



February 29, 2024

Dan Rick, Eagle Surveying, LLC
222 S Elm Street, Ste 200
Denton, TX 76201

RE: 212 W Sycamore Street – Rehabilitation of Original Structure and New Addition

Dear Mr. Rick:

The proposed project, according to the Downtown Reinvestment Grant Program Ordinance No. 22-2567, is subject to review under the Secretary of the Interior's *Standards for Rehabilitation*. The Standards for Preservation, Restoration, and Reconstruction do not apply. Below are the Secretary of the Interior's Standards for Rehabilitation requirements that apply to the proposed project.

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. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property at 212 W Sycamore Street, which was formerly used by the Denton County Teachers Federal Credit Union (now DATCU), will be used as it was historically (i.e., office space), but a new addition is proposed to ensure the property can support the growing business. Therefore, the proposed addition will require minimal change to the original building's distinctive materials, features, spaces, and spatial relationships as described elsewhere in this report.

2. 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 historic character of the building at 212 W Sycamore Street will be largely retained and preserved. The portion of the existing building to remain would preserve the original brick, leaving it exposed, and reintroduce the standing seam metal roof, finished in a black color, with the possibility of changing the finish to a copper color to pay homage to the original copper roof. Any deteriorated brick would utilize the brick removed from the western façade and the rear (north) entrance. This brick would be utilized to help extend the existing garden beds to allow for the creation of a patio. Also, the proposed addition will not adversely affect the spatial relationships that characterize the property, maintaining the spacing between the main structure at 212 W Sycamore Street and the

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neighboring commercial buildings to the north and east. The proposed addition will be constructed to compliment the original, main building.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not create a false sense of historical development. The proposed two-story addition will be constructed with new materials and utilize architectural features that are complimentary to, but not mimicking the Mid-Century Modern style of the original bank building.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The circa 1969 addition to the main structure at 212 W Sycamore Street, though historic, does not lend itself to the functionality of the proposed office use. The original structure, which was constructed in 1965, will be retained and preserved.

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

The proposed project would retain and bring back some of those distinctive materials, features, finishes, and construction techniques that are unique to the existing building, such as the standing seam metal roof, as supported by photographic documentation. Those examples of craftsmanship will continue to be preserved in the construction of the new addition as well.

6. 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 project would rehabilitate the existing building at 212 W Sycamore Street, apart from the circa 1969 addition, and replace the original addition with a new two-story, modern addition. The proposed project would not destroy historic materials except where removed for the construction of the new two-story addition. However, the portion of the existing building to remain would preserve the original brick, leaving it exposed, and reintroduce the standing seam metal roof, finished in a black color, with the possibility of changing the finish to a copper color to pay homage to the original copper roof. Any deteriorated brick would utilize the brick removed from the western façade and the rear (north) entrance. This brick would be utilized to help extend the existing garden beds to allow for the creation of a patio. Additionally, the new addition would be constructed of brick with large single pane windows and utilize a black standing seam metal roof to compliment the 1960s building. Also, the new addition would not negatively affect spatial relationships that characterize the property, largely staying within the existing structure and circa 1969 additions footprint. The new addition will also be differentiated from the old using new materials and architectural features, that would still be compatible with the historic materials, features, size, scale, and proportion, and building placement and massing to protect the integrity of the original building at 212 W Sycamore Street and its surrounding environment.

7. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed west addition and alterations to the building at 212 W Sycamore Street would not affect the essential form and integrity of the historic property, nor would the environment be impaired. The existing buildings circa 1969 addition would be removed with the construction of the new addition, the rear entrance reconstructed with new oak boards, as well as the garden beds on the front (south) façade extended and infilled for a new patio use. The patio would utilize the original brick removed from the rear entrance. However, if the addition and patio were to be removed in the future, the original garden beds could be revealed, and a new exterior wall could be constructed to match the original building structure. Additionally, the rear entrance could be reconstructed with brick material, so to match the original.

Based on the evaluation criteria stated above and an evaluation of the documentation submitted by the applicant, staff believes that the rehabilitation of the original, main building at 212 W Sycamore Street and the construction of a new two-story addition to replace the circa 1969 addition meets the Secretary of the Interior's Standards for Rehabilitation and the intent of the ordinance. The scope of work is further described in Exhibits A and B.

Please note that any work that deviates from the work proposed above and within the exhibits will require additional review by the Historic Preservation Officer (HPO). Additionally, if the applicant has received funding through the Downtown Reinvestment Grant Program, any work deviations should be discussed with staff prior to permitting to keep the applicant in substantial conformance with the program.

Please use this approval letter as a record of staff's review. If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at cameron.robertson@cityofdenton.com.

Sincerely,



Cameron Robertson, AICP
Historic Preservation Officer

Exhibits

Exhibit A – Renovation of 212 W Sycamore Street

Exhibit B – Proposed Drawings