



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: June 11, 2018

SUBJECT

Hold a public meeting and consider an application for a Certificate of Appropriateness, in accordance with Section 35.7.6.8.A, for exterior rehabilitation work to the building located at 119 W. Hickory St., a locally designated landmark, located on W. Hickory St. between S. Elm and S. Locust Streets. (COA18-0005, Roman McAllen)

BACKGROUND

This is a commercial building at 119 W. Hickory St, on the south side of the square. According to the original historic landmark designation, the earliest records indicate the date of original construction began prior to 1860. This would make it one of the oldest buildings on the square. This side of the square has had numerous fires. One such fire, in 1926, resulted in the elimination of the second story. In 1940 the building had an art deco facade for the LaMode Dress store. The building was designated a local landmark in June of 1981, with the facade as it is today. The windows and doors were slightly altered in 2012.

The current owner is requesting a Certificate of Appropriateness to remove the 1980's facade, open the original ground floor street level entry, and expose as much of the original fabric as possible as represented in the attached exhibits.

APPLICANT/OWNER:

Clif Tinder

CONSIDERATIONS:

1. The building located at 119 W. Hickory was designated a low priority during the 1996 Historic Resource Survey.
2. The documentation related to the creation of the National Registered District, completed in 1999, labels this structure as a contributing building. It appears to indicate that the site holds more historical significance than the actual structure which was altered in 1980 and thereby would not have met the standard 50 year or older criteria for significance. The district's period of significance at the time of creation was 1882 to 1949.

3. The proposed work has the potential to restore the more interactive, porous, condition of the façade that would have existed around the turn of the century, when records indicate among the building's documented uses were: livery, feed, dry goods store and stable.
4. Section 35.7.13.4.B references 35.7.6 as applicable in the district. Section 35.7.6.8.E specifies criteria for denial or Certificates of Appropriateness.

Criteria for denial of Certificate of Appropriateness.

A Certificate of Appropriateness must be denied if there is a final decision that the proposed work will have an adverse effect on:

1. The external architectural features of the historic landmark;
2. The external architectural features of the properties in the block or in the historic district as a whole; or
3. The future preservation, maintenance and use of the historic landmark and the historic district.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness as submitted with conditions;

- If it is discovered during the demolition phase that the original façade material may be permanently exposed, and is worthy of such, that they remain exposed.

EXHIBITS:

1. Agenda Information Sheet
2. COA Application
3. 1996 HRS Survey
4. Site Location Map
5. Local HL Historical Narrative
6. Letter to Owner regarding HL creation
7. THC NR Survey Document
8. Proposed Plans
9. Photos

Prepared By:
Roman McAllen, Assoc. AIA, AICP
Historic Preservation Officer

Reviewed By:
Richard Cannone, AICP
Interim Planning Director