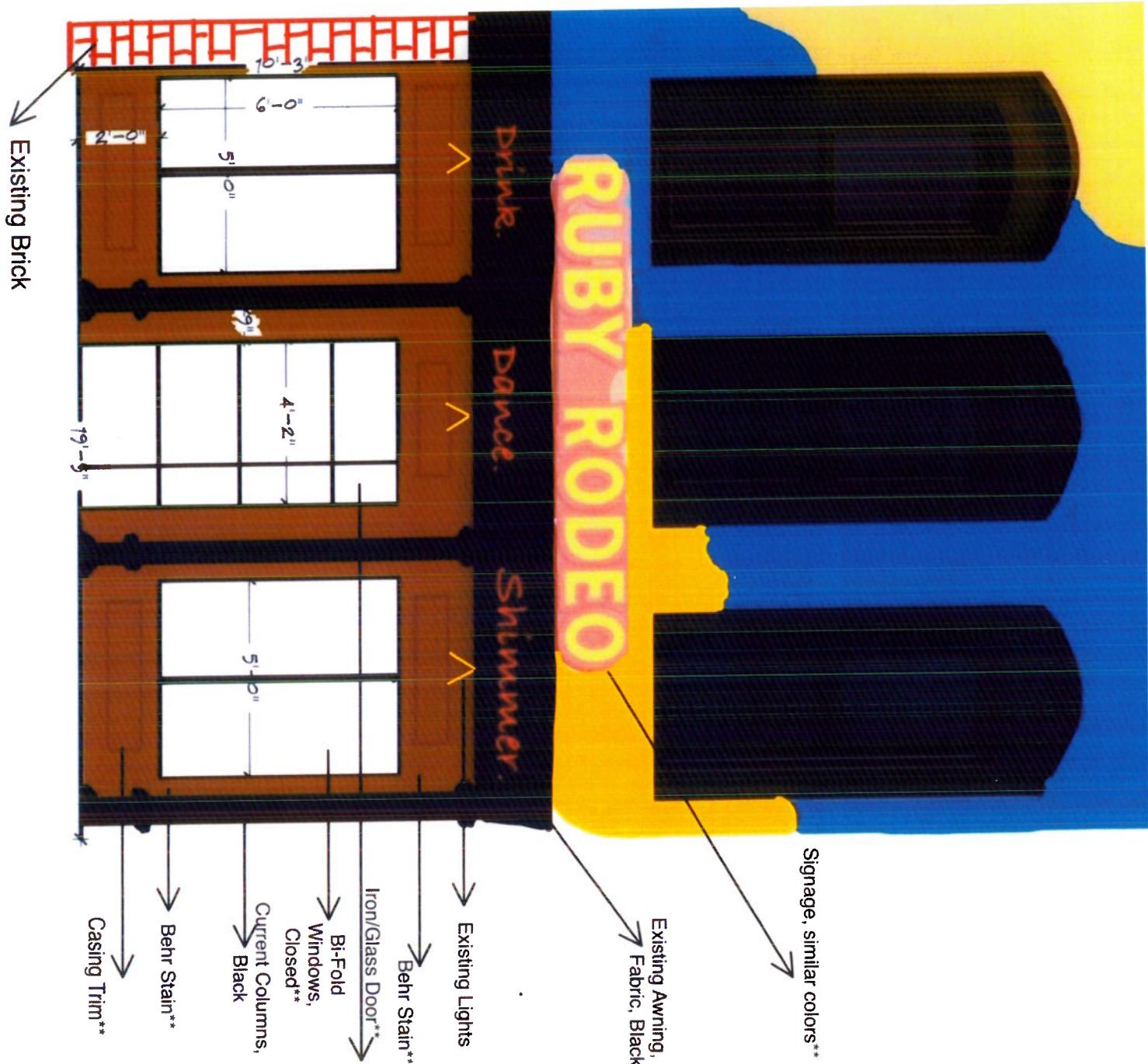


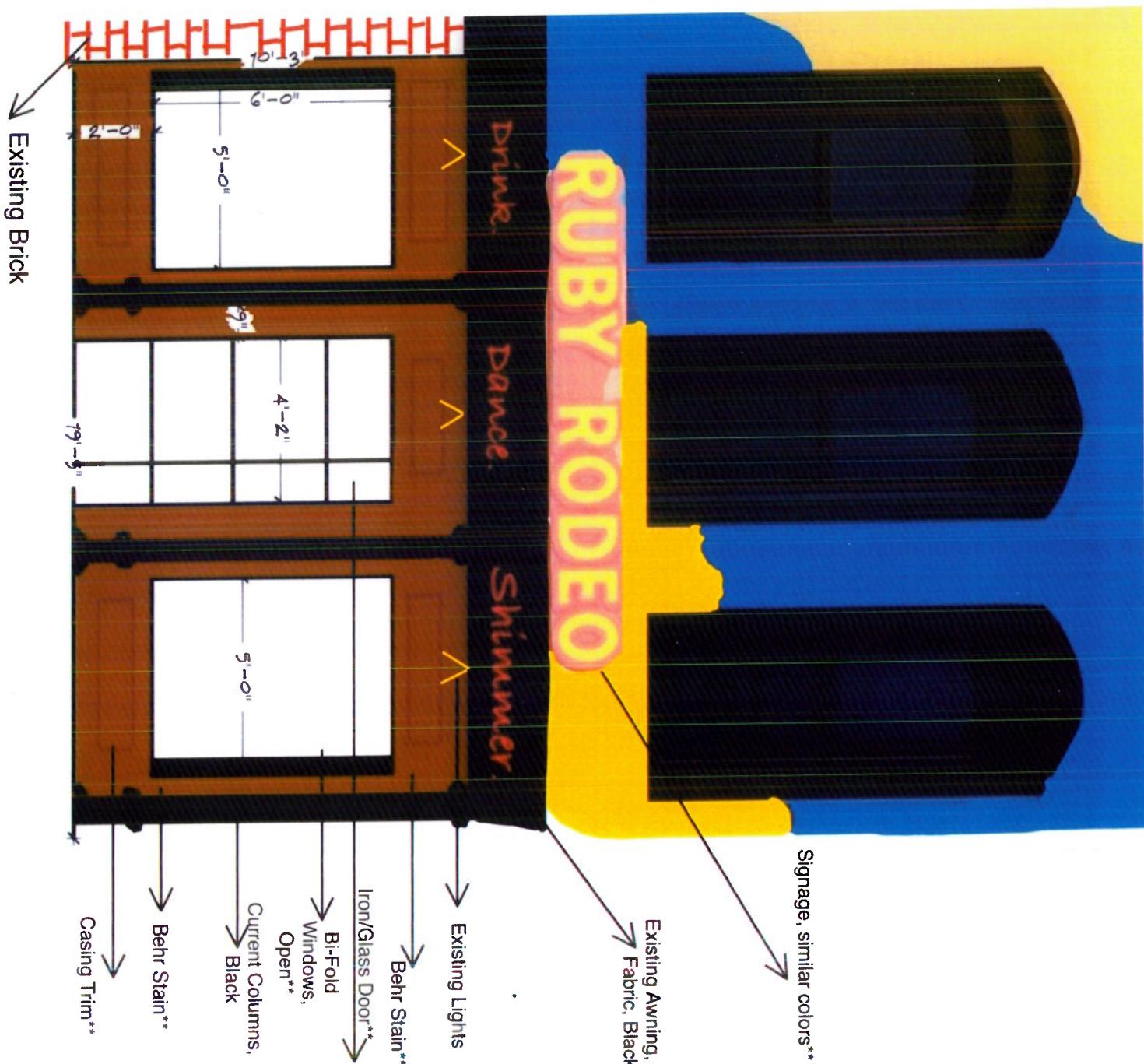
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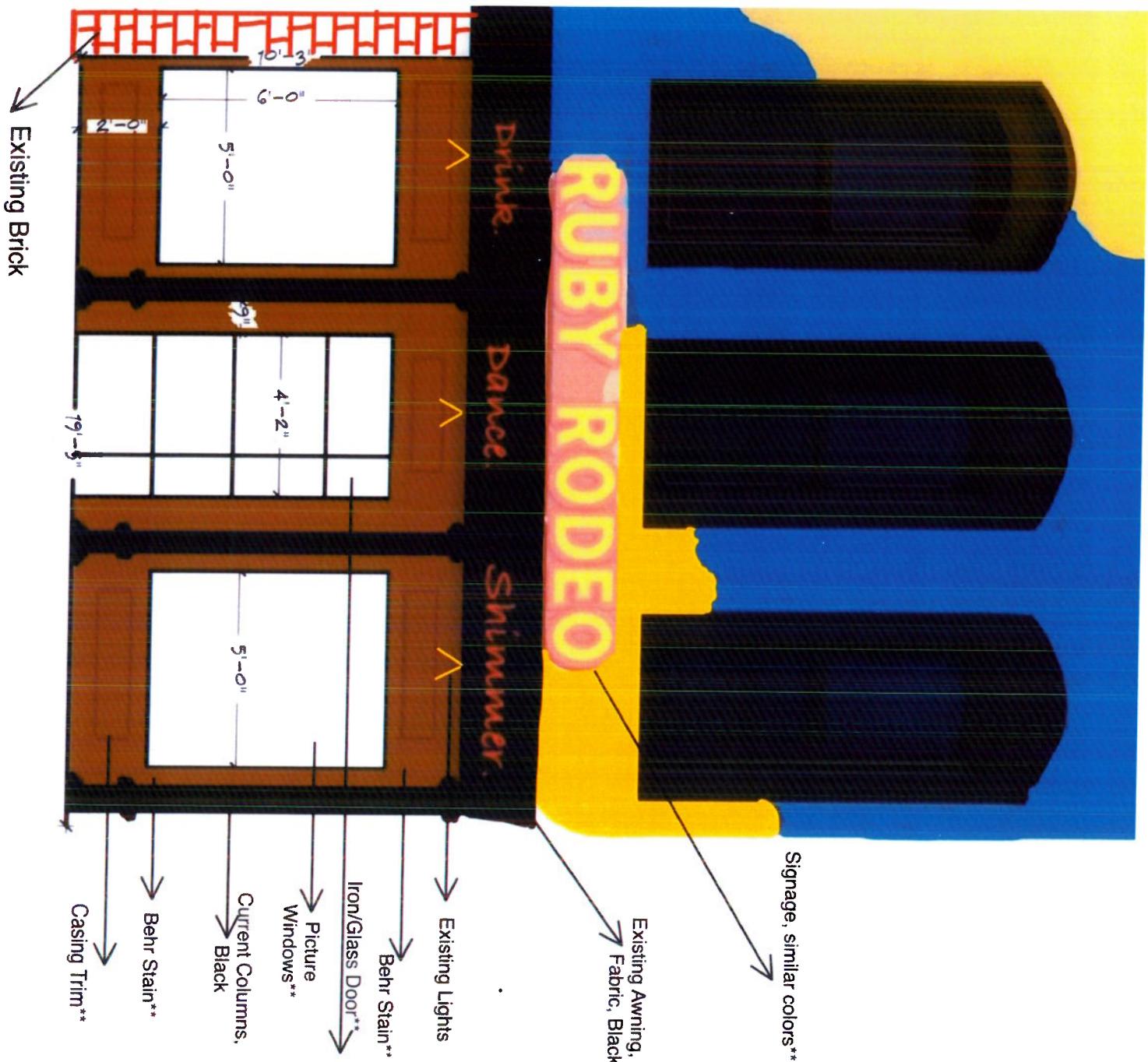


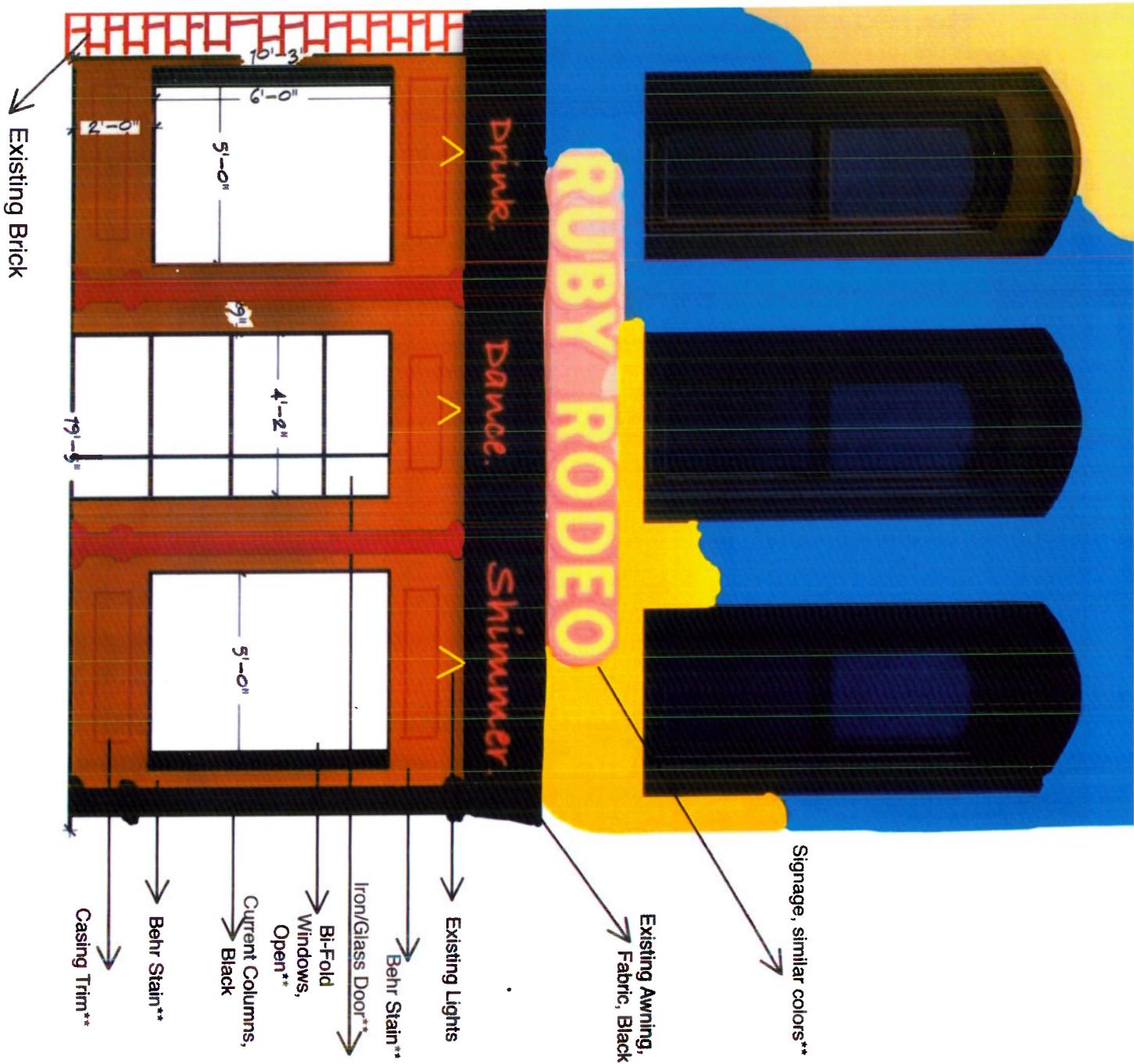


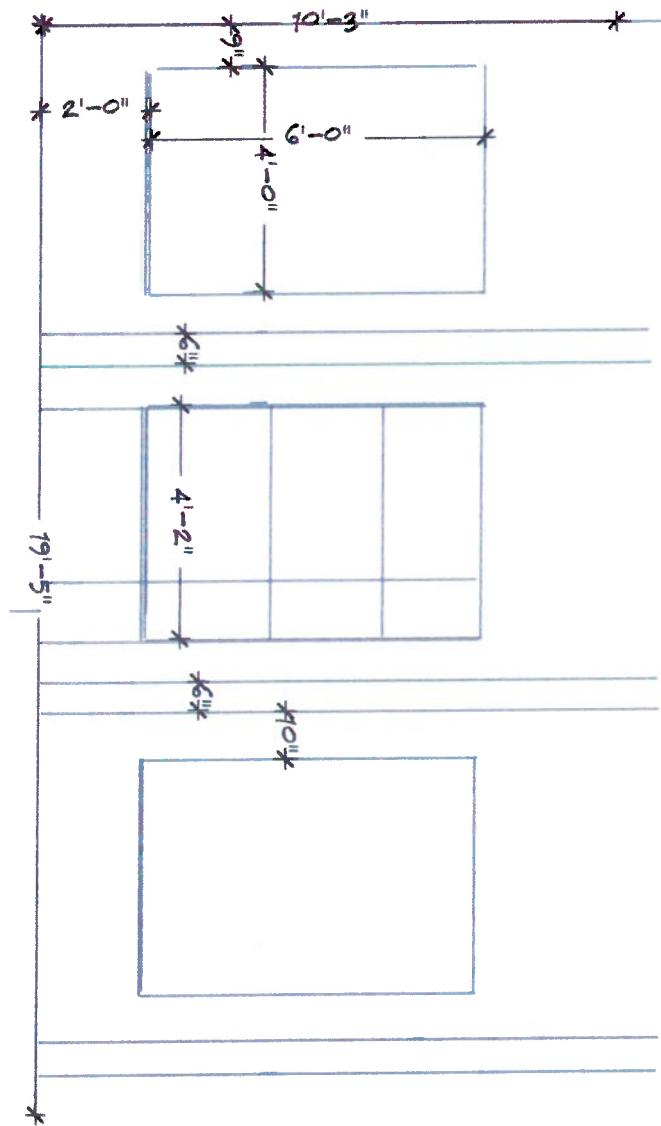
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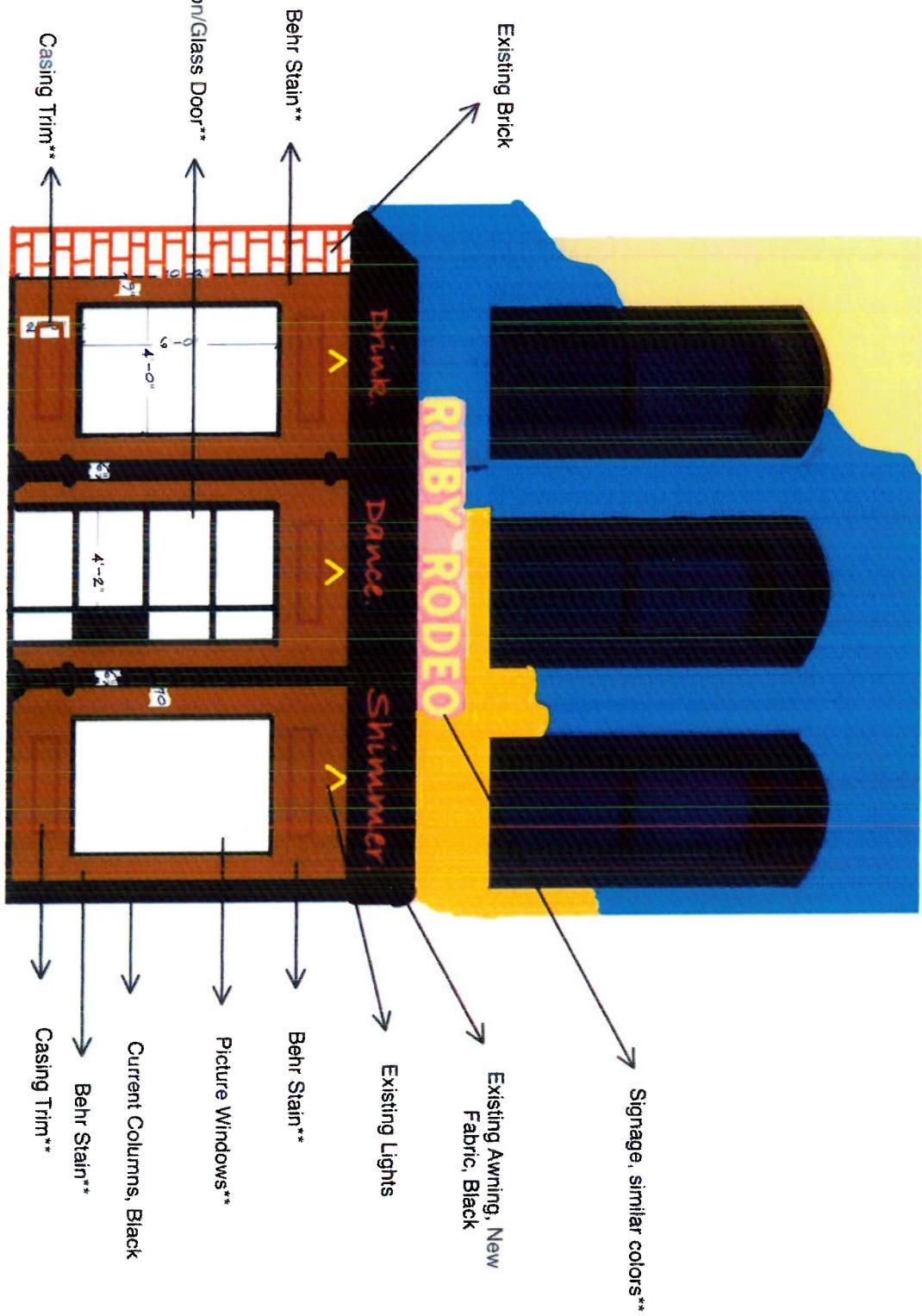


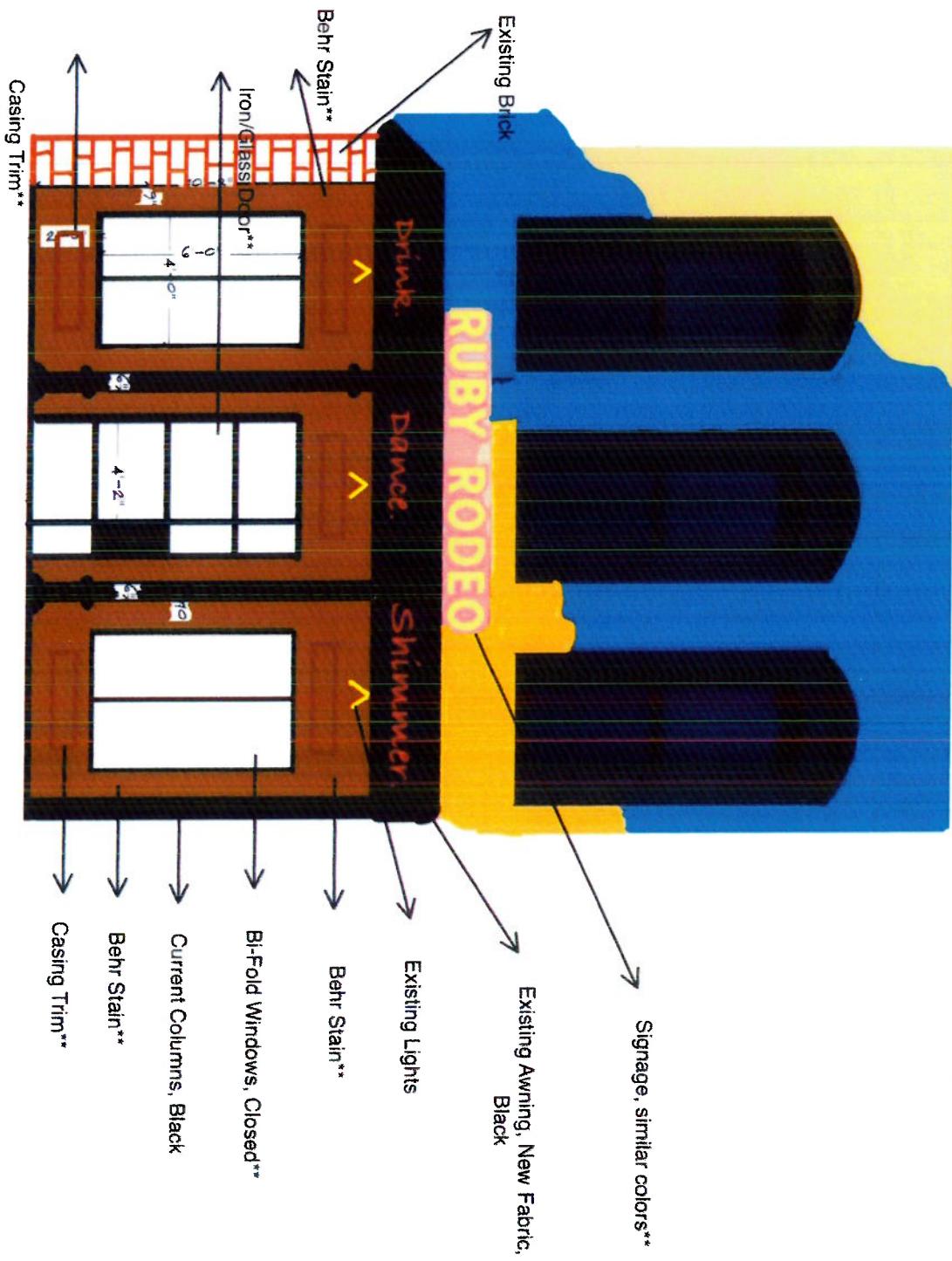


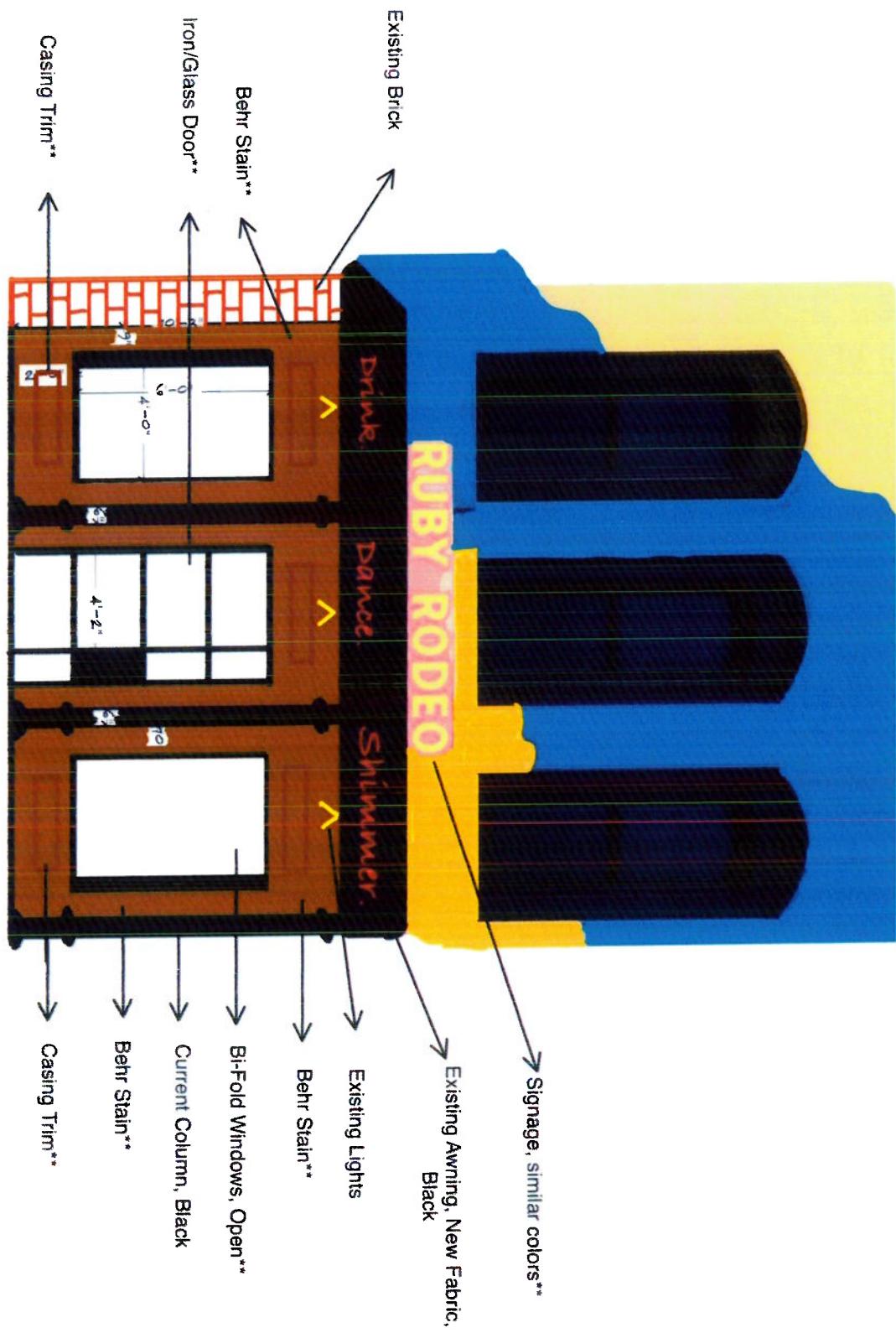


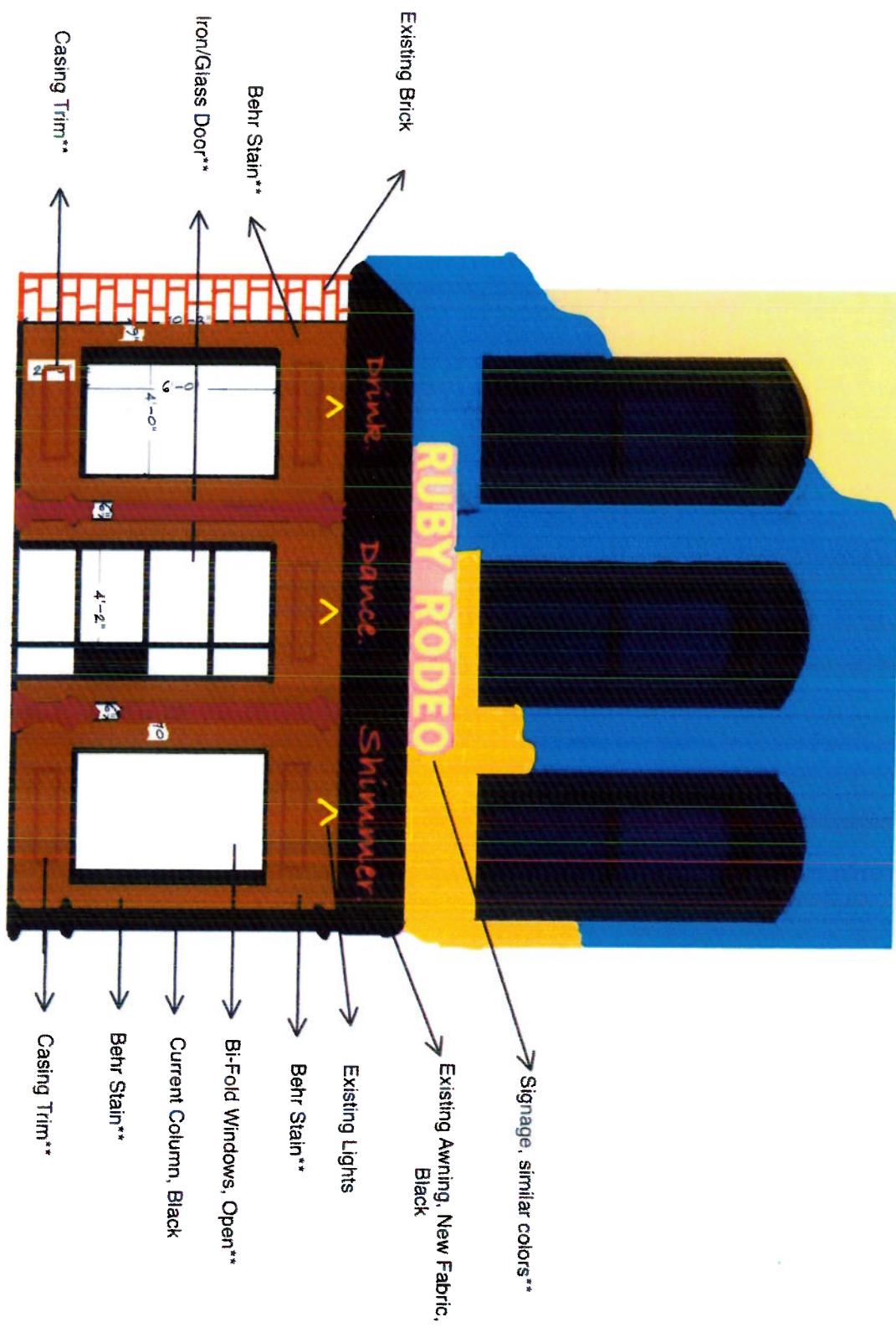


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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: January 12, 2026

SUBJECT

Hold a discussion regarding the formation of a Designation Research Subcommittee to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

BACKGROUND

On November 10, 2025, staff presented work session item HLC25-052 to the Historic Landmark Commission (HLC) to discuss and give staff direction on the potential establishment of a new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

Staff outlined three options:

1. HLC to pursue the historic district designation for the area of designation interest; or,
2. HLC to reach out to property owners in the area of designation interest to discuss their interest in designating the neighborhood as a historic district and have property owners pursue the designation; or,
3. HLC to not pursue the historic district designation nor discussion with property owners.

The HLC determined that the Commission should pursue the historic district designation, but with the future assistance of a neighborhood stakeholder group to move the designation forward. As such, the HLC expressed interest in the creation of a Designation Research Subcommittee. Staff believes a subcommittee is beneficial for focused development of the historic district designation report.

Staff recommends that the subcommittee be limited to three or fewer members of the HLC to provide flexibility from the Texas Open Meetings Act requirements associated with quorum. Additionally, if four or more members of the Commission are present (i.e., quorum), then the Commission should address research concerns and or ideas collectively instead of creating a subcommittee. If a Designation Research Subcommittee is created, staff will provide the necessary support, documentation and contacts.

OPTIONS

1. Vote to create the Designation Research Subcommittee (minimum 3 commissioner votes needed to approve)
2. Decline to create the Designation Research Subcommittee and have Staff present research ideas to the Commission for direction at future meetings

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: January 12, 2026

SUBJECT

Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

BACKGROUND

On November 10, 2025, staff presented work session item HLC25-052 to the Historic Landmark Commission (HLC) to discuss and give staff direction on the potential establishment of a new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

The HLC determined that the Commission should pursue the historic district designation, but with the future assistance of a neighborhood stakeholder group to move the designation forward. As such, the HLC established a Designation Research Subcommittee to support the current Community Outreach Subcommittee, which was established at the May 12, 2025, HLC meeting.

Starting at the January 12, 2026, HLC meeting, staff will begin including a standing agenda item that pertains to the discussion of next steps for the Designation Research Subcommittee and Community Outreach Subcommittee in regard to the creation of a potential local historic district along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380). This item will provide the Subcommittees' the opportunity to discuss items that may require four or more members of the Commission (i.e., quorum) to address research and outreach ideas, to ensure Texas Open Meetings Act requirements are being met.

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: January 12, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding prioritizing the Historic Landmark Commission's work plan actions for 2026.

BACKGROUND

As part of the City of Denton's 2019 Historic Preservation Plan (the "Plan"), Goal #4, Policy 3.1 states that the Historic Landmark Commission (HLC) shall "adopt an annual Historic Landmark Commission work plan." Annually, the HLC should work with the Historic Preservation Officer (HPO) to prepare and adopt a work plan of activities that guide landmarking and designation activities and other special projects related to surveys, advocacy, and educational efforts.

Based on previous efforts by the HLC and feedback received from residents, developers, and other City departments, staff reviewed the policies, goals, and recommendations of the Plan creating the list below. The list only includes those recommendations of high and medium priority from the Plan.

Staff seeks the HLC's direction for prioritizing the following:

- **Goal #1, Policy 1.3, Recommendation #1.5 (High Priority) – NEW FOR 2026**
National Register of Historic Places listings for eligible neighborhoods and existing Local Historic Districts.
- **Goal #1, Policy 1.3, Recommendation #1.8 (High Priority) – IMPLEMENTED; ONGOING FROM 2024**
Prepare an annual study list of potential landmarks and districts.
- **Goal #2, Policy 2.1, Recommendation #2.1 (High Priority) – PAUSED; ONGOING FROM 2024**
Broaden the tax-exemption eligibility criteria for improvements to historic buildings.
- **Goal #2, Policy 2.1, Recommendation #2.2 (Medium Priority) – PAUSED; ONGOING 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.
- **Goal #2, Policy 2.2, Recommendation #2.10 (Medium Priority) – NEW FOR 2026**
Designate new Historic Conservation Districts in portions of the Woods and Bolivar neighborhoods.

- **Goal #2, Policy 2.2, Recommendation #2.11 (Medium Priority) – NEW FOR 2026**
Designate additional Historic Conservation Districts in West Denton and in neighborhoods to south of the Downtown.
- **Goal #2, Policy 2.2, Recommendation #2.15 (High Priority) – NEW FOR 2026**
Maintain an inventory of vacant or deteriorating historic properties
- **Goal #3, Policy 3.1, Recommendation #3.6 (High Priority) – IMPLEMENTED; ONGOING FROM 2024**
Complete designation reports for landmarks and districts.
- **Goal #4, Policy 4.2, Recommendation #4.7 (High Priority) – IMPLEMENTED; ONGOING FROM 2025**
Improve visibility and awareness of tax exemption program to increase participation.
- **Goal #4, Policy 4.2, Recommendation #4.8 (High Priority) – IMPLEMENTED; ONGOING FROM 2025**
Increase awareness and use of Federal Rehabilitation Tax Credit.
- **Goal #4, Policy 4.2, Recommendation #4.9 (High Priority) – IMPLEMENTED; ONGOING FROM 2025**
Include additional historic preservation information materials in the City of Denton website.
- **Goal #4, Policy 4.2, Recommendation #4.10 (High Priority) – ONGOING FROM 2024**
Create a marketing plan to encourage additional Local Landmark designations.
- **Goal #4, Policy 4.2, Recommendation #4.11 (Medium Priority) – ONGOING FROM 2024**
Provide training to local realtors and bankers.

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: January 12, 2026

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:
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2026
Historic Landmark Commission
Requests for Information

Request		Request Date	Status
Further discussion regarding the historical merit to warrant action on the HLC pursuing preservation of the former entry wall at Park Place Station and discussion of the approximate cost to preserve the entry wall	HLC	12/8/2025	Discussion scheduled for February 9, 2026 HLC Meeting
Creation of subcommittees for the potential creation of a new historic district along the N Locust Street and N Elm Street corridors, and next steps for each subcommittee	HPO/HLC	11/10/2025	Discussion scheduled for January 12, 2026 HLC Meeting
HLC FAQ and Historic Processes Document	HPO/HLC	12/8/2025	On-going
Discuss creation of a possible historic designation for the N Locust Street and N Elm Street corridors	HLC	6/9/2025	On-going
Continue researching new or updated programming to incentivize historic preservation	HPO	4/14/2025	On-going
Annual Update			
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

Future HLC Meetings:

Monday, February 9th

Monday, March 2nd

Monday, April 13th

Monday, May 11th

Monday, June 8th

Monday, July 13th

Monday, August 10th

Monday, September 14th

Monday, October 12th

Monday, November 9th

Monday, December 14th