



DCC25-0007

101 S Locust Street

Wells Fargo Addition & Modifications

Cameron Robertson

Historic Preservation Officer

March 3, 2026 City Council Meeting



Background Information

- **Address:** 101 N Locust Street
- **Location:** Southeast corner of W Hickory Street and N Locust Street
- **Denton Square District**
- **Applicant:** Jonathan King
- **Construction Date(s):** 1962 and 1974

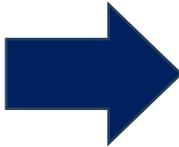


101 N Locust Street Timeline – Built & Planned



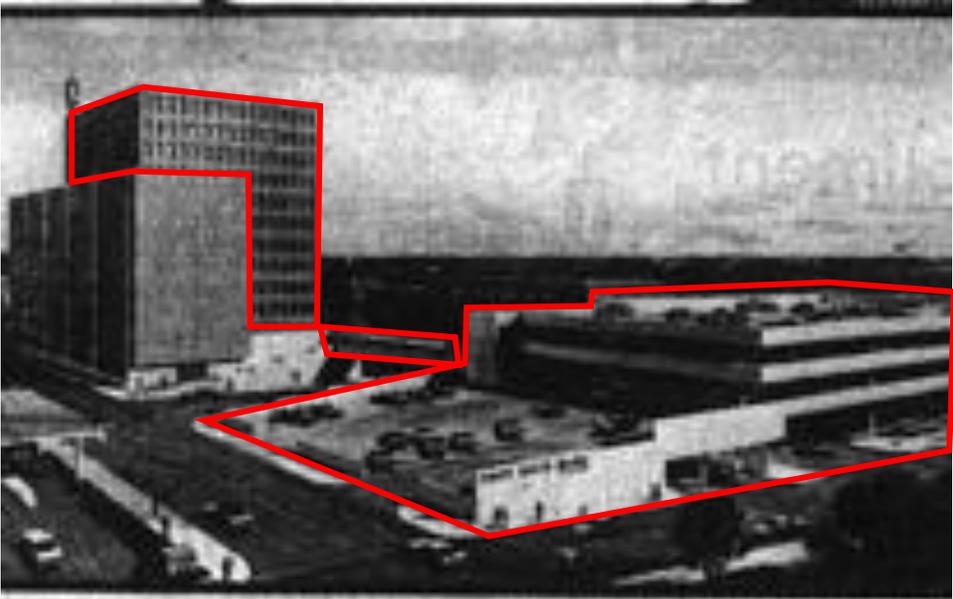
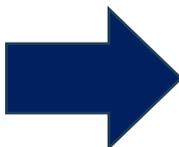
Phase 1 (Looking Southeast)

1962



Phase 2 (Looking Southeast)

1974



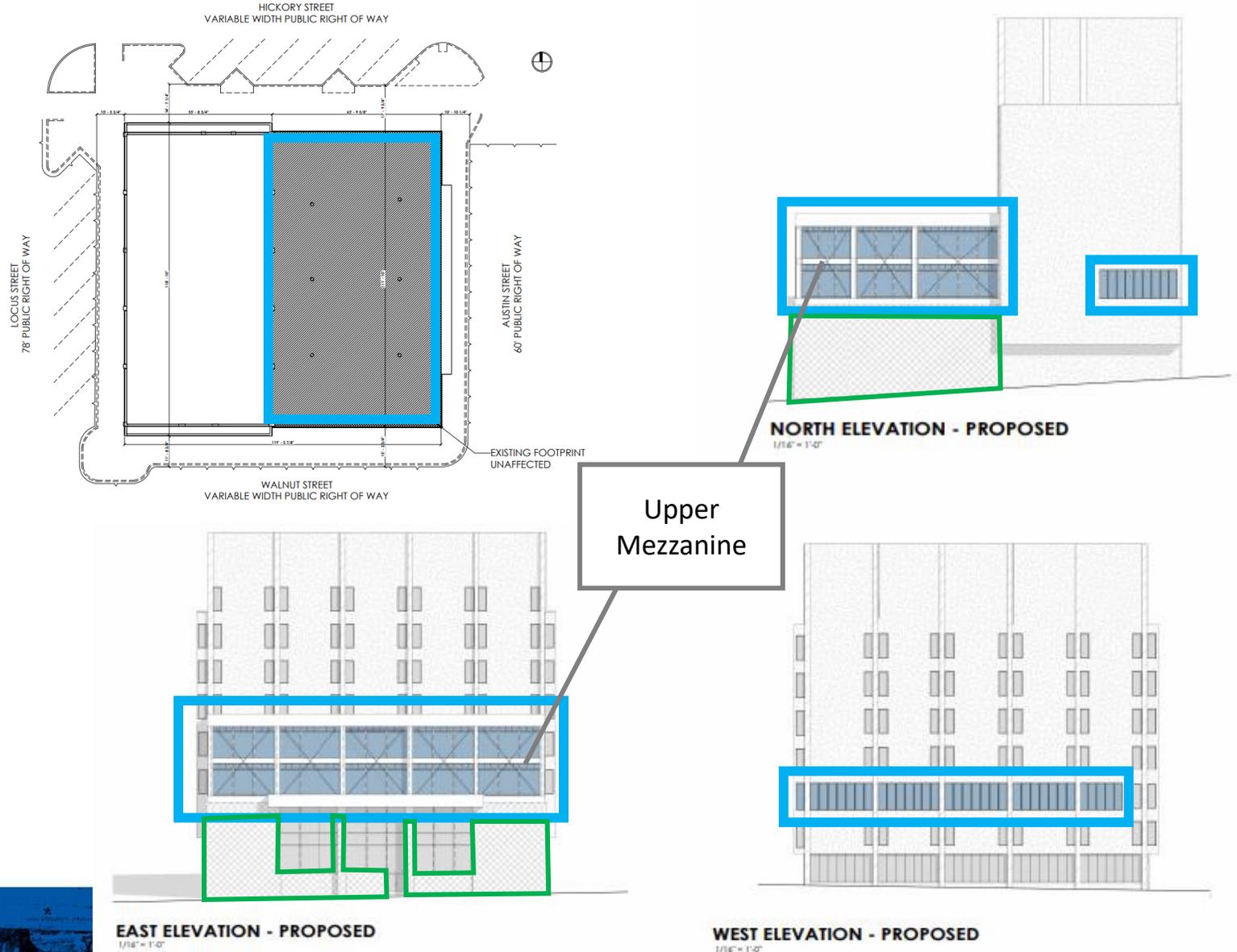
Phases 3-5 (Looking Northeast)

**Additional Phases
Planned/Considered**

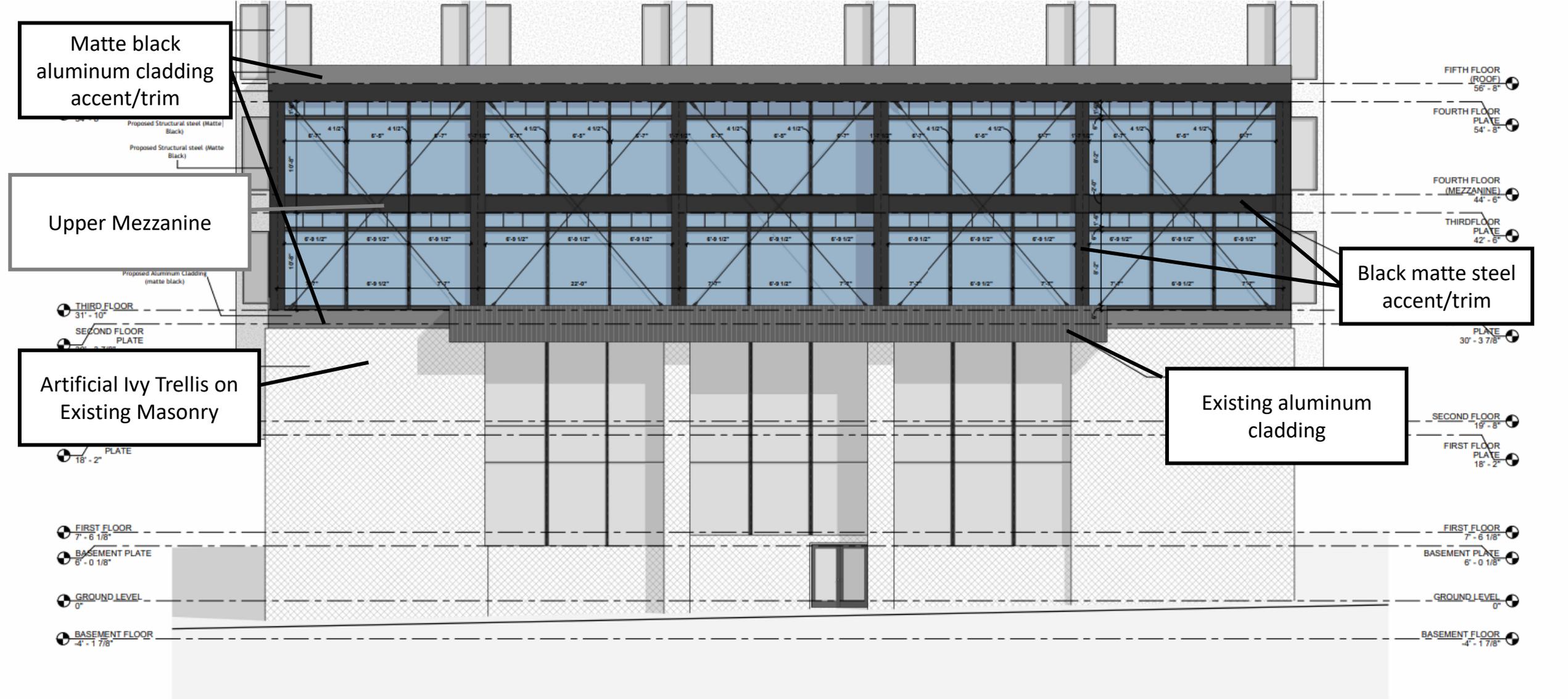
Request

Proposed Project:

- Added 1-story and upper mezzanine to the lower east side of the Wells Fargo tower
- Ivy trellises added to existing east side
- Single row of windows added to west and north building facade



Proposed Elevation Drawings – 1 Story, Mezzanine & Trellis



EAST ELEVATION - PROPOSED - UP TO L5

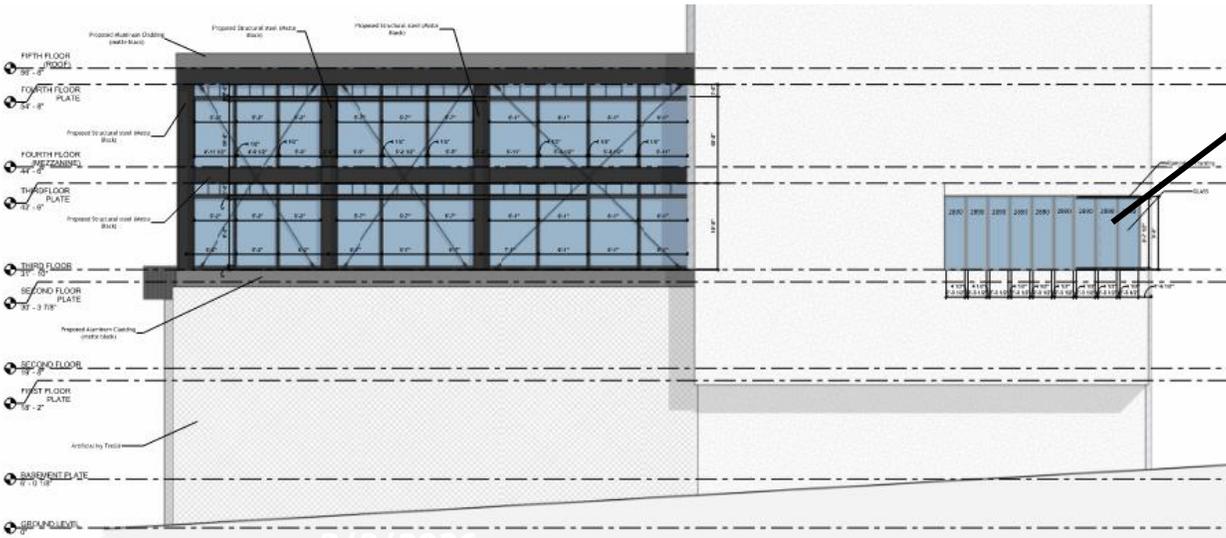
3/16" = 1'-0"

Proposed Elevation Drawings – New Row of Windows



WEST ELEVATION - PROPOSED - UP TO L5
3/16" = 1'-0"

Matte Black Aluminum Window Frames



NORTH ELEVATION - PROPOSED - UP TO L5
3/16" = 1'-0"



Staff Analysis – DSD Architectural Requirements

2. DDC **Section 4.10.7** specifies the architectural requirements of the Denton Square District (DSD). Below are the relevant requirements that apply to the subject application:

- Building Orientation, Setback, Frontage, and Height Standards
- Façade Standards
 - Differentiation between stories
 - Façade material

4.10.7 Height Standards

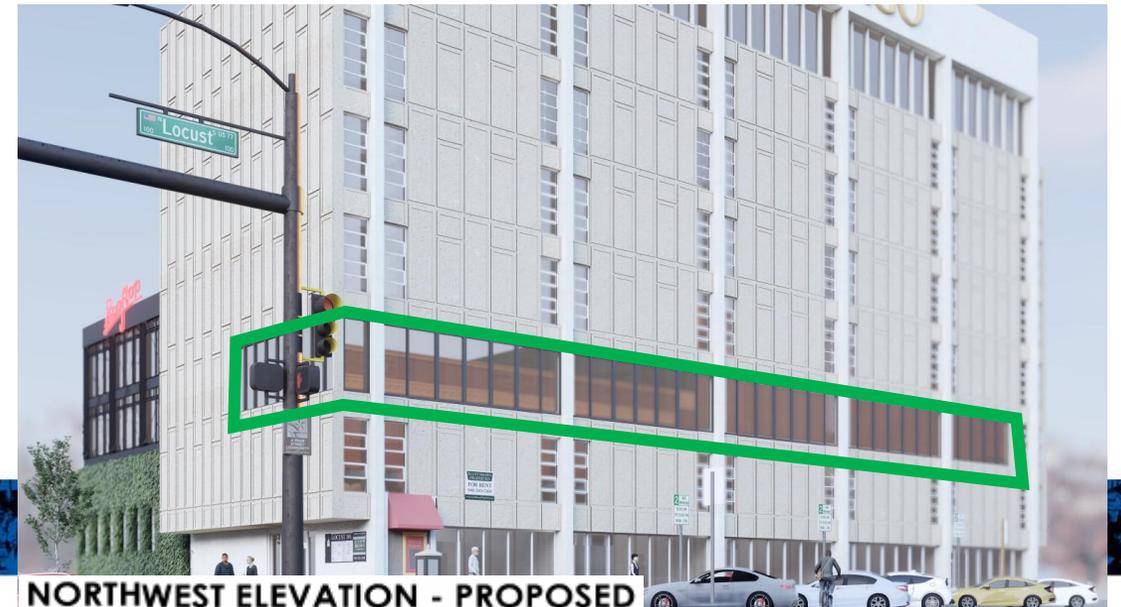
- Overall height does not exceed maximum height of 65' fronting on a Mews Street (S Austin Street)
- Overall visual appearance of a three-story façade, consistent with standards:
 - Existing structure with ivy and awning appears as a single “base” story.
 - Addition of one story and upper mezzanine appears as upper two stories.



SOUTH ELEVATION - PROPOSED

4.10.7 Façade Standards

- Proposed east addition creates clear visual differentiation between the existing and new floors.
- Addition of ivy trellis, and retention of the awning, create the appearance of a single story with an addition above
- Proposed black matte steel and aluminum are permitted accent and trim materials.



Staff Analysis – DSD Purpose and Overall Intent

3. DDC 4.10.1: Every project should be consistent with the Purpose and Overall Intent of the Denton Square District.

- Encourages **creativity and architectural diversity** - compatible with surrounding historic character
- Supports building addition designs that continue the **existing “patterns and rhythms** in exterior building qualities”
- Supports the **success of new business** and **promotes reinvestment** into the Denton Square District.



Staff Analysis – Standards for Rehabilitation

- **Proposed Additions:**
 - Designed to maintain key characteristics of underlying building undamaged
 - Clearly differentiated from the existing building
 - Compatible with the existing building, echoing and emphasizing key design characteristics
 - Could be removed in the future and the underlying building restored
- Proposed additions **comply** with applicable Standards for Rehabilitation



Recommendation

Staff recommends **approval as submitted** of the Certificate of Design Consistency request for a new addition above the eastern portion of the structure and modifications to the facades of the existing structure at 101 S Locust Street, as the proposed project meets the Secretary of the Interior's Standards for Rehabilitation and Sections 4.10.1 and 4.10.7 of the Denton Development Code.

Questions?

