



Legislation Text

File #: HL16-0007, **Version:** 1

Planning Report

HL16-0007 / 619 Pearl Street

City Council District 2

Planning & Zoning Commission

November 30, 2016

REQUEST:

Hold a public hearing and consider making a recommendation to the City Council regarding an application for Historic Landmark Designation for the property located at 619 Pearl Street, generally located at the southeast corner of the intersection of Pearl Street and Denton Street. (HL16-0007, 619 Pearl Street, Roman McAllen)

OWNER/APPLICANT:

Donna and John Morris

BACKGROUND:

This request is for the Historic Landmark Designation of the property located at 619 Pearl Street. The home was surveyed in 1996, as part of the city-wide historic resource survey and it was determined at that time to be a medium priority property built in approximately 1920, in the Craftsman Bungalow style. The current homeowner has completed a substantial rehabilitation of this property which elevated its priority level. On October 10, 2016 the Historic Landmark Commission voted unanimously in support of this designation.

The applicant has provided information depicting the historical significance of this property. Please refer to the attached application for details regarding the property. Pursuant to Section 35.7.6.5 of the Denton Development Code (DDC), the Historic Landmark Commission shall make a recommendation to the Planning and Zoning Commission to consider any historic landmark designation. The Planning and Zoning Commission, after a public hearing, shall make its recommendation to the City Council for final approval and adoption of an ordinance to designate the property as an historic landmark.

COMPREHENSIVE PLAN:

The designation of an historic resource in the City of Denton falls within Element 4, Community Character & Urban Design and within Element 7, Housing and Neighborhoods of the Denton Plan 2030. Element 4 was developed to identify, preserve, maintain, and create character areas within the city. The Plan, among other preservation priorities, states that as Denton grows the city shall continue the identification, restoration, and preservation of unique and distinctive cultural, historical, and architectural features of Denton. Element 7 calls for being proactive in neighborhood conservation and using historic district designations as a “defense mechanism to prevent ‘spillover’ impacts from adjacent corridor and center development, and from capital investments such as road widening”.

CONSIDERATIONS:

1. Per the 1996 Historic Resources Survey of Denton, Texas, this craftsman bungalow was constructed circa 1925 in the Colonial Revival style. It was also designated a medium priority property.

2. The criteria for Historic Landmark Designations are provided in Section 35.7.6.4 of the Denton Development Code:

In making the designations, the city council shall consider but shall not be limited to one (1) or more of the following criteria:

1. Character, interest or value as part of the development, heritage or cultural characteristics of the city, state or the United States;
2. Recognition as a recorded state historic landmark, a national historic landmark or entered into the National Register of Historic Places;
3. Embodiment of distinguishing characteristics of an architectural type or specimen;
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
5. Embodiment of elements of architectural design, detail, material or craftsmanship which represent a significant architectural innovation;
6. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif;
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
8. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state, or United States;
10. Location as the site of a significant historic event;
11. Identification with a person who significantly contributed to the culture and development of the city, state or United States;
12. A building or structure that because of its location has become of value to a neighborhood, community area or the city;
13. Value as an aspect of community sentiment or public pride.

3. This property meets the following three criteria:

Number 3. Embodiment of distinguishing characteristics of an architectural type or specimen;

Constructed ca.1917, the home is a fine example of the Craftsman Bungalow Style. It retains its front gabled roof, and front porch with gable braces and exposed roof rafters. It retains its original double hung window sashes, with multiple-paned upper sashes. The home retains its original wide roof overhangs with brackets.

Number 12. A building or structure that because of its location has become of value to a neighborhood, community area or the city;

The home is a contributing home in the Oak Hickory Historic District as indicated by its architectural integrity and designation as a “medium priority” structure in the historic resource survey of 1996.

Number 13. Value as an aspect of community sentiment or public pride.

The home today shows a strong commitment to the community as well as a strong sense of pride of place.

STAFF RECOMMENDATION:

Staff recommends approval of this request for Historic Landmark Designation of the property located at 619 Pearl St. This designation is consistent with the goals and objectives of the Denton Plan 2030 and meets the criteria for Historic Landmark Designations as outlined in the Denton Development Code.

OPTIONS:

1. Recommend approval as submitted.
2. Recommend approval subject to conditions.
3. Recommend denial.
4. Table the item.

PUBLIC NOTIFICATION:

To comply with the public hearing notice requirements, 15 notices were sent to property owners within 200 feet of the subject property, 65 courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property.

ATTACHMENTS:

- Location Map
- Application
- Notification Map

Reviewed By:
Munal Mauladad
Director of Development Services

Prepared By:
Roman McAllen
Historic Preservation Officer