



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: April 14, 2025

SUBJECT

Hold a public meeting and consider an application for a Certificate of Appropriateness (COA), in accordance with Section 2.9.2 of the Denton Development Code, to reconstruct the front porch at 615 W Oak Street, within the Oak-Hickory Historic District (OHH). The site is located on the south side of W Oak Street between Denton Street and William Street. (COA25-0003, 615 W Oak Street Porch Reconstruction, Cameron Robertson)

BACKGROUND

The applicant and property owner, Jacob Moses, is requesting a Certificate of Appropriateness (COA) to reconstruct the front porch at 615 W Oak Street (see Figure 1). The existing residence is a Prairie-style structure, constructed circa 1910. The front porch is proposed to be constructed of wood with a gabled, shingled roof supported by four columns built of new cast stone and Acme Amaretto brick. The porch would be reconstructed with the low brick railing, a cast stone top railing and feature overhang eaves, supported by brackets, with the wooden clapboard siding to match the existing residence. Refer to Exhibit 5 – Project Details for more information.



Figure 1: 615 W Oak Street Circa 1940s

Section 4.9.3A of the DDC requires a COA for any new exterior work within a Historic District:

No person shall construct, reconstruct, alter, remodel, renovate, restore, demolish, raze, or maintain any building, structure or land with a Historic Landmark designation or a building, structure or land located in a locally designated Historic or Conservation District unless application is made for a Certificate of Appropriateness (COA) for said work and such a certificate is granted as provided in Subsection 2.9.2, and appropriate construction or demolition permits are obtained.

The HLC reviews COAs related to a historic building in terms of architectural compatibility, retention of significant architectural features, as well as compliance with The Secretary of Interior's Standards for the Treatment of Historic Properties. Additionally, the Denton Development Code (DDC) has other zoning regulations and design standards that are applicable with this application.

If the COA is approved by the Historic Landmark Commission (HLC), the next step for the applicant is to submit a permit application to reconstruct the front porch. During the review of the permit application, staff will ensure that the dimensional and development standards of the DDC and the requirements of City Building Codes are met.

CONSIDERATIONS

Section 2.9.2 of the DDC specifies the Historic Preservation Officer (HPO) and the HLC shall review the proposed project for compliance with The Secretary of Interior's Standards for the Treatment of Historic Properties (The Standards), any applicable guidelines adopted by the City and any guidelines provided in Subchapter 2.9.

Section 4.9.4C of the DDC specifies the architectural requirements in the Oak-Hickory Historic District. Below are the relevant architectural requirements that apply to the subject application:

Architectural Detail

Materials, colors, structural, and decoration elements and the manner in which they are used, applied or joined together must be compatible with nearby and adjacent structures.

The materials, colors, structural, and decoration elements proposed for the residence will be compatible with adjacent structures and others along W Oak Street. Many of the residences along W Oak Street were constructed in the late nineteenth and early half of the twentieth century, representing a number of architectural styles, including the Prairie-style. Many of the residences are constructed with a mixture of materials, including masonry and wooden siding, similar to the proposed front porch at 615 W Oak Street.

New Construction and Additions

Generally, all buildings must be placed so as to not adversely affect the rhythm of spaces between buildings on the block. Additions and or replacement buildings shall have a front setback that is the average of the adjacent lots of contributing buildings.

The proposed reconstruction of the front porch will not adversely affect the rhythm of spaces between buildings on the block. The proposed porch would be setback more than 40 feet from W Oak Street, similar to those properties directly to the east and west of the residence.

Front Entrances and Porches

- a. **Detailing:** Railings, moldings, tile work, carvings, and other detailing and architectural decorations must be applied in a manner typical of the style and period of the main building.

The proposed front porch will be reconstructed to match the detailing and architectural decorations depicted in the circa 1940s photograph (see Figure 1), reintroducing the original intended Prairie-style design to the residence at 615 W Oak Street.

- b. **Façade Openings:** New porches must not obscure or conceal any façade openings in the main buildings.

The proposed front porch will not obscure or conceal any of the openings, including windows and doors, on the main (front) façade.

As previously stated, the proposed project is subject to review under the Standards for Reconstruction. The Standards for Preservation, Restoration, and Rehabilitation do not apply. Below are the Secretary of the Interior's Standards for Reconstruction requirements.

Standards for Reconstruction

Definition: Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

1. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
The proposed reconstruction of the front porch was substantiated by documented evidence (see Figure 1), keeping true to the residences original design and avoiding the creation of a false sense of history for the property and the larger neighborhood.
2. Designs that were never executed historically will not be constructed.
The reconstruction of the front porch would bring back the original Prairie-style design of the circa 1910 residence.

Based on the evaluation criteria stated above and an evaluation of the documentation, staff believes that the reconstruction of the front porch at 615 W Oak Street meets the Secretary of the Interior's Standards for Reconstruction requirements and Section 4.9.4C of the Denton Development Code.

PREVIOUS ACTION/REVIEW

No previous action/review.

NEIGHBORHOOD MEETING

No neighborhood meeting was held.

OPTIONS

1. Approval as submitted
2. Approval subject to conditions
3. Deny
4. Continue the item

RECOMMENDATION

Staff recommends **approval as submitted** of the Certificate of Appropriateness request to reconstruct the front porch at 615 W Oak Street, as the proposed project meets the Secretary of the Interior's Standards for Reconstruction and Section 4.9.4C of the Denton Development Code.

EXHIBITS:

1. Agenda Information Sheet
2. Site Location Map

3. Oak-Hickory Historic District
4. COA Application and Owner Authorization
5. Project Details

Respectfully submitted:
Tina Firgens, AICP
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