



January 13, 2026

Mike Church  
8700 Batusrol Drive  
Flower Mound, TX 75022

RE: 122 N Locust Street – Partial First-Floor Rehab (COA25-0010)

Dear Mike Church:

The Historic Landmark Commission at its meeting on Monday, January 12, 2026, approved your Certificate of Appropriateness (COA) application for the partial rehab of the first-floor at 122 N Locust Street. The rehab would include 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 complement the three historic cast iron columns. The windows openings would be 5-foot by 6-foot with 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. Please see **Exhibit A**.

Please note that the exterior alterations shall not deviate from the submitted plans that were reviewed and approved by the Historic Landmark Commission. Any deviation will require a separate COA.

As a reminder, the approved COA is not a building permit. A building permit is required for any commercial construction and/or alteration. Please submit a permit application by applying online or in person.

If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at [cameron.robertson@cityofdenton.com](mailto:cameron.robertson@cityofdenton.com).

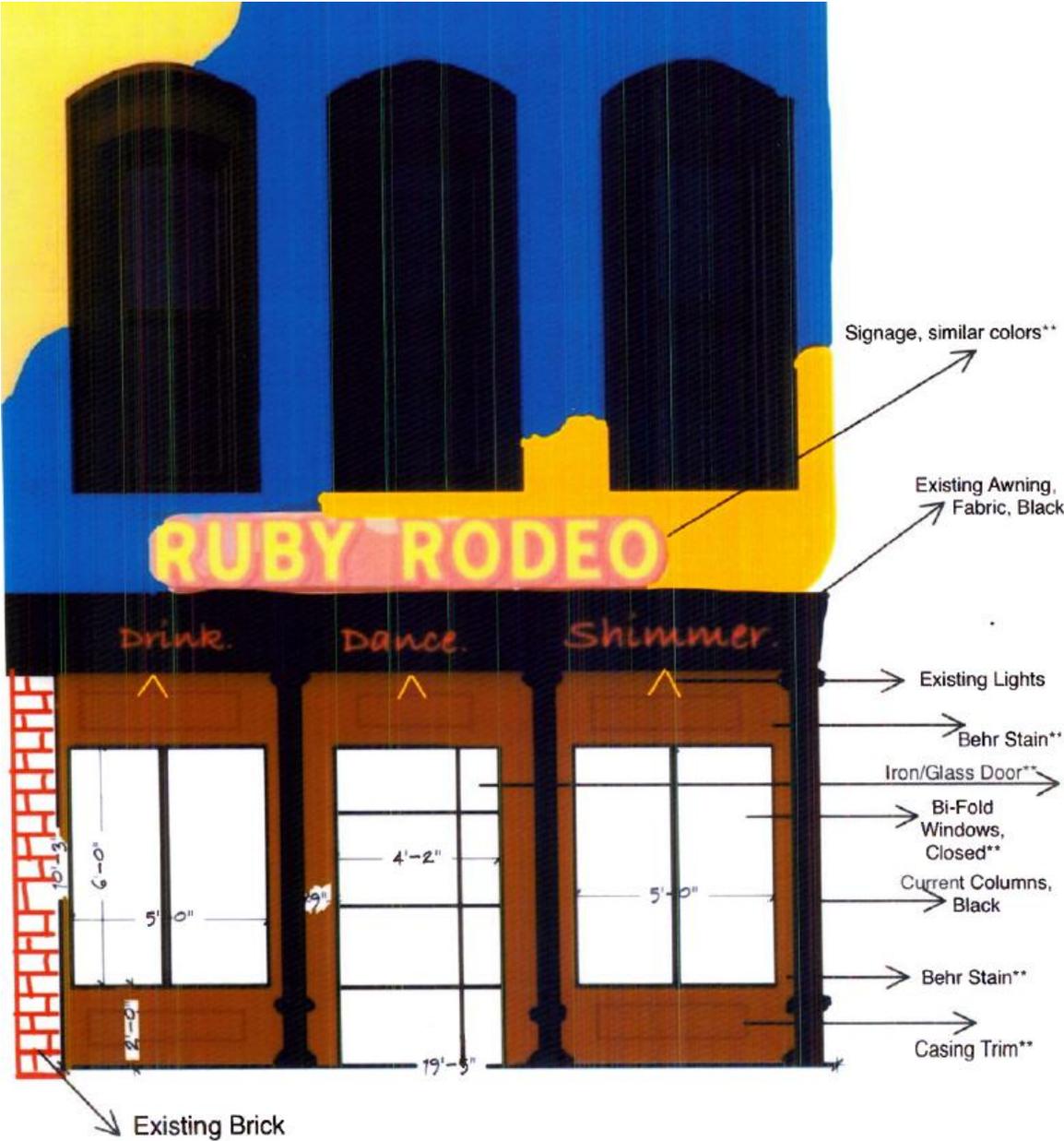
Sincerely,

Cameron Robertson, AICP  
Historic Preservation Officer

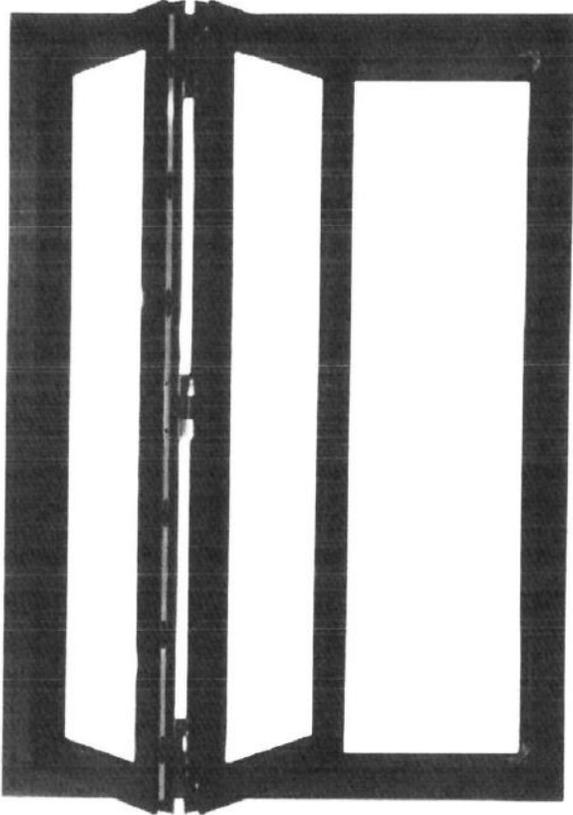
**OUR CORE VALUES**

Inclusion • Fiscal Responsibility • Collaboration • Quality Service • Strategic Focus

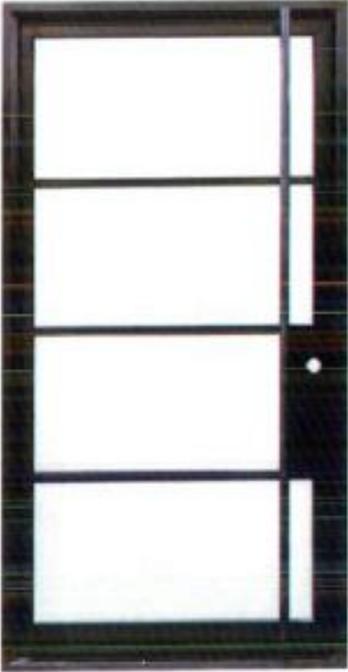
# Exhibit A



**Custom Bifold 5'x6' Windows (Matte Black Finish)**



**50"x97" Door Unit**



## Project Details

### 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'

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

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:

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,

60" wide x 72" high Option 1

### 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 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