

12 July 2022

Ms. Cameron Robertson  
Historic Preservation Officer  
Department of Development Services  
401 N. Elm Street  
Denton, TX 76201

RE: City Hall West Selective Demolition (1927 Old Denton City Hall)

Dear Mr. Toprac,

Please refer to the enclosed project drawings and select specifications for the proposed limited demolition and exterior alteration scope of work at the City Hall West (1927 Old Denton City Hall) in Denton, Texas. The building is a Recorded Texas Historical Landmark.

This scope of work is a second phase following the replacement of all existing exterior windows on the building in 2019-2020. It is intended that a future third phase will restore the auditorium, grand stair and select interior elements.

The scope of work includes the removal of interior infill structure to return the building's original auditorium space and offices. Levels D & F added within the original auditorium will be removed in anticipation of a full interior restoration of the building. The north elevator addition will be removed including the removal of the elevator shaft and floors at levels B & D. The original exterior wall remains with damage to cast stone water table and window surrounds. The original exterior wall will be restored and original masonry openings and windows reconstructed. Windows and the exterior door will be metal clad wood of the same manufacturer and line installed in 2020. Significantly damaged cast concrete balustrade at the tower will be restored through crack injection and patching. We request the Texas Historical Commission's review and approval of the proposed scope of work.

#### Selective Interior Demolition

The intent of selective demolition is to remove infill floors and previous modifications to simplify a future full interior rehabilitation or restoration of the building. The infill levels D & F were built on top of the original auditorium raked concrete floor with cores made to allow for steel column supports. The infill structure is lightweight concrete slabs with open web lightweight steel truss structure. The perimeter of the infill floors is supported on columns independent of the exterior wall and supported on wall attached steel angles. Six locations where steel channels pocket into the exterior wall have been identified but do not serve a structural role for the addition to remain at the south and can be restored.

Within the original offices, levels A, C, E, the original plaster and lath walls with coved concrete wall base have numerous penetrations for door and wall location changes. The project will remove non-original walls made of metal and wood framing with gypsum painted finish. Historic plaster walls will be protected in place. Thankfully the original concrete floors have an integral black concrete border indicating where the original wall locations once were. The floors will be protected during the demolition work.

The building had a fire sprinkler bust during the 2021 freeze that required extensive remediation. During this work the building was abated to remove known asbestos containing materials. Original finishes were protected. The abatement has made the identification of non-original elements much easier and exposed previously hidden historic finishes like the floor border.

Future phases will reconstruct the grand stair from level C to the back of the auditorium. The concrete infill floor will be removed during this scope of work with temporary protection installed. The building will remain unoccupiable until direction on future use is determined and approved by the City of Denton. A current "Vision Plan" process is underway to determine future use with community involvement.

#### Window & Door Scope

New windows and doors are limited to the removal of the north elevator addition. Windows will match the previously approved metal clad wood product used in the 2020 full exterior window replacement scope of work. Cast stone panels and water table will be reconstructed to match existing panels at window type E

#### Balustrade Restoration

Cast stone balustrade at the clock tower has significant cracking and detached pieces. The loose pieces present a life safety hazard to pedestrians below. Restoration of the cast stone balustrade is limited to the clock tower and will inject cracks and dutchman patch the existing material.

Please let me know of any questions or concerns.

Respectfully,  
Alexis McKinney AIA  
Project Architect  
amckinney@architexas.com  
214.748.4561 x 325

Attachments:

1. Proposed drawings for selective demolition and exterior alteration
2. Certificate of Appropriateness Application and Checklist
3. Owner Authorization Form
4. Selected Specification Sheets
5. Preliminary Rehabilitation Assessment Report

Existing Conditions Photos:



Existing Type F and cast stone surround



East Elevation





South Elevation



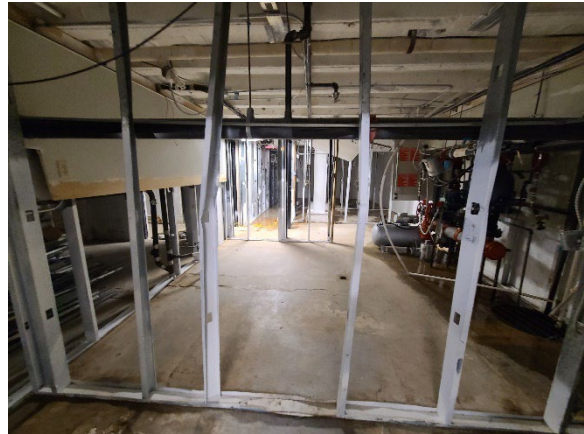
North Elevation, non-original elevator tower at left of photo



West Elevation



Level B looking south, former fire station



Level A looking north, basement and utilities





Level C Lobby looking east, original finishes



Level C Lobby looking west, floor removal for stair

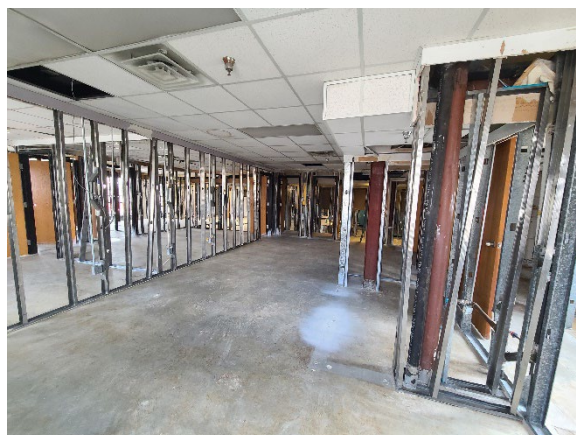


Level C North elev. Door in former window opening

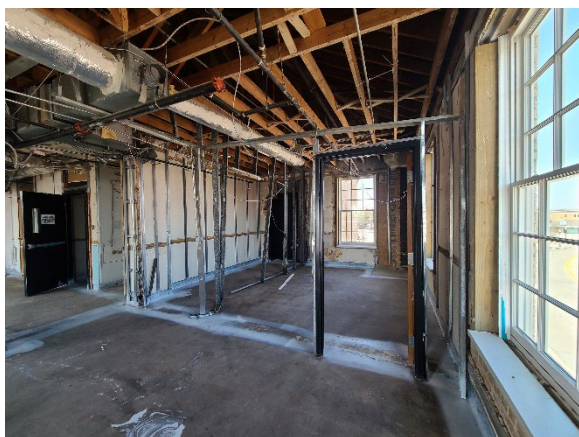




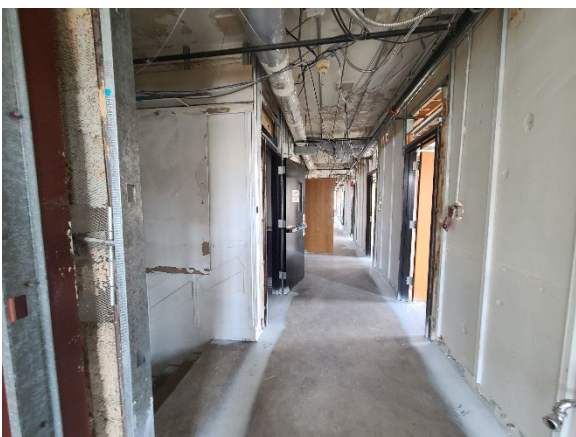
Level D looking at north auditorium wall



Level D original steel columns



Level E looking at north elevator door



Level E original stair & hall walls



Level F looking south, partial balcony remains



Level F remaining portion of balcony





Level F original south wall, masonry opening, ceiling plaster work, infill floor



Bell tower cast stone balustrade, east elevation, missing urn



East balustrade interior



West urn damage