



February 23, 2024

Greg Johnson, Verus Commercial
3190 Teasley Lane
Denton, TX 76205

RE: 116 W Oak Street – Front (South) Façade Exterior Alterations

Dear Mr. Johnson:

On October 9, 2023, staff approved your Certificate of Design Consistency (DCC) application, on behalf of the City of Denton, for the alteration of the front (south) facade of the commercial building at 116 W Oak Street. The proposed improvements (see Exhibits A and B) were pursuant to Sections 4.10.7C and 4.10.7D of the Denton Development Code:

Façade Standards

- *Existing unpainted brick and stone facades must not be painted.*
- *The ground floor of buildings must include a minimum of three (3) elements of architectural relief at least every twenty-five (25) linear feet. These elements must comply with other applicable Design Standards, and may include, but are not limited to, the following:*
 - *Doors*
 - *Change in depth*
 - *Columns or posts*
 - *Windows*
 - *Awnings*
 - *Changes in materials*
 - *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.*

Fenestration, Glazing, and Entry Standards

- *Ground floor windows must use clear glass (80% minimum Visible Light Transmittance). All window glass must allow a minimum 60% Visible Light Transmittance and must not exceed 15% Visible Light Reflectance when measured at a perpendicular angle. The use of Low Emissivity (Low-E) glass is permitted.*
- *Primary building entrances must be clearly articulated, preferably with a covered-projected type of entry. Options, which must meet all applicable Design Standards, include:*
 - *Awnings*
 - *Canopies*
 - *Recessed entry*

OUR CORE VALUES

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

- *Other similar treatments may be approved by the Director if they are determined to meet with the Overall Purpose and Intent of the District.*
- *Awnings, canopies, and other covered-projected types of building features are permitted to encroach partially into the public right-of-way, but do require completion and approval of a City of Denton Right-of-Way Use permit/application.*
- *Awning, canopies, and other covered-projected types of building features must comply with the following:*
 - *Must be placed so as to provide weather protection for pedestrians.*
 - *Must be consistent in height with similar covered-projected features on adjacent or joining buildings.*
 - *Must be mounted in locations that do not obscure ornamental features over storefronts, such as rooflines, arches, and banding.*
 - *Must not exceed the width of the sidewalk*
 - *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.*
 - *Must not have a dome or convex frame.*
 - *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.*
 - *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.*
 - *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.*

On February 23, 2024, staff received revised plans from the applicant that showed the following changes (see Exhibit C):

- Removal of the columns; and
- Removal of the recessed entry

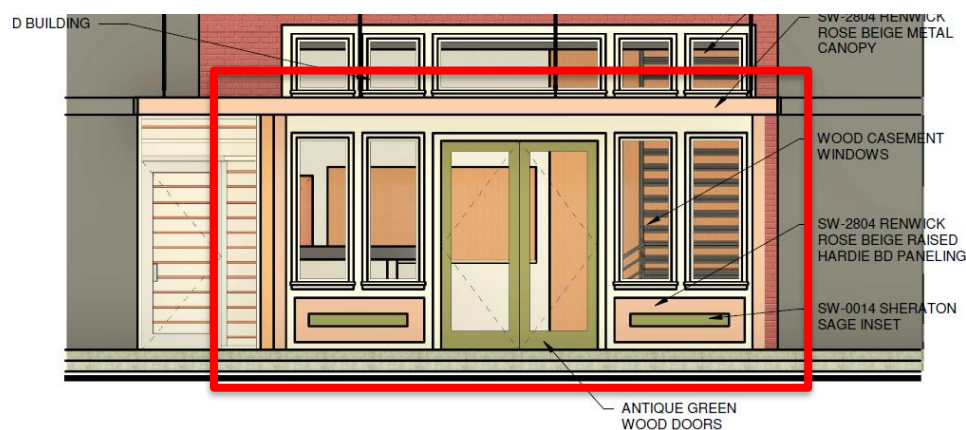


Figure 1: New Proposed Entryway

Per staff's review of the material provided, and per Sections 4.10.7C and 4.10.7D above, the amendment to the plans has been administratively reviewed and approved by the Historic Preservation Officer.

Please note that any work that deviates from the amended work proposed above and within the exhibits will require a new DCC. Additionally, if the applicant has received funding through the Downtown Reinvestment Grant Program, any work deviations should be discussed with staff prior to permitting to keep the applicant in substantial conformance with the program.

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,

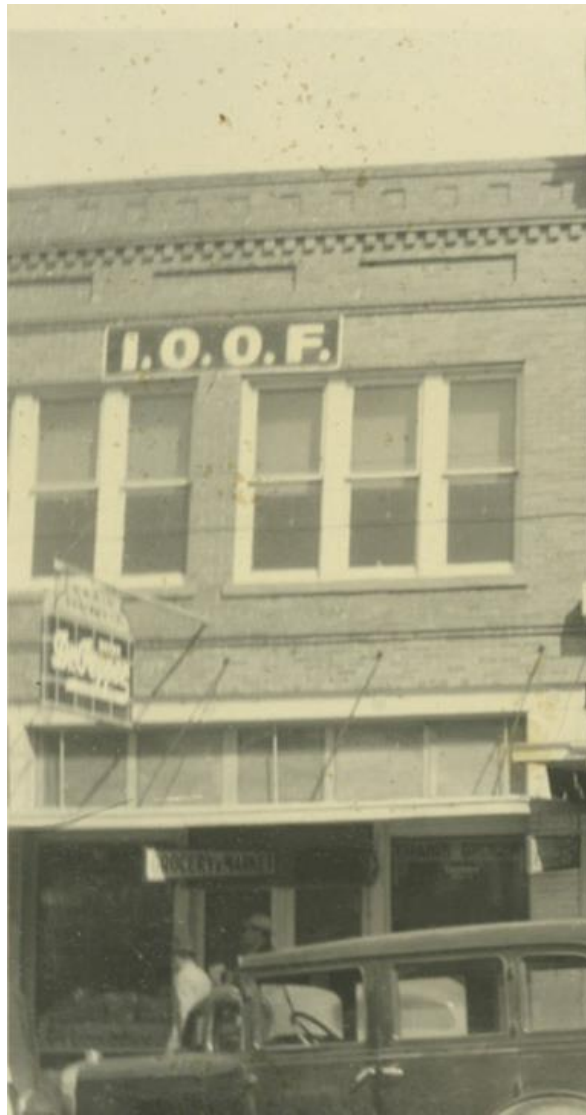
A handwritten signature in black ink, appearing to read "CAMERON ROBERTSON".

Cameron Robertson, AICP
Historic Preservation Officer

Exhibit A

Proposed Exterior Renovation

Cameron Robertson, Historic Preservation Officer, was very helpful in providing a variety of historical photos of the building in order for the applicant to choose a historically appropriate style to mimic for this renovation. We have chosen the exterior photo below circa 1938.



The Renovation

Brick / Paint: The goal is to remove the exterior paint revealing the original brick, however if the brick proves to deteriorate due to paint removal, we will paint the brick with a historically appropriate paint color from the Sherwin Williams Historic Color Palate as directed by Cameron. New brick columns street level will be painted to match the style in the 1938 photo.

Awning: The existing large awning is not structurally sound and is rusted, nor is it consistent with any of the historical photos. Since the requirement is to match a documented (with photo) historical style prior to 50 years prior to current date, keeping the existing awning would not be possible even if it were structurally sound. The plan is to install a new steel flat awning consistent with the 1938 photo which will reveal the transom windows.

Transom Windows: The transom windows were hidden when the large awning & sign were installed by McBride's, but the openings are still there. New windows will be installed in concert with the 1938 photo.

Street Level: Because the desired use is restaurant, we want to allow for a covered patio inset behind the front of the building (property line). The businesses on the square benefit from foot traffic and a vibrant active downtown, as has been proven over the last 10 years as more restaurants have located on the square. As you will see in the architects conceptual drawings, he has designed a front façade consistent with the vertical elements in the 1938 photo that captures the look and feel from 1938 while allowing the storefront entry to be inset about 20 feet. This will allow for patio dining while not obstructing the sidewalk (which can be a challenge in other areas of the square where restaurants place tables on the public property).

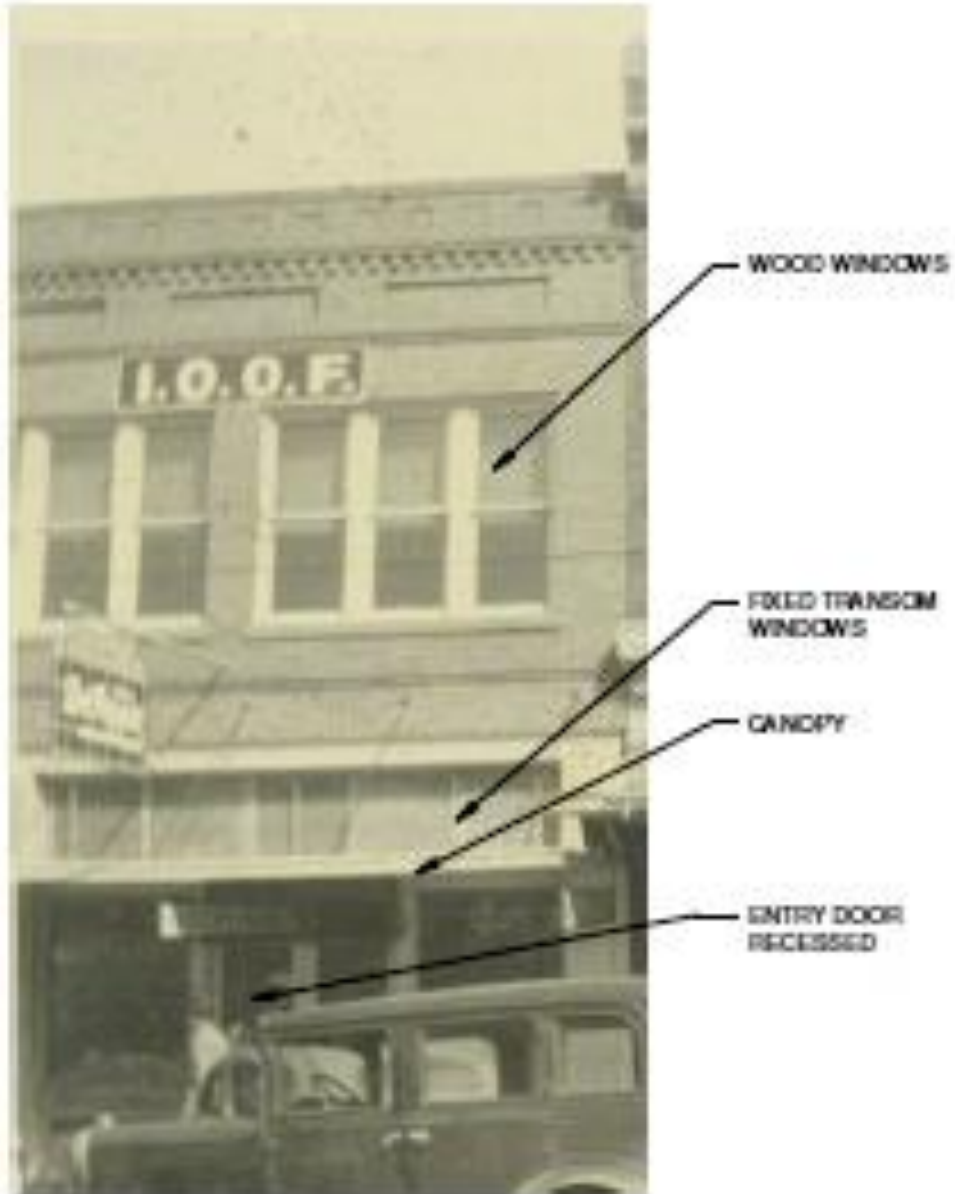
The existing old style inset entry with display windows on each side will be completely removed, allowing for usable patron dining space while achieving the 1938 look.

Existing w/ Notes



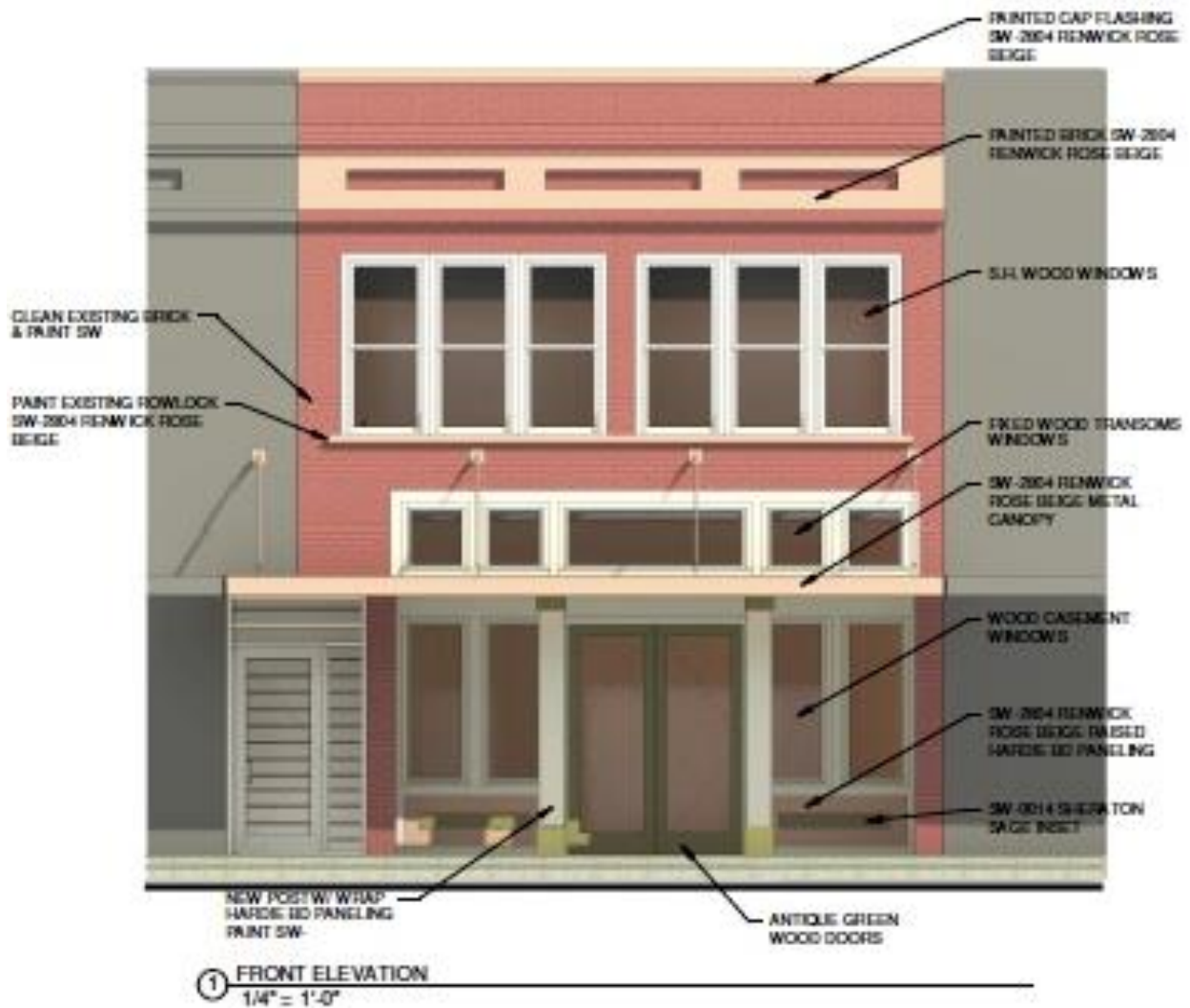
⑤ BUILDING TODAY
1/4" = 1'-0"

1938 w/ Notes



⑥ 1938 HISTORICAL PHOTO
1/4" = 1'-0"

Conceptual Rendering w/ Notes – PREVIOUSLY APPROVED PLANS



Side by Side View

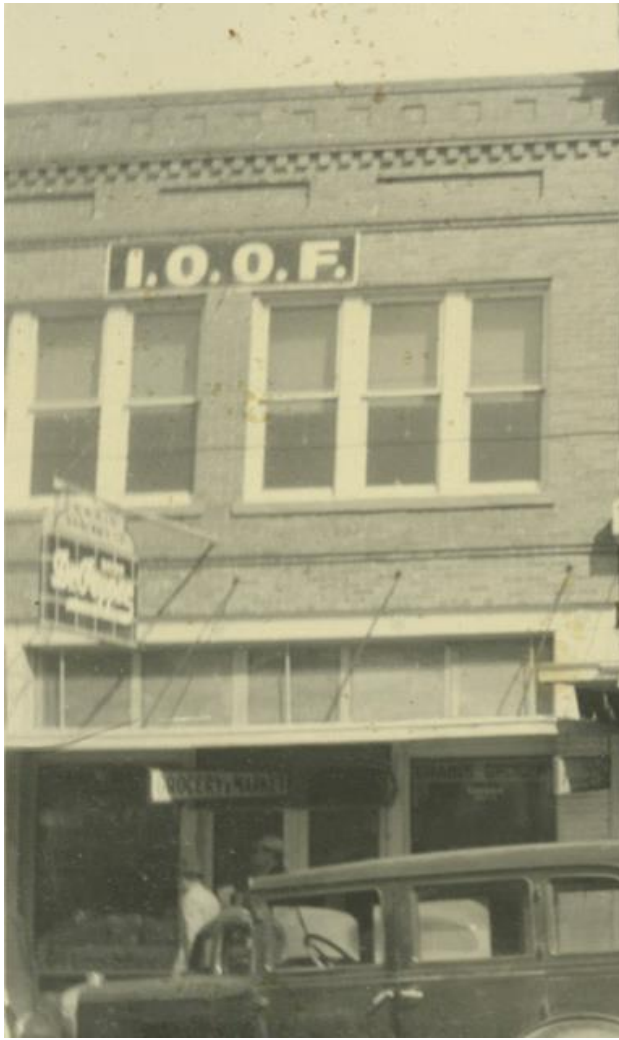
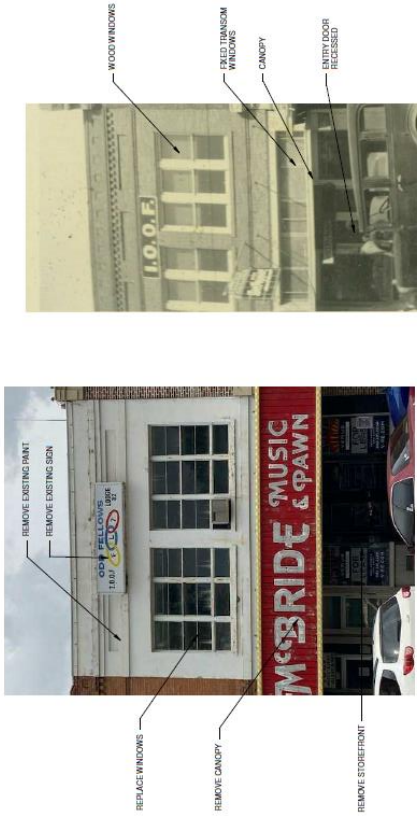


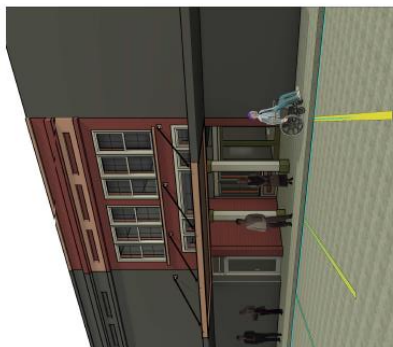
Exhibit B – PREVIOUSLY APPROVED PLANS



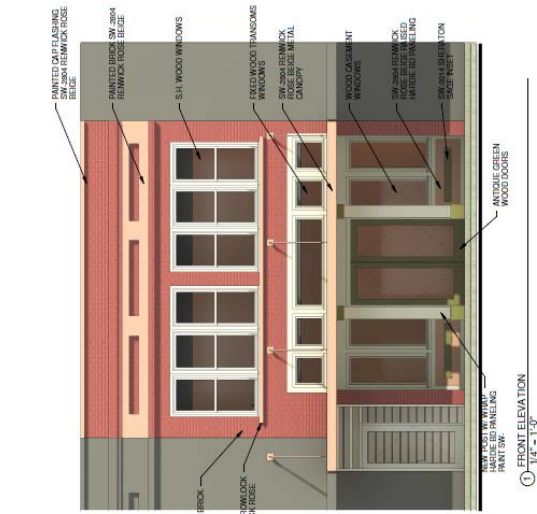
6 1938 HISTORICAL PHOTO
1/4" - 1'-0"



091823 RENDERING



③ 3D View 3



1 FRONT ELEVATION
1/4" = 1'-0"

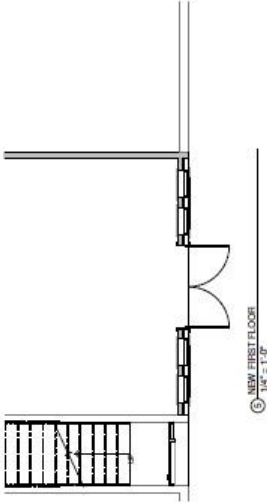
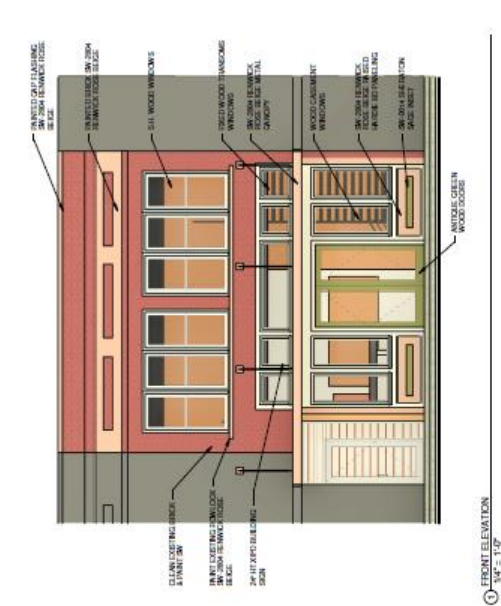


② 3D View 4



④ 3D View 1

Exhibit C – AMENDED PLANS



02224 EXTERIOR VIEW 1
1/2" = 1'-0"



02224 EXTERIOR VIEW 2
1/2" = 1'-0"



02224 EXTERIOR VIEW
1/2" = 1'-0"