

March 17, 2026

John Withers
Stag Commercial
1720 Westminster Street
Denton, TX 76205

RE: 124 W Oak Street – New Awning (In-Kind Replacement)

Dear Mr. Withers:

Pursuant to Section 4.10.7 of the Denton Development Code,

Fenestration, Glazing, and Entry Standards

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).*
 - a. *Illustration of prohibited awning or canopy frame designs*



- 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.*

OUR CORE VALUES

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

Per staff's review of the material provided, and per Section 4.10.7 above, a Certificate of Design Consistency (DCC) is approved for the in-kind replacement of the awning on the exterior of 124 W Oak Street. The scope of work is further shown in **Exhibit A**. Please note that any work that deviates from the work proposed in **Exhibit A** will require a new DCC.

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,


A handwritten signature in black ink that reads "CAMERON ROBERTSON". The signature is written in a cursive, slightly slanted style.


Cameron Robertson, AICP
Historic Preservation Officer

Exhibit A

Note: The underside of the awning will not have the same seam “design” but wooden pieces will be utilized to hide the seams between the sheathing, paying tribute to the original design.

Materials

| | | | |
|---|---|---|--|
|  | Nominal Product Length (ft.) 8 ft See Similar Items | Features Pressure Treated See Similar Items | Nominal Product Width (in.) 4 in See Similar Items |
| | Material Wood See Similar Items | | |
| | Dimensions | | |
| Nominal Product Length (ft.) | | 8 ft | |
| Nominal Product Thickness (in.) | | 2 | |
| Nominal Product Width (in.) | | 4 in | |
| Details | | | |
| Color/Finish | | Brown | |
| Features | | Pressure Treated | |
| Material | | Wood | |
| Wood Species | | Southern Pine | |
| Warranty / Certifications | | | |
| Manufacturer Warranty | | Lifetime Limited | |

| | | | |
|---|---|--|--|
|  | Nominal Product Thickness (in.) 1/2 See Similar Items | Exposure Durability Exterior See Similar Items | Nominal Product Length (ft.) 8 See Similar Items |
| | Nominal Product Width (ft.) 4 See Similar Items | Panel/Veneer Grade Rated Sheathing See Similar Items | Span Rating 32/16 See Similar Items |
| | Plywood Features Pressure Treated See Similar Items | Plywood Product Type Sheathing See Similar Items | |
| Dimensions | | | |
| Actual Product Length (in.) | | 96.000 in | |
| Actual Product Thickness (in.) | | 48 in | |
| Actual Product Width (in.) | | 0.46 in | |
| Nominal Product Length (ft.) | | 8 | |
| Nominal Product Thickness (in.) | | 1/2 | |
| Nominal Product Width (ft.) | | 4 | |
| Details | | | |
| Exposure Durability | | Exterior | |
| Panel/Veneer Grade | | Rated Sheathing | |



Nominal Product Length (ft.)

8 ft

[See Similar Items](#)

Features

Paintable

Pressure Treated

Stainable

Contact Type Allowed

Ground Contact

[See Similar Items](#)

Nominal Product Width (in.)

6 in

[See Similar Items](#)

Dimensions

| | |
|---------------------------------|-------|
| Actual Product Length (ft.) | 8 ft |
| Actual Product Thickness (in.) | 0.75 |
| Actual Product Width (in.) | 5.5 |
| Approximate Weight (lb) | 15 |
| Nominal Product Length (ft.) | 8 ft |
| Nominal Product Length (in.) | 96 in |
| Nominal Product Thickness (in.) | 1 |
| Nominal Product Width (in.) | 6 in |

Details

| | |
|----------------------|--|
| Contact Type Allowed | Ground Contact |
| Features | Paintable, Pressure Treated, Stainable |

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124 W Oak Awning repair

Concept design – March 2026

The repairs will put back exactly what is currently in place, with no changes to current design and layout.

Repair Awning



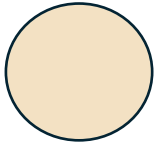
Repair Awning





Wood

Pressure Treated Pine



Paint

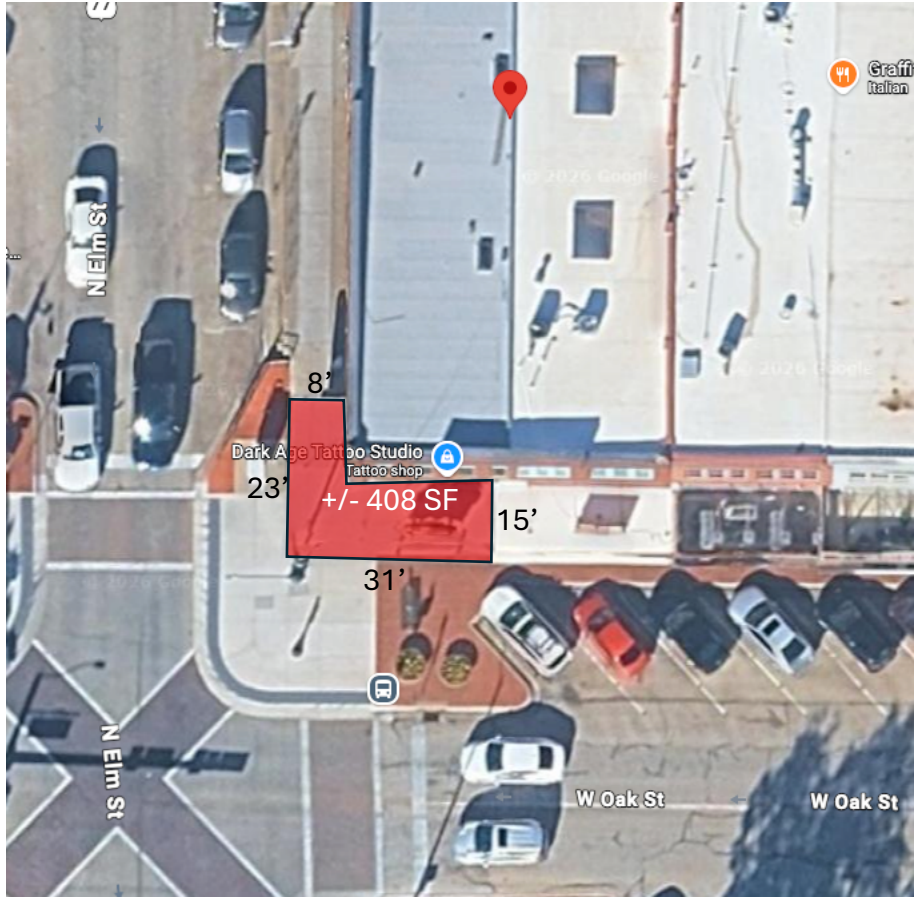
SW0051



The repairs will put back exactly what is currently in place, with no changes to current design and layout.

The area of work will be 8'X23'X31'

There will be no design change.



Area of repairs



Area of repairs