



November 14, 2023

Travis and Sara Rigsby  
2700 Dancing Flame Drive  
Denton, TX 76201

RE: 314 Marietta Street – Rehabilitation of the Residence and Construction of Rear Addition  
(COA23-0007)

Dear Mr. and Mrs. Rigsby:

The Historic Landmark Commission at its meeting on Monday, November 13, 2023, approved your Certificate of Appropriateness (COA) application, on behalf of the City of Denton, to rehabilitate the existing residence and construct a new rear addition at 314 Marietta Street, within the West Oak Area Historic District (WOA). The key improvements include:

- Rehabilitation of the original residence, apart from the removal of the original sun porch and one, rear (east) exterior wall to construct a two-story addition with approximately 3,500 SF of garage and living space.
- Infill of window openings on the north and south facades, and addition of new door openings to provide access to the property.
- Preservation of the existing residence's wood facades. Any deteriorated siding will be replaced with new wooden tongue and groove siding to match. The proposed addition's façade will be a continuation of the original residence, using wooden tongue and groove siding and finished to match.
- Replacement of existing door and windows on the front and south façades of the current residence with 1940s era appropriate windows and leaded glass finishing's that reflect the 1940s tax photo.
- On the west (front) façade, a faux garage door would be installed in the existing garage opening of the original residence so those viewing the structure will understand the original purpose and layout of the structure. The existing concrete driveway would be removed.

Please note that the exterior alterations and proposed rear addition shall not deviate from the submitted plans (see Exhibit A) 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 residential construction and/or alteration. Please submit a permit application by applying online or in person.

**OUR CORE VALUES**

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

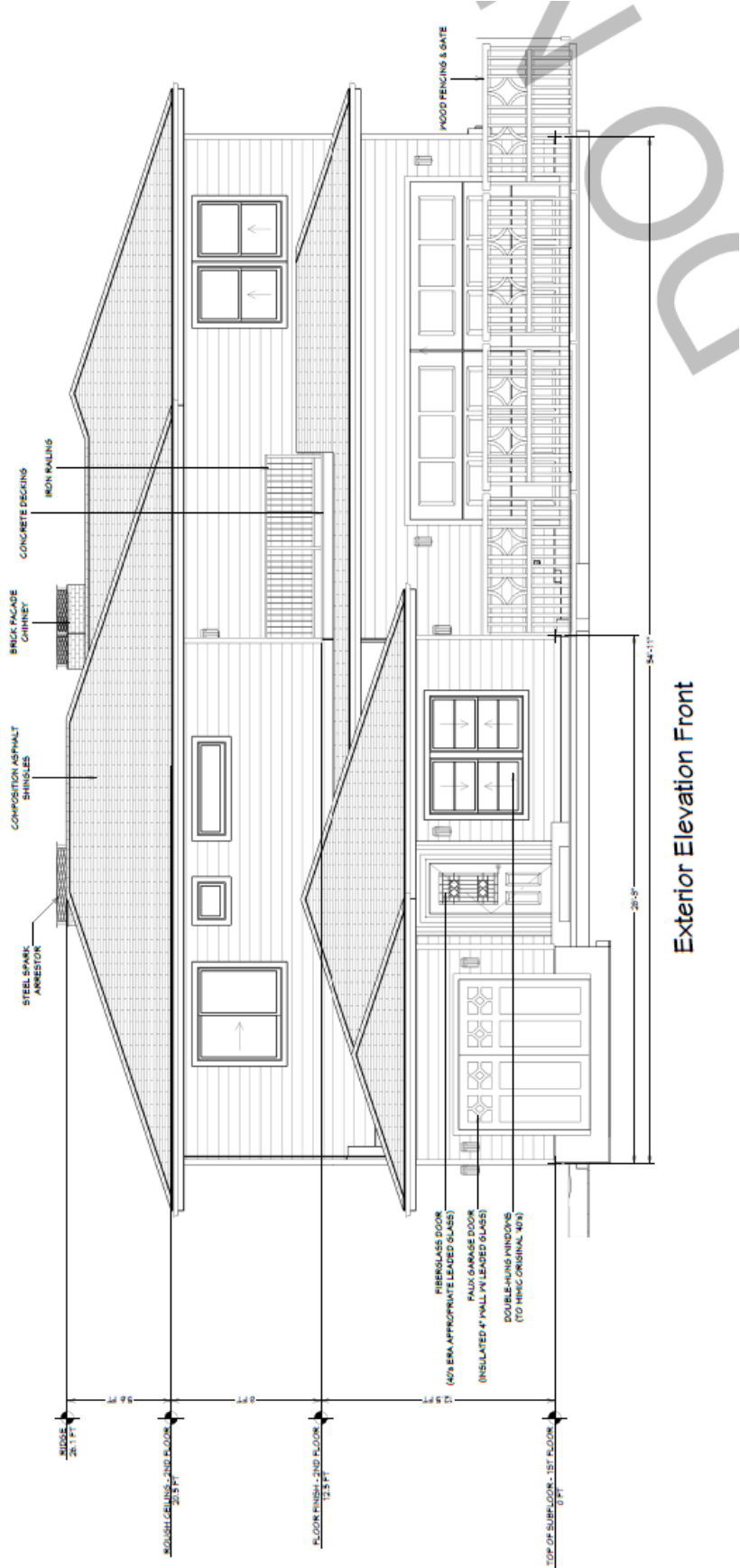
If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at [cameron.robertson@cityofdenton.com](mailto:cameron.robertson@cityofdenton.com).

Sincerely,

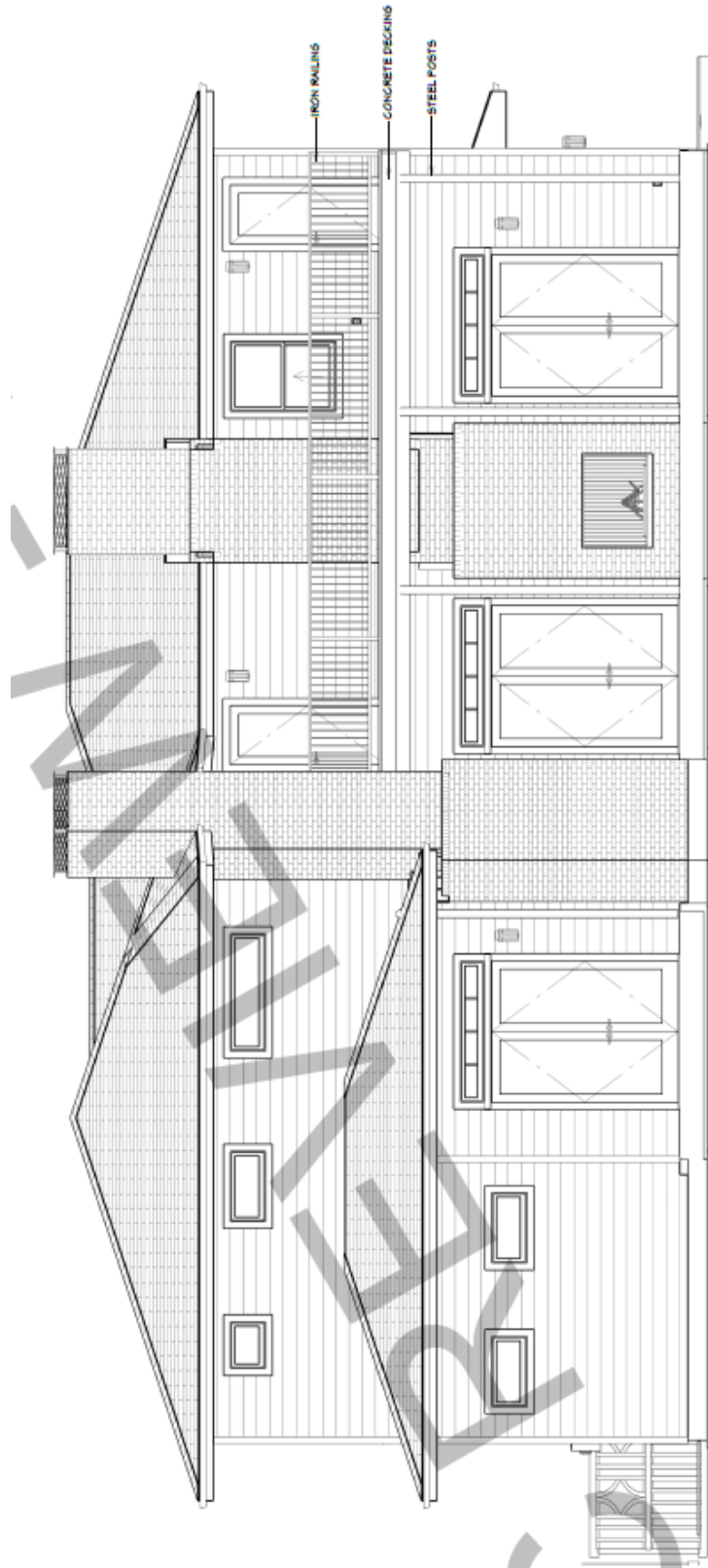
A handwritten signature in black ink, appearing to read "CAMERON ROBERTSON". The signature is written in a cursive, slightly slanted style.

Cameron Robertson, AICP  
Historic Preservation Officer

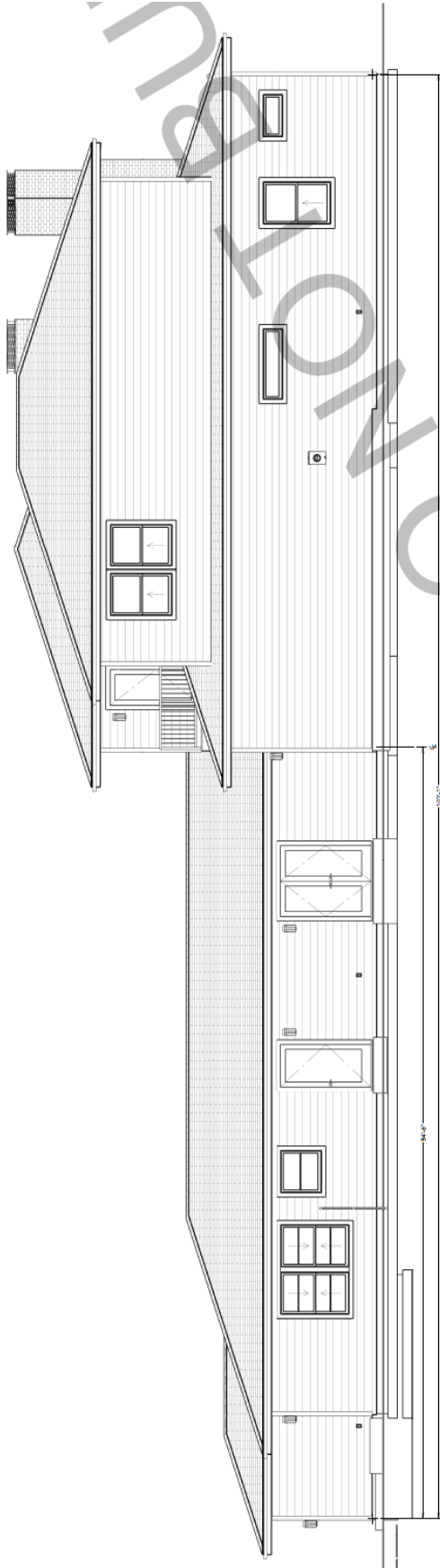
# Exhibit A



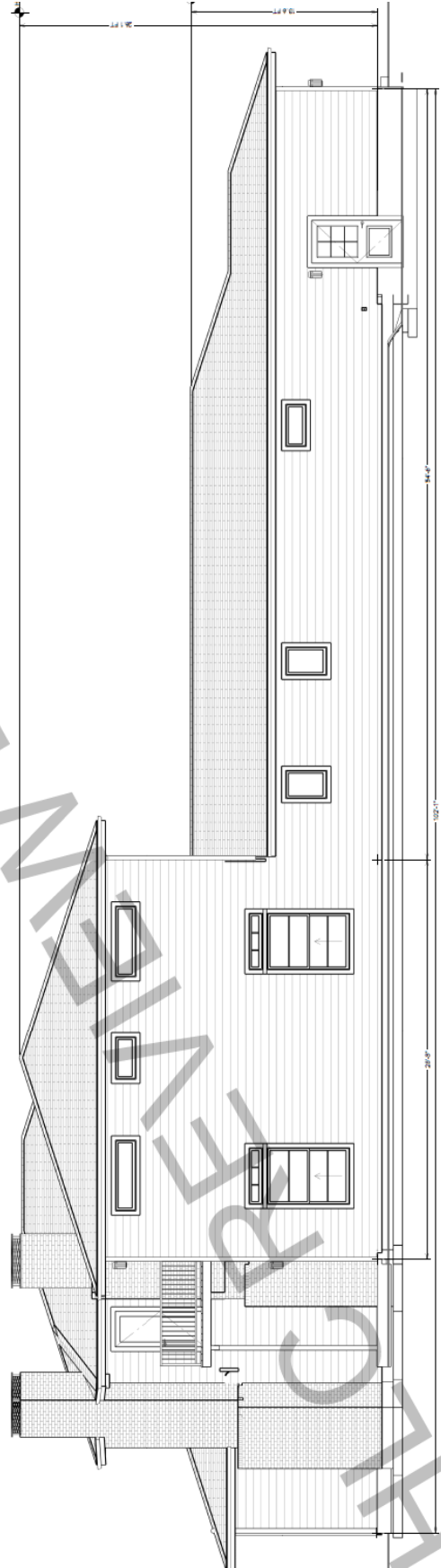
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Right



Exterior Elevation Left