



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: March 3, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request for a Certificate of Design Consistency for a new two-story addition above the eastern portion of the structure facing S Austin Street and including modifications to the western and northern facades of the third floor of the existing structure facing S Locust Street and E Hickory Street at 101 S Locust Street, which is within the Denton Square Overlay Zoning District, and legally described as Parcels 1 and 2 of Block 8 of the Original Town of Denton, in the City of Denton, Denton County, Texas; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing for severability, and establishing an effective date. (DCC25-0007, Wells Fargo Addition and Modifications, Cameron Robertson)

BACKGROUND

The applicant, Jonathan King, on behalf of the property owner, SB Wells Downtown LLC, is requesting a Certificate of Design Consistency (DCC) to construct a new two-story addition, including modifications to the third floor of the existing structure at 101 S Locust Street, which is within the Denton Square District (DSD) Overlay Zoning District. Although the property around the courthouse square is zoned Mixed-Use Downtown (MD), the DSD overlay was adopted in 2019 with the specific purpose of preserving and building upon the historic character of the area around the Denton County courthouse square. The DSD overlay standards establish the DCC process for review of modifications and new construction within the DSD boundaries.

The existing Wells Fargo Building was initially completed and opened in 1962 as a 3-story First State Bank building; however, it was designed from the beginning to support the addition of more stories over time. Subsequently, as planned, the second phase of the project, a 5-story addition, was completed, with the now 8-story building celebrating its grand opening in 1974. At the time in 1974, as many as three more phases of development were planned or under consideration for the (then) First State Bank complex. These included a multistory parking garage across Walnut Street to the south, a pedestrian bridge over Walnut Street to connect the bank to the garage, and, finally, a possible 12-story tower on the east side of the original main building. However, while many additions to the existing structure were planned, to this point, none have been constructed. The current 8-story Wells Fargo building is a non-contributing structure to the National Register's Denton County Courthouse Square Historic District.

The new addition is proposed on the east side of the existing Wells Fargo building, where there is currently a lower, two-story section connected to the 8-story main tower (location shown via orange outline in image below). The new construction would add on to the lower, existing two stories with an additional section featuring large picture windows set in matte black steel framing. This additional new section, while technically submitted as two stories, would actually be divided into one new full

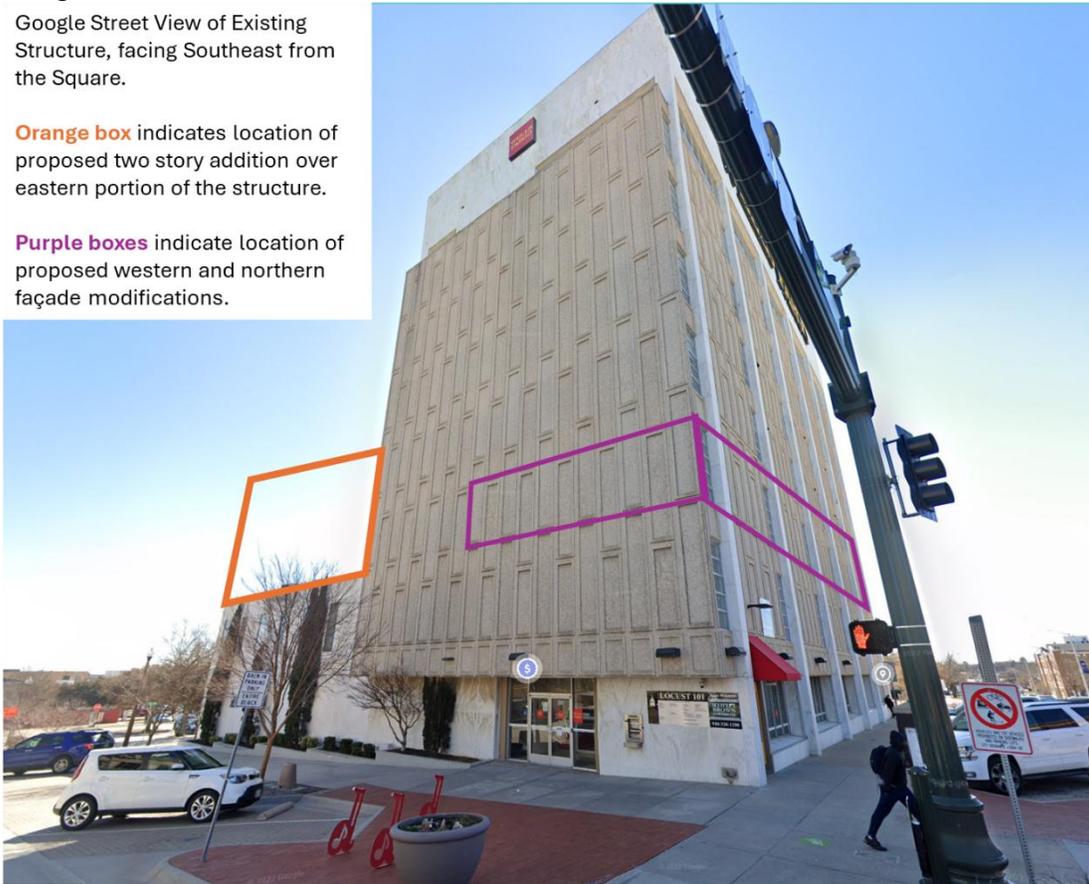
floor and a mezzanine

above. Landscaping trellises are also proposed to be added to the exterior of the existing lower eastern two stories, which would be used to create artificial ivy-covered “green walls” while retaining the existing underlying paneling. On the west façade and half of the north façade of the main 8-story tower, a row of the existing concrete panels on the third floor would be replaced by a row of new single-pane windows (location shown via purple outlines in image below). The proposed windows, trimmed in black matte aluminum, would be narrow, aligning with the width of the existing concrete paneling above and below. The main tower facades facing the Square would be otherwise unchanged. Refer to Exhibit 3 – Certificate of Design Consistency Application, which includes copies of the building plans and renderings of the proposed changes, for more information.

Google Street View of Existing Structure, facing Southeast from the Square.

Orange box indicates location of proposed two story addition over eastern portion of the structure.

Purple boxes indicate location of proposed western and northern façade modifications.



The Historic Preservation Officer (HPO) reviews DCCs for compliance with the applicable architectural standards of the DSD zoning overlay. Additionally, the HPO reviews proposed changes to any structure in the National Register District for compliance with The Secretary of Interior’s Standards for the Treatment of Historic Properties. Staff’s review of the DDC and Secretary of the Interior’s standards is provided in the Considerations section below.

If the DCC is approved by City Council, the next step for the applicant is to submit a permit application for the proposed project. 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 4.10.7 of the DDC specifies the architectural requirements in the Denton Square District. Below are the relevant architectural requirements that apply to the subject application:

DDC Subsection 4.10.7B. Building Orientation, Setback, Frontage, and Height Standards

New building facades and additions to facades on the Mews Streets must not exceed a maximum of

three (3) stories, nor exceed a maximum of sixty-five (65) feet in height.

The total proposed façade on S Austin Street, a mews street, will not exceed the maximum of sixty-five feet in height. As shown in Exhibit 3, through modifications to the existing façade that enhance the visual prominence of the existing single sets of windows, from S Austin Street the proposed finished building will have the appearance of three stories, with a clearly distinguished existing base level defined by the ivy-covered trellises and the canopy extended over the windows and entrance. Moreover, the addition, while it will appear visually to be two stories above one base story, is actually internally one story with a mezzanine above.

DDC Subsection 4.10.7C. Façade Standards

All new buildings, or new floors added to an existing building, must create a clear visual differentiation between the first and second floor, using one or more of the following elements, which must comply with all applicable Design Standards for such elements:

- i. Change in depth
- ii. Columns or posts
- iii. Transom Windows
- iv. Awnings
- v. Changes in materials, including a horizontal trim line of different material between the first and second floors.
- vi. Other elements of architectural relief may be approved by the Director if they are determined to meet the Overall Purpose and Intent of the District.

The proposed addition, while not specifically addressing differentiation between the first and second floor, does create visual differentiation between the existing building base and the new floors (really, one floor with an upper mezzanine) to be added, including a clear change in material delineated by a horizontal line of black trim at the base of the addition, as well as a small but noticeable change in building depth created by setting the lower level of the new addition back from the upper edges of the existing building. As described above, the addition of the ivy-covered trellises, the placement of the awning, and the single level of windows on the existing building all contribute to the existing building presenting as a single-story base under the new addition.

New façades must conform to the following material standards. Façade projects that incorporate unlisted materials may be submitted for review; the Director shall approve or disapprove unlisted materials based on compliance with the Purpose and Overall Intent.

- i. Primary materials are limited to the following:
 - a. Brick
 - b. Stone or stone veneer
 - c. Wood
 - d. Cement composite board
 - e. Tile – terra cotta, porcelain, or ceramic
 - f. Stucco above the first (ground) floor
- ii. The following material may be used as accents and trim:
 - a. All primary materials listed above
 - b. Metal – galvanized, painted, or ornamental
 - c. Pre-cast masonry (trim and cornice only)
 - d. EIFS (exterior insulation and finish system) above the first floor
 - e. Concrete fiber simulated wood siding
- iii. Inappropriate materials
 - a. Vinyl or aluminum siding
 - b. Mirrored glass
 - c. Stucco above the first (ground) floor

d. EIFS on the first (ground) floor

The proposed addition is compliant with façade materials requirements, given that the metal framing and cladding of the addition functions visually as an accent and trim, rather than as a primary material, and metal is permitted as an accent or trim material. While the proposed artificial ivy is not a listed material in the DSD, staff is not opposed to the use of the unique material for a building fronting a mews street. Since this DCC requires Council, rather than Director, approval, the final approval or denial of this unlisted material is Council's decision.

Secretary of Interior's Standards

The existing structure at 101 S Locust Street, though a non-contributing structure, is located within the National Register's Denton County Courthouse Square Historic District. Therefore, the proposed project is subject to review under The Secretary of Interior's Standards for the Treatment of Historic Properties (The Standards) to ensure that there would be no significant impacts on the historic district. The Standards for Rehabilitation apply to the proposed project, while the Standards for Preservation, Reconstruction, and Restoration do not apply. Below are the Secretary of the Interior's Standards for Rehabilitation requirements.

Standards for Rehabilitation

Definition: Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed addition of a floor and an upper mezzanine will be added on to the top of the lower eastern section of the existing building. The new addition will retain the existing building and not destroy nor remove historic materials, features, or spatial relationships that are key characteristics of the property. At the same time, the addition will be clearly differentiated from the existing building by the use of horizontal black metal accents, and the overall design of the addition would remain compatible with the existing building, particularly with the use of symmetrical fenestration, which echoes the design of the top floor of the main Wells Fargo building.

Given that the building is non-contributing building to the historic district, the replacement of a single row of existing concrete panels on the north and west facades of the tower with new windows would not destroy historic materials or features. Additionally, the new windows mirror the size of the present concrete panels proposed to be removed, representing a minor change when compared to majority of the façade, which remains unchanged; therefore, preserving the spatial relationships that characterize the property. Lastly, the new windows are clearly differentiated from the existing building, particularly by their black trim, while, as noted previously, the design and sizing of the windows provide compatibility with the surrounding façade by echoing and emphasizing the existing pattern of repeating narrow rectangular panels.

2. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new story and mezzanine addition, and faux ivy green wall, will be added to the top and exterior of the existing eastern section, retaining the existing façade and the essential form and integrity of the underlying building. Similarly, the single row of windows proposed to be removed on the western and northern facades impacts a relatively narrow strip of those overall facades and does not significantly impact the essential form and integrity of those facades, being easily

replicated if a future owner chooses to remove the windows.

Based on the evaluation criteria stated above and an evaluation of the documentation and the architectural history of the property, including the fact that significant additions to the building were originally planned from the time of the building's grand opening, staff believes that the proposed addition of a new story and upper mezzanine above the eastern portion of the existing building and the included modifications to the western and northern facades of the existing building at 101 S Locust Street complies with the standards of Section 4.10.7 of the Denton Development Code and meets the Secretary of the Interior's Standards for Rehabilitation requirements. In line with the Purpose and Overall Intent of the Denton Square District in DDC 4.10.1, approving this proposed multi-level, metal-trimmed addition to a building that was historically intended to be expanded, in a location which will limit the visibility of that addition from the Square Proper, encourages creativity and architectural diversity within the district while ensuring the overall historic character of the Square is protected. As discussed above, both the new eastern addition and the windows added to the west and north facades have design elements that echo those in the existing Wells Fargo building, meeting the Denton Square District's intent that "patterns and rhythms in exterior building qualities" be continued in new additions to buildings and facades. And overall, the approval of these changes, which will facilitate the successful development of a new use at this location is in keeping with the Denton Square District's purpose and intent to support the success of existing and new businesses in the District and to "promote reinvestment into one of the City's most enduring spaces."

PREVIOUS ACTION/REVIEW

No previous actions or reviews.

NEIGHBORHOOD MEETING

No neighborhood meeting was held.

OPTIONS

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

RECOMMENDATION

Staff recommends **approval as submitted** of the Certificate of Design Consistency request for a new two-story addition above the eastern portion of the structure facing S Austin Street and included modifications to the western and northern facades of the third floor of the existing structure facing S Locust Street and E Hickory Street at 101 S Locust Street, as the proposed project meets the standards of Section 4.10.7 of the Denton Development Code and the Secretary of the Interior's Standards for Rehabilitation requirements.

EXHIBITS:

1. Agenda Information Sheet
2. Site Location Map
3. Certificate of Design Consistency Application
4. Staff Presentation
5. Draft Ordinance
6. Public Notice Sign Packet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
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Historic Preservation Officer