



**CITY OF DENISON
HISTORIC PRESERVATION BOARD MEETING
AGENDA**

Tuesday, May 7, 2024

After determining that a quorum is present, the Historic Preservation Board of the City of Denison, Texas will convene in a Regular Meeting on **Tuesday, May 7, 2024 at 12:00 PM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas at which the following items will be considered:

1. CALL TO ORDER

2. PUBLIC COMMENTS

Citizens may speak on items listed on the Agenda. A “Request to Speak Card” should be completed and returned to the City Clerk upon arrival, prior to the Board reaching the Public Comment section of the agenda. Citizen comments are limited to three (3) minutes, unless otherwise required by law.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the April 16, 2024, Meeting.
- B. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the painting of the rear elevation and the placement of a sign and light fixture at the rear entry of 401 W. Main Street (Case No. 2024-020H).
- C. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to place a sign and awning above the rear entrance of 418 W. Main Street (Case No. 2024-025H).
- D. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to add painted Hardie Board, a fabric awning and new front entry door to the façade of 230 W. Main Street (Case No. 2024-031H).
- E. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to remove the metal awning, repair any damage and replace with an awning; remove plywood covering transom cutouts, repair any damage and install transom windows on the front façade of 121-123 W. Main Street (Case No. 2024-032H).

4. STAFF UPDATES

5. ADJOURNMENT

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front windows of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 3rd day of May 2024.

Christine Wallentine, City Clerk

In compliance with the Americans With Disabilities Act, the City of Denison will provide for reasonable accommodations for persons attending Historic Preservation Board Meeting. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 903-465-2720, Ext: 2437.



**CITY OF DENISON
HISTORIC PRESERVATION BOARD MEETING
MINUTES**

Tuesday, April 16, 2024

1. CALL TO ORDER

Announce the presence of a quorum.

Chair Kirsten Solomon called the meeting to order at 12:00 p.m. Board Members present were Vice Chair Kurt Cichowski, Linda Anderson, Rhonda Borgne, and Steve Riley.

Staff present were Mary Tate, Director of Development; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; Kirk Kern, Jr., Chief Building Official; Robert Lay, Neighborhood Services Manager; Novardo Johnson, Neighborhood Services Supervisor; Harlan Owens, Fire Marshal; and Karen L. Avery, Deputy City Clerk.

2. PUBLIC COMMENTS

No Request to Speak Cards were received at this point in the meeting. Therefore, no public comments were received.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the April 2, 2024, Meeting.

Board Action

On motion by Vice Chair Cichowski, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved the April 2, 2024, Meeting Minutes.

- B. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness to add permanent LED strip lighting around the roofline of 131 W. Main Street (Case No. 2024-019H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this request is similar to the request the Board received for 400 W. Main Street on March 5, 2024, in which the Board chose to approve the item with stipulations. She stated that this is for The Horse's Axe. Ms. Tate stated that the Applicant would like to add permanent LED strip lighting to the roof line along the Main Street and Austin Avenue sides of the building. The primary color will be white lighting with the ability to program

other colors. Ms. Tate stated that the building owner is in discussions with Ms. Donna Dow (Main Street Director) about how to maintain control of the colors and who has control of the colors. Ms. Tate stated that this is a prominent location and high traffic area due to U.S. Hwy. 69. Staff recommends approval of this request with the same stipulations granted to 400 W. Main Street – in that the primary color be white lighting, with the ability to change colors for holidays on a temporary basis (90-days or less) as defined in the Sign Ordinance. Ms. Tate stated that the company that will be placing the lighting is Inception Lighting Company, the same company that placed the lighting in Grapevine. Ms. Tate stated that the Applicant is here to speak on the item. Mr. Michael Roberts then came forward and provided the following information for the record:

Name: Mr. Michael Roberts

Address: 131 W. Main Street
Denison, TX

Mr. Roberts stated that he met the owner of Inception Lighting Company a few months ago and he subsequently introduced them to Donna Dow. He stated that he started a discussion with Ms. Dow regarding control of the color, noting that he would turn that over to the City completely. He does not want it to turn into an issue on Main Street but just wants to be part of the community. Mr. Roberts stated that – if the City wished to control all Main Street lighting – they could have an app with the ability to control all of Main Street with one click. Mr. Roberts again stated that he does not want to control the color but wants the City to decide what color it should be during whatever holiday is going on. Mr. Roberts stated that Inception Lighting has a great track record with lighting in different cities. He also noted that the way they install it is placing discreet molding above the lighting in a color that matches the building, adding that during the daytime it is unnoticeable. Discussion ensued amongst staff, Board Members, and Applicant regarding stipulations and control of lighting.

On motion by Vice Chair Cichowski, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness to add permanent LED strip lighting around the roofline of 131 W. Main Street, to be predominantly white with the potential for different colors and to be determined by future ordinance amendments.

- C. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness for the placement of a fire escape ladder at 114 N. Houston Street. (Case No. 2024-023H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this request is for the Peanut Factory, which has been vacant for over twenty (20) years. Ms. Tate stated that both the 2013 and 2017 Historic Resources Survey evaluations determined the structure to be a non-contributing building due to alterations to the primary façade and loss of integrity. Ms. Tate stated that, for these reasons and to meet code for

new uses, the addition of the fire escape ladder does not further detract from the building in any way. She stated that the approximate location of the ladder is on the north elevation towards the rear (being placed three feet off the rear of the building facing the north direction). This is required by code for fire egress and will allow for roof access for maintenance purposes. Ms. Tate stated that the Applicant is here to speak on the item. Mr. Jonathan Farrell then came forward and provided the following information for the record:

Name: Mr. Jonathan Farrell

Address: 114 N. Houston Street
Denison, TX

Mr. Farrell stated that the owner of the building came to him with an intended purpose of doing some remodeling. He stated that in examining the building they came across multiple issues. Mr. Farrell stated that part of their intent is to start with a preliminary ladder system to gain access to the roof, whether that be for HVAC systems and/or roof replacement, which is going to have to happen soon (given their initial inspection). Mr. Farrell stated that they want to close in the ceiling system inside the building as it is all open trusses. Mr. Farrell stated that there is a scuttle access and by closing up the ceiling, they would be sealing up the scuttle access. Mr. Farrell inquired if they should add some sort of locked gate or hatch on the bottom of the ladder system for safety purposes. Staff informed Mr. Farrell that he should speak with the Fire Marshal after the meeting.

On motion by Board Member Borgne, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness for the placement of a fire escape ladder at 114 N. Houston Street

4. STAFF UPDATES

Mary Tate, Director of Development, informed the Board that she has a few administratively approved applications that she will be signing off on and she will place those on the next agenda.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:19 p.m.

KIRSTEN SOLOMON, Chair

ATTEST:

Karen L. Avery, Deputy City Clerk

Historic Preservation Board Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the painting of the rear elevation and the placement of a sign and light fixture at the rear entry of 401 W. Main Street (Case No. 2024-020H).

Staff Contact

Mary Tate, Director of Development Services
mtate@denisontx.gov

Summary

- Applicant would like to repaint the rear elevation due to fading. The color (black) will match the black used on other features of the building.
- A sign will be placed to the left of the door with coordinating vinyl decals on the door.
- A black, gooseneck light fixture will be placed above the sign.

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

The Historic Preservation Board may approve, deny, or table the request.

Background Information and Analysis

The applicant is seeking approval to make alley access improvements to the rear of 401 W. Main Street which include repainting the rear elevation due to fading. The color will be the same black as was used on the trim of the primary façade and the side wall. The signage to be added is comprised of two black aluminum panels detailing the address as well as the business name and logo. The signs are 14"x48" and 72"x48" and are appropriate in size per the Sign Ordinance. Complementing vinyl decals will be added to the glazing of the doors. Finally, a black, 15-in exterior lighting fixture will be placed above the sign.

Financial Considerations

NA

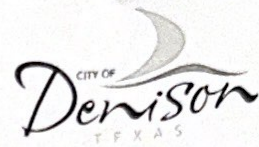
Prior Board or Council Action

NA

Alternatives

NA

City of Denison
Application for Certificate of Appropriateness
300 W. Main Street, PO Box 347
Denison, TX 75020



Revision Date: 05/2021
Page 1 of 3

903-465-2720

Address of Property: 401 W. Main St. Denison, TX 75020

Property Owner(s): Mattie Quate

Applicant Name: Mattie Quate

Relationship to Owner: Me

Check if same as Property Owner

Applicant Mailing Address: _____

Applicant E-Mail Address: _____ Applicant Cell Phone Number: (903) 744-4144
dancexplosionstudio@gmail.com

- Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- Current photograph of property
- Historical photograph of property (if available)
- A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- Site Plan or photograph of site with proposed changes
- Drawing of proposed changes, including dimensions of each element being added/removed
- Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.

Bold items required for all projects.

Attachments should be 11" X 17" or smaller.

Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Other: <u>Siding</u>	Name of Contractor: _____ Has the building been previously painted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property's Current Primary Use: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other: _____	Will changes being made change the primary use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, state new use: _____

<p>Masonry</p> <p><input type="checkbox"/> Type</p> <p><input type="checkbox"/> Repointing</p> <p><input checked="" type="checkbox"/> Cleaning</p> <p><input type="checkbox"/> Removing paint</p> <p><input type="checkbox"/> Repairing/replacing/removing</p> <p><input type="checkbox"/> Coatings, including water repellent coatings</p>	<p>Wood</p> <p><input type="checkbox"/> Removing Paint</p> <p><input type="checkbox"/> Repairing/replacing/removing wood</p> <p><input type="checkbox"/> Coating, including chemical preservatives</p>	<p>Painting: Please provide samples and list all colors.</p> <p><input type="checkbox"/> Brick: _____</p> <p><input type="checkbox"/> Other masonry: _____</p> <p><input type="checkbox"/> Wood: _____</p> <p><input checked="" type="checkbox"/> Other façade elements: <u>Back-siding</u></p>
<p>Windows</p> <p><input type="checkbox"/> Repairing/replacing sashes</p> <p><input type="checkbox"/> Changing number size, location, or glazing pattern</p> <p><input type="checkbox"/> Cutting new windows</p> <p><input type="checkbox"/> Closing or blocking</p> <p><input type="checkbox"/> Replacing</p>	<p>Entrances: including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</p> <p><input checked="" type="checkbox"/> Entrance repair/replacement</p> <p><input type="checkbox"/> Entrance removal</p> <p><input type="checkbox"/> Porch removal</p> <p><input type="checkbox"/> Porch closure/enclosure</p>	<p>Roof: including dormers, chimneys, slates, tiles, shingles, metal, etc.</p> <p><input type="checkbox"/> Repairing roof</p> <p><input type="checkbox"/> Replacing roof</p> <p><input type="checkbox"/> Repairing/replacing features</p> <p><input type="checkbox"/> Removing features</p>
<p>Additions</p> <p><input type="checkbox"/> Addition to primary facade</p> <p><input type="checkbox"/> Other addition: _____</p>	<p>Demolition</p> <p><input type="checkbox"/> Residential</p> <p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Other: _____</p>	<p>Other</p> <p><input type="checkbox"/> Please explain: _____</p>

<p>Location</p> <p><input type="checkbox"/> Window/door</p> <p><input type="checkbox"/> Building</p> <p><input type="checkbox"/> Pole</p> <p><input type="checkbox"/> Other: _____</p>	<p>Lighting</p> <p><input checked="" type="checkbox"/> Exterior illumination</p> <p><input type="checkbox"/> Building illumination</p> <p><input type="checkbox"/> Non-white lighting</p> <p><input type="checkbox"/> Type: _____</p> <p><input type="checkbox"/> Other: _____</p> <p><i>add entry light where already wired</i></p>	<p>Hardware</p> <p><input type="checkbox"/> Screw mounting</p> <p><input type="checkbox"/> Wires</p> <p><input type="checkbox"/> Tension system</p> <p><input type="checkbox"/> Freestanding:</p> <p><input type="checkbox"/> Other: _____</p>
<p>Colors</p> <p><input type="checkbox"/> Please list: _____</p>	<p>Materials</p> <p><input type="checkbox"/> Masonry Type: _____</p> <p><input type="checkbox"/> Vinyl</p> <p><input type="checkbox"/> Metal</p> <p><input type="checkbox"/> Canvas</p> <p><input type="checkbox"/> Other: _____</p>	<p>Other signage elements</p> <p><input type="checkbox"/> Please explain: _____</p>

I hereby certify that I have examined this application and know the information presented herein to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified or not. If a Certificate of Appropriateness (COA) is issued, it is my responsibility to verify if a Building Permit is necessary before beginning work, and to verify if inspections must be done upon completion of work. The granting of a COA does not give authority to violate or be exempt from the provisions of any other local, state, or federal law regulating construction or performance of construction.

Work done without an applicable COA may result in a fine, and removal of unauthorized construction required.

Mathie Quate

Property Owner's Signature

4.24.24

Date

Mathie Quate

Property Owner's Printed Name

OFFICIAL USE ONLY

Staff Received:	Case Number:	Receipt #:
Select one: Contributing/Non-contributing	Date Received:	Built Circa:

4/17/24, 10:03 AM

Generation Lighting Barn Light 1-Light 15-in Black Dark Sky Outdoor Wall Light ENERGY STAR in the Outdoor Wall Lights depar...

SPRING DEALS HAVE FINALLY SPRUNG. SHOP SPRINGFEST NOW >

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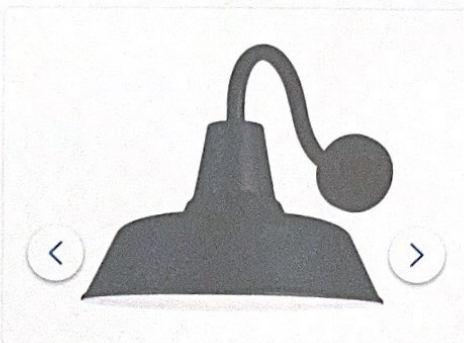
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< Back to Results / Lighting & Ceiling Fans / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Wall Lights

Generation Lighting Barn Light 1-Light 15-in Black Dark Sky Outdoor Wall Light ENERGY STAR

Item #2557126 | Model #8837401EN3-12

★★★★★ 5



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Farmhouse, rustic, industrial fixture with weather-resistant aluminum shade for wall applications
Safety listed for wet locations and easy installation with all mounting hardware

Manufacturer Color/Finish: Black



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★★★★★ 5

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before tax



9:55

91



Alan >



Ok. We will.

Thank you!

Thu, Mar 28 at 5:36 PM



Hi Mattie.

To paint the back wall.
Power wash, all prep ,
paint. \$750

Material est. \$ 250

Overhead cost \$100

Total is \$1100

We can start asap.

Fri, Mar 29 at 9:07 AM

Not that I am aware of. It took too long to get to Denison.

Sorry wrong person. Are you approving my estimate?

More thank Likely. I am gathering all my quotes. Right now. Will have



iMessage



Waiting on official quote on letterhead

Alley Signage for 401 West Main



New Aluminum Black Panels- (1) 14" x 48" (1) 72" X 48"

Single sided panels mounted on to the excited aluminum wall, screws long enough to mount into the under side brick. Screw heads painted black to match signs

Write Vinyl Graphics applied to panels. With Digital printed logo in Neon Green and Blue.

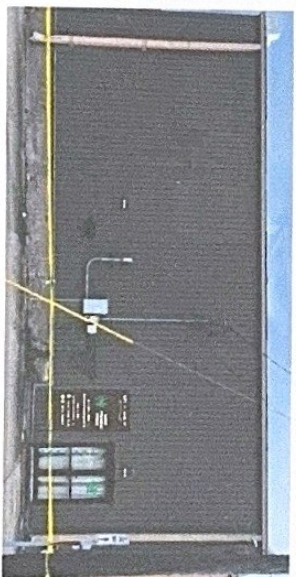
Door Vinyl Applied to the exterior of door. 16" x 16" Logo Digital Print and Laminated in Neon Green and Blue. Symbols down the Left Door to match. Dots = 4" and stars 5"

Design and preparation before install 5 hours = 45.00 per hour = 225.00

Aluminum Panels and Graphics = 475.00

Install in Field on Building and Windows = 2 hours = 45.00 per hour = 90.00

790.00
before tax



Client: Dance Explosion Studio

Project: Alley Signage

Job Number: 032124-2

Date: 04.03.24

Revision Date: 04.03.24 /2

Danilton, TX 79020
903-464-0828
ken@theshinyfx.com



Letter of Intent Alley Access Grant

April 17, 2024

Mattie Quate

Owner

Dance Xplosion Studio
401 W Main St
Denison, TX 75020

To Whom It May Concern:

I am requesting consideration for the Alley Access Grant. The following improvements are what I would like to make to 401 W Main Street. Denison, TX.

I would first like to have the back wall painted black to create a clean slate. The color will be the same black used as the trim for the front of the facade and the side wall. Secondly, I would like to add back alley signage to make the building and location identifiable from the Alley. Lastly I would like to add in a light to the back entry where wiring already exists.

Attached you will find all the quotes received from the contractors.

Thank you for your consideration.

Best regards,

Mattie Quate

Owner

 dancexplosionstudio@gmail.com

 903-744-4144

 401 W Main St, Denison , TX
75020

Alley Signage for 401 West Main



New Aluminum Black Panels- (1) 14" x 48" (1) 72" X 48"

Single sided panels mounted on to the excited aluminum wall, screws long enough to mount into the under side brick. Screw heads painted black to match signs

White Vinyl Graphics applied to panels, With Digital printed logo in Neon Green and Blue.

Door Vinyl Applied to the exterior of door. 16" x 16" Logo Digital Print and Laminated in Neon Green and Blue. Symbols down the Left Door to match. Dots = 4" and stars 5"

Design and preparation before install 5 hours = 45.00 per hour = 225.00

Aluminum Panels and Graphics = 475.00

Install in Field on Building and Windows = 2 hours = 45.00 per hour = 90.00

790.00
before tax



Client **Dance Explosion Studio**

Project **Alley Signage**

Job Number
032124-2

Date
04.03.24

Revision Date



Denison, TX 75020
903-464-0966
kim@thehangint.com

Historic Preservation Board Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to place a sign and awning above the rear entrance of 418 W. Main Street (Case No. 2024-025H).

Staff Contact

Mary Tate, Director of Development Services
mtate@cityofdenison.com

Summary

- The applicant is requesting a CoA to add a new unlit sign above the rear entrance of 418 W. Main Street.
- A striped awning will be placed above the door but below the sign.
- Exterior lighting currently exists.

Staff Recommendation

Staff recommends approval of this item.

Recommended Motion

The Historic Preservation Board may approve, deny, or table the item.

Background Information and Analysis

418 W. Main Street is the home of the Bargain Box, the resale shop of the Junior League of Grayson County. The organization is seeking a CoA to place a black aluminum sign above the rear entrance. The aluminum panel is 22" tall and 80" wide with 12" white vinyl letters.

The awning for which the organization is seeking approval consists of a painted steel frame with striped fabric in the colors of Cozy White and Lovely Long Song and Black. The dimensions of the awning are 24" tall, 80" wide, and 36" deep.

The sign and awning are designed to match and complement the store front sign.

Financial Considerations

NA

Prior Board or Council Action

NA

Alternative

NA



Address of Property: 418 W. Main

Property Owner(s): Denison Service League dba Junior League of Grayson County

Applicant Name: Denison Service League dba Junior League of Grayson County

Relationship to Owner: _____

Check if same as Property Owner

Applicant Mailing Address: P. O. Box 4, Denison, TX 75021

Applicant E-Mail Address: lmstclair@yahoo.com Applicant Cell Phone Number: 580-579-4785

Please submit this completed application with the following supplemental items attached:

- Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- Current photograph of property
- Historical photograph of property (if available)
- A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- Site Plan or photograph of site with proposed changes
- Drawing of proposed changes, including dimensions of each element being added/removed
- Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.

Bold items required for all projects.

Attachments should be 11" X 17" or smaller.

Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <u>The Hangin T</u> <hr/> Has the building been previously painted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property's Current Primary Use: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Other: <u>non-profit resale shop</u>	Will changes being made change the primary use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, state new use:

Please check all that apply regarding the work to be done at the property:

<p>Masonry</p> <ul style="list-style-type: none"> <input type="checkbox"/> Type <input type="checkbox"/> Repointing <input type="checkbox"/> Cleaning <input type="checkbox"/> Removing paint <input type="checkbox"/> Repairing/replacing/removing <input type="checkbox"/> Coatings, including water repellent coatings 	<p>Wood</p> <ul style="list-style-type: none"> <input type="checkbox"/> Removing Paint <input type="checkbox"/> Repairing/replacing/removing wood <input type="checkbox"/> Coating, including chemical preservatives 	<p>Painting: <i>Please provide samples and list all colors.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Brick: _____ <input type="checkbox"/> Other masonry: _____ <input type="checkbox"/> Wood: _____ <input type="checkbox"/> Other façade elements: see Letter of Intent _____
<p>Windows</p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing/replacing sashes <input type="checkbox"/> Changing number size, location, or glazing pattern <input type="checkbox"/> Cutting new windows <input type="checkbox"/> Closing or blocking <input type="checkbox"/> Replacing 	<p>Entrances: <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Entrance repair/replacement <input type="checkbox"/> Entrance removal <input type="checkbox"/> Porch removal <input type="checkbox"/> Porch closure/enclosure 	<p>Roof: <i>including dormers, chimneys, slates, tiles, shingles, metal, etc.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing roof <input type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features
<p>Additions</p> <ul style="list-style-type: none"> <input type="checkbox"/> Addition to primary facade <input type="checkbox"/> Other addition: _____ 	<p>Demolition</p> <ul style="list-style-type: none"> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ 	<p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: <u>Signage for rear of building</u>

Signage to be installed:

<p>Location</p> <ul style="list-style-type: none"> <input type="checkbox"/> Window/door <input checked="" type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____ 	<p>Lighting</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: _____ <input type="checkbox"/> Other: _____ 	<p>Hardware</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: <input type="checkbox"/> Other: _____
<p>Colors</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please list: <u>black with white and red lettering</u> 	<p>Materials</p> <ul style="list-style-type: none"> <input type="checkbox"/> Masonry Type: _____ <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: <u>5</u> 	<p>Other signage elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: _____

I hereby certify that I have examined this application and know the information presented herein to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified or not. If a Certificate of Appropriateness (COA) is issued, it is my responsibility to verify if a Building Permit is necessary before beginning work, and to verify if inspections must be done upon completion of work. The granting of a COA does not give authority to violate or be exempt from the provisions of any other local, state, or federal law regulating construction or performance of construction.

Work done without an applicable COA may result in a fine, and removal of unauthorized construction required.

Denison Service League
Property Owner's Signature *Spinda St Clair*

Oct. 29, 2023
Date

Denison Service League dba Junior League of Grayson County

Property Owner's Printed Name

OFFICIAL USE ONLY

Staff Received:	Case Number:	Receipt #:
Select one: Contributing/Non-contributing	Date Received:	Built Circa:

LETTER OF INTENT

This Application for Certificate of Appropriateness is being submitted on behalf of the Denison Service League, dba Junior League of Grayson County, for unlighted signage at the rear entrance and an awning covering the rear entrance of the resale shop located at 418 West Main, Denison, known as the *Bargain Box*.

The sign consists of a black aluminum panel 22" tall x 80" wide. The white vinyl letters are 12" tall reading "BARGAIN BOX" and are painted Cozy White (color sample attached). The Junior League logo is Lovely Love Song red (color attached) and is 8" tall with Cozy White logo inside. 2" tall letters reading "JUNION LEAGUE OF" and 3 ¾" letters reading "GRAYSON COUNTY" are also Cozy White. The sign is placed above the awning and below the light at the rear of the building. Total cost for the sign is \$200.00.

The awning frame is made of steel and measures 80" wide, 24" tall and 36" deep. The awning frame is covered with fabric, which is attached to the frame. It is permanent and not retractable. Total cost for the awning is \$5,7415, including cost for rental of equipment for installation.

Total cost of the project is \$5,915.00

Your consideration of this Application is appreciated.

DENISON SERVICE LEAGUE
Dba JUNIOR LEAGUE OF GRAYSON COUNTY

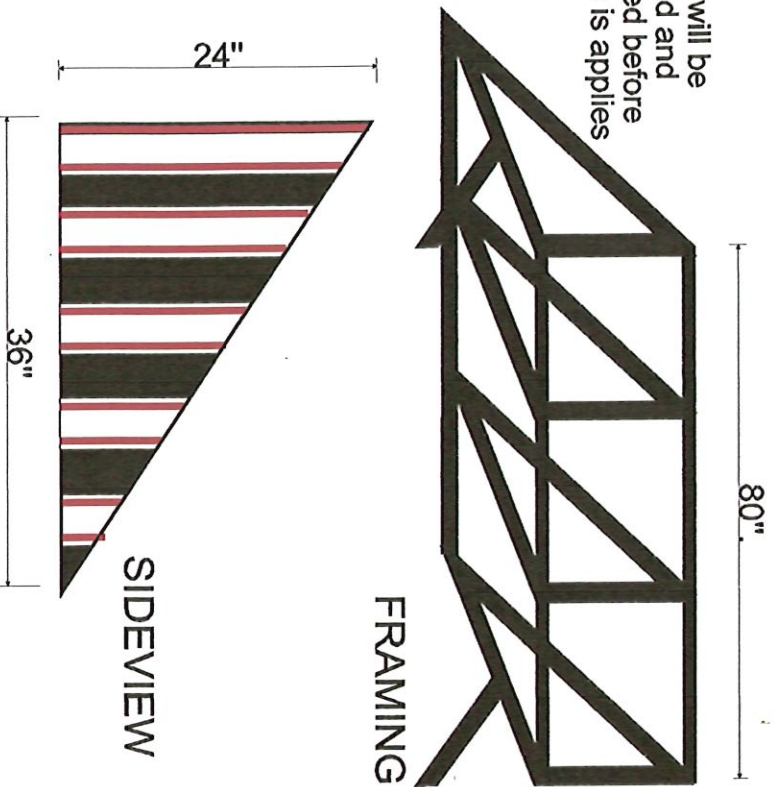


Attachments:

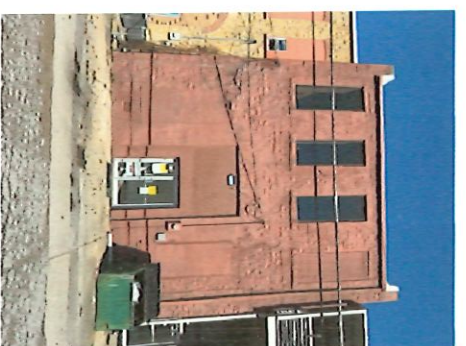
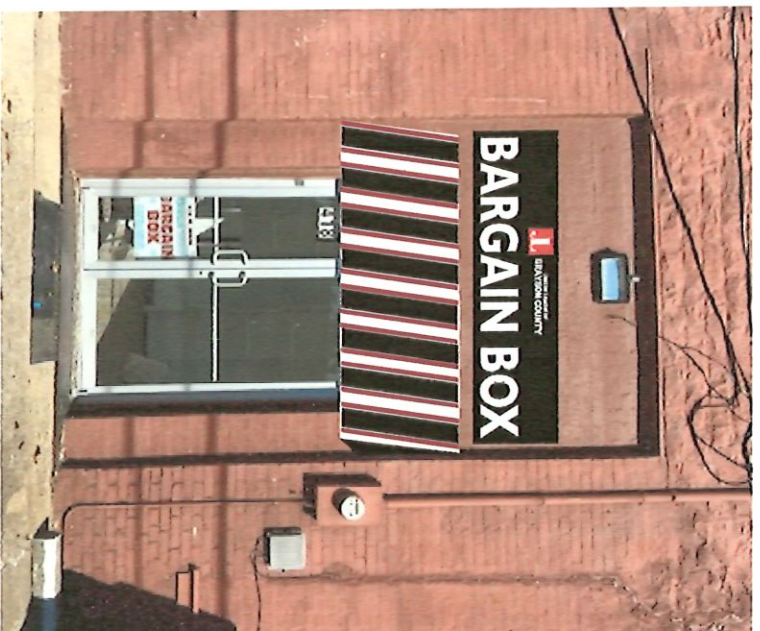
- Current picture of Bargain Box
- Cozy White color sample
- Lovely Long Song color sample
- Rendering of proposed signage

Option B = Steel Frame with Strip Fabric

Steel will be primed and painted before fabric is applies



Back Entrance at 418



New Steel Frame with Awning Fabric Stripes

Awning is 24" Tall 80" Wide and 36" Deep Built and Fabricated and installed New Aluminum Sign created to match store front sign 20" x 80"

\$5915.00

Fabricating and building awning = 3325.00
 Fabric and Labour to install on Awning = 1640.00
 Sign creation = 200.00
 Equipment rental in install of awning and sign = 750.00

Client Bargain Box

Project Back Entrance Sign and Awning

Job Number 111823-1

Date 03.26.24

Revision Date 03.28.24



Denison, TX 75020
 903-464-0966
 kim@theawning.com

COZY WHITE

2008-10C

LRV	RGB	HEX
96	142, 139, 221	#8E8E9D

LOVELY LOVE SONG



2008-4

LRV	RGB	HEX
37	195, 75, 58	#C34E33

Historic Preservation Board Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to add painted Hardie Board, a fabric awning and new front entry door to the façade of 230 W. Main Street (Case No. 2024-031H).

Staff Contact

Mary Tate, Director of Development Services
mtate@cityofdenison.com

Summary

- The applicant has removed the box covering as was approved in Case No. 2022-064H.
- The applicant is requesting to add painted Hardie board to the area that at the present time has temporary siding.
- The applicant is seeking approval to place an elongated dome black fabric awning above the commercial storefront and extending along the storefront corner of Rusk Avenue.
- The applicant is seeking approval to replace the existing entry door with a commercial black aluminum storefront door. Sidelights are not present.

Staff Recommendation

Staff does not recommend approval of this request for the following reasons:

- requested alterations further detract from the historic integrity of the design and structure
- an awning is not appropriate to the style and stature of this building
- additional funding opportunities may exist and should be explored

Recommended Motion

The Historic Preservation Board may approve, deny, or table the item.

Background Information and Analysis

230 West Main Street was built in 1882. In 1912, when the National Bank of Denison purchased the building, the building underwent a façade renovation. Additional storefront alterations took place in the 1950's and 60's. The 2017 Historic Resources Survey denotes 230 W. Main as a contributing building with fair integrity due to the intact second story. The first-floor storefront alterations could be reversed to replicate the open commercial character for which the building possessed during the early twentieth century.

The HPO did reach out to the THC staff architect on two different occasions for a statement of opinion but has not received a response.

Financial Considerations

Applicant's Letter of Intent states that the cost for restoration back to original façade is approximately \$200,000 and is cost prohibitive. HPO is unaware if other funding discussions have taken place or if other opportunities have been explored that may assist with a more appropriate alteration.

Prior Board or Council Action

Case No. 2022-064H came before the HPB in October of 2022 at which time the applicant stated the following:

“It is my intention to remove the “box” covering the front and side of the building and return the façade as close to its original look as possible. Until the current covering is partially removed, I cannot say for sure what will need to be done regarding the restoration. Simply stated, it is my intention to remove the “box” cover and once removed, restore the building to its original look if the cost is not prohibitive.”

A CoA was approved on October 31st, 2022 for the “removal of the box from the store front.” The CoA also stated “whatever rebuilding that needs to be done after removal must be approved by the board in a new case.” This case fulfills that requirement.

4-26-24

Re: HP application for Certificate of Appropriateness - 230 West Main

Dear Mary:

I have completed the removal of the "box" that covered a portion of the front and side of my building. After removal, the building was "put in the dry" with some temporary building materials. I have selected a contractor to replace the temporary siding and replace it with Hardie board. When completed it will look just like Photo 1 except the exposed brick on the corners will be covered with Hardie board. There is an area above where the "box" was removed that has been painted. We will paint that and the Hardie board the same color to closely match the existing color of the temporary board that is currently on the building. We want to match the general color of the building even though the entire area will be covered with a cloth awning as depicted in Photo 2. The repaired area will still be visible if you look up under the awning when entering the building.

I also want to replace the front entry door with something very similar to Photo 4.

I spent several months getting bids and drawings to take the building back to its original façade. The estimated cost was well over \$200,000 and that was cost prohibitive for me.

Respectfully submitted,

Phillip Shaffer

Photo 1, temporary sealing of the removal areas.



Photo 2 - Awning



Photo 3, Actual area to be Covered by Awning



Photo 4, Door replacement



City of Denison
Application for Certificate of Appropriateness
 300 W. Main Street, PO Box 347
 Denison, TX 75020
planning@cityofdenison.com
 903-465-2720



Revision Date: 05/2021
 Page 1 of 3

Address of Property: 230 West Main

Property Owner(s): Phillip Shaffer

Applicant Name: Phillip Shaffer

Relationship to Owner: _____

Check if same as Property Owner

Applicant Mailing Address: 230 West Main

Applicant E-Mail Address: phillipshafferlaw@gmail.com Applicant Cell Phone Number: 903.463.3882

Please submit this completed application with the following supplemental items attached:

- Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- Current photograph of property
- Historical photograph of property (if available)
- A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- Site Plan or photograph of site with proposed changes
- Drawing of proposed changes, including dimensions of each element being added/removed
- Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.

Bold items required for all projects.

Attachments should be 11" X 17" or smaller.

Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Other: <u>limestone</u>	Name of Contractor: <u>Not determined yet</u> <hr/> Has the building been previously painted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Property's Current Primary Use: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other: <u>Law offices</u>	Will changes being made change the primary use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, state new use:

Please check all that apply regarding the work to be done at the property:

<p>Masonry</p> <ul style="list-style-type: none"> <input type="checkbox"/> Type <input type="checkbox"/> Repointing <input type="checkbox"/> Cleaning <input type="checkbox"/> Removing paint <input type="checkbox"/> Repairing/replacing/removing <input type="checkbox"/> Coatings, including water repellent coatings 	<p>Wood</p> <ul style="list-style-type: none"> <input type="checkbox"/> Removing Paint <input type="checkbox"/> Repairing/replacing/removing wood <input type="checkbox"/> Coating, including chemical preservatives 	<p>Painting: <i>Please provide samples and list all colors.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Brick: _____ <input type="checkbox"/> Other masonry: _____ <input type="checkbox"/> Wood: _____ <input type="checkbox"/> Other façade elements: _____
<p>Windows</p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing/replacing sashes <input type="checkbox"/> Changing number size, location, or glazing pattern <input type="checkbox"/> Cutting new windows <input type="checkbox"/> Closing or blocking <input type="checkbox"/> Replacing 	<p>Entrances: <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Entrance repair/replacement <input type="checkbox"/> Entrance removal <input type="checkbox"/> Porch removal <input type="checkbox"/> Porch closure/enclosure 	<p>Roof: <i>including dormers, chimneys, slates, tiles, shingles, metal, etc.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing roof <input type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features
<p>Additions</p> <ul style="list-style-type: none"> <input type="checkbox"/> Addition to primary facade <input type="checkbox"/> Other addition: _____ 	<p>Demolition</p> <ul style="list-style-type: none"> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ 	<p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: _____

Signage to be installed:

<p>Location</p> <ul style="list-style-type: none"> <input type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____ 	<p>Lighting</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: _____ <input type="checkbox"/> Other: _____ 	<p>Hardware</p> <ul style="list-style-type: none"> <input type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: _____ <input type="checkbox"/> Other: _____
<p>Colors</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please list: _____ _____ 	<p>Materials</p> <ul style="list-style-type: none"> <input type="checkbox"/> Masonry Type: _____ <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____ 	<p>Other signage elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: _____ _____

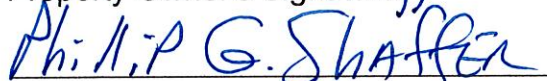
I hereby certify that I have examined this application and know the information presented herein to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified or not. If a Certificate of Appropriateness (COA) is issued, it is my responsibility to verify if a Building Permit is necessary before beginning work, and to verify if inspections must be done upon completion of work. The granting of a COA does not give authority to violate or be exempt from the provisions of any other local, state, or federal law regulating construction or performance of construction.

Work done without an applicable COA may result in a fine, and removal of unauthorized construction required.



Property Owner's Signature

10-17-22
Date



Property Owner's Printed Name

OFFICIAL USE ONLY

Staff Received:	Case Number:	Receipt #:
Select one: Contributing/Non-contributing	Date Received:	Built Circa:

The National Bank of Denison Building, 230 West Main

Year Constructed: ca. 1882 with a complete façade rebuild in 1912.

Style: Classical Revival

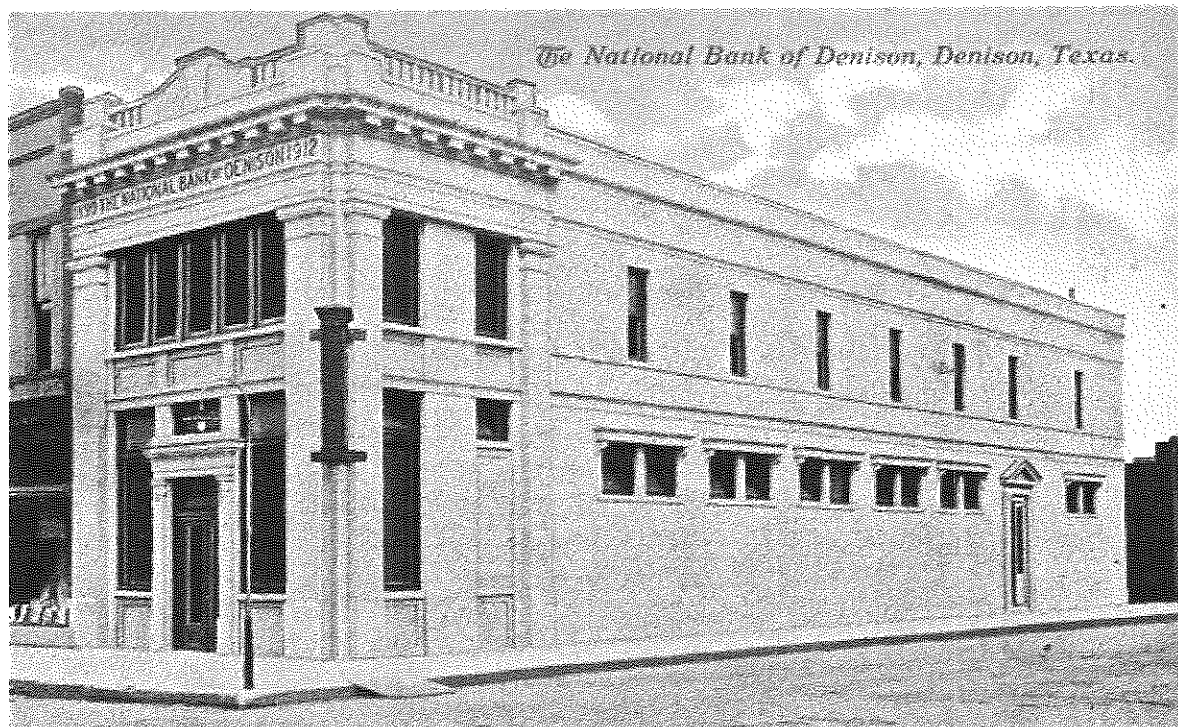
History: Originally known as the Kerby Building, construction took place sometime in the early 1880's. The highly elegant two-story structure was originally home to a hardware and agricultural implement warehouse. By 1892, the building was home to the Boyd Clothing Store, featuring the motto, "No Clothing Fits Like Boyd's". Sometime in the early 1900's, an addition was made to the rear of the building allowing the structure to occupy the entire lot.

The National Bank of Denison, founded in 1882, extensively remodeled and rebuilt the structure to house their banking facilities in 1912. The entire façade was rebuilt and clad in granite with pilasters, keystones, modillions, and an inspiring balustrade along the top. The granite is an eight-inch veneer placed over the original twelve-inch thick brick walls, even keeping the original window openings along the side of the building and reconfiguring them into a more streamlined look. The bank remained at this location until 1928, at which time they vacated the site and merged with the State National Bank across the avenue.

For several years after the bank vacated, the lower storefront remained empty while the second floor served as a meeting place for various clubs and organizations. By the 1950's, the building housed Bear Drug on the bottom floor with offices of Dr. Robert Duncan, Dr. Paul Pierce, Dr. Sam Levin and Dr. W.G. Holmes, a dentist, on the second floor. Bear Drug originally took up residence in the building in the 1930's and would remain at the site well into the 1970's.

The interior was completely destroyed by a fire on December 28, 1953 and a massive rebuilding and interior remodel was completed by Donald Mayes soon after. Features in the newly remodeled building included fluorescent and neon lighting, a semi-self service front end, and a stainless steel soda fountain and grill for the drug store. The original entrance was replaced around this time as well with one that afforded more display windows and modernity. General contractor for the building work was the Danielson Construction Company, and the new store was able to reopen on April 29, 1954.

The building survived the modernizations that took place in the 1960's, with only sandblasting being done to remove dark streaks and stains that had occurred over the years. While the main entrance has changed somewhat, it hasn't differed so much from the original that it can't be replicated. Constructed of granite, the building is one of the most unique along Main Street and has earned its place as one of Denison's landmark structures. In recent years, the building has served as offices for local attorneys.



The National Bank of Denison Building, ca. 1915



The National Bank of Denison Building, 2019

Texas American Bank Building, 231 West Main

Year Constructed: 1960 with a remodel in 1980. Original design attributed to Donald Mayes with a remodel and façade renovation designed by architect John Sudel.

Style: Modern

History: The Ford Building was the original structure built at 231 W. Main in 1891. The building was designed by local architect John Shannon, and named for James Ford, a local real estate tycoon. With a grand turret and several floors of offices, the building was well known throughout North Texas and was situated at a very busy intersection in the business district.

The imposing iron, granite, and brick structure housed a variety of businesses, including Denison's First National Bank. This bank would later become the Citizens National Bank and would become the main tenant for the Ford Building all the way up until its demolition.

In 1957, the bank began the process for a massive addition and remodeling campaign. This involved the demolition of several buildings directly to the east of the bank structure. Some of the buildings that were removed at this time included the towering J.B. McDougall building, the Rio theatre, and several other historic

The National Bank of Denison, Denison, Texas.



National Bank of Denison



—Van Slyke & Woodruff, Architects.

Historic Preservation Board

Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to remove the metal awning, repair any damage and replace with an awning; remove plywood covering transom cutouts, repair any damage and install transom windows on the front façade of 121-123 W. Main Street (Case No. 2024-032H).

Staff Contact

Mary Tate, Director of Development Services
mtate@cityofdenison.com

Summary

- The applicant is seeking approval for the removal of the metal awning. It is the applicant's intent to replace with another awning, however, drawings and material details were not included in this application.
- Applicant intends to remove the plywood that is covering where transom windows previously existed. The applicant will repair any damage to framing before installing new transom windows.
- A previous owner submitted an application in 2018 for a complete façade restoration, but that work was never completed.

Staff Recommendation

Staff recommends approval of the request to remove metal awning, remove plywood over transom cutouts, and to make the necessary repairs to install new transom windows. Staff recommends that the applicant come before the board with a new application when drawings of the new awning are finalized.

Recommended Motion

The Historic Preservation Board may approve, deny, or table the item.

Background Information and Analysis

121-123 W. Main Street were constructed in the late 1800's. 121 and 122 were constructed as one-story commercial storefronts with transom windows. 123 was constructed as a two-story building also with a commercial storefront and a tie-rod awning. The second floor was removed in the late 1960's to provide the building with a more modern feel. At this time, the stucco and metal awnings/slipcovers were also added.

A previous owner brought forth a case in 2018 to restore the historic storefronts. These were not completed. This case is a step in bringing those improvements to fruition.

Financial Considerations

NA

Prior Board or Council Action

Case No. 2018-045H approved façade renovations for 121-123 W. Main in November of 2018. The improvements were not completed. A hand sketch included in the backup materials is from that application.

Alternatives

NA

City of Denison
Application for Certificate of Appropriateness
 300 W. Main Street, PO Box 347
 Denison, TX 75020
planning@cityofdenison.com
 903-465-2720



Revision Date: 05/2021
 Page 1 of 3

Address of Property: 123 W. Main

Property Owner(s): Veronica Davis

Applicant Name: Veronica Davis

Relationship to Owner: _____

Check if same as Property Owner

Applicant Mailing Address: 123 W. Main Denison Texas 75020

Applicant E-Mail Address: Veronica Davis <vori@browndavisca.com> Applicant Cell Phone Number: 903-463-3765

Please submit this completed application with the following supplemental items attached:

- Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- Current photograph of property
- Historical photograph of property (if available)
- A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- Site Plan or photograph of site with proposed changes
- Drawing of proposed changes, including dimensions of each element being added/removed
- Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.

Bold items required for all projects.

Attachments should be 11" X 17" or smaller.

Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: _____ Has the building been previously painted? <input type="checkbox"/> Yes <input type="checkbox"/> No
Property's Current Primary Use: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other: _____	Will changes being made change the primary use? <input type="checkbox"/> No <input type="checkbox"/> Yes. If yes, state new use: _____

Please check all that apply regarding the work to be done at the property:

<p>Masonry</p> <ul style="list-style-type: none"> <input type="checkbox"/> Type <input type="checkbox"/> Repointing <input type="checkbox"/> Cleaning <input type="checkbox"/> Removing paint <input type="checkbox"/> Repairing/replacing/removing <input type="checkbox"/> Coatings, including water repellent coatings 	<p>Wood</p> <ul style="list-style-type: none"> <input type="checkbox"/> Removing Paint <input type="checkbox"/> Repairing/replacing/removing wood <input type="checkbox"/> Coating, including chemical preservatives 	<p>Painting: <i>Please provide samples and list all colors.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Brick: _____ <input type="checkbox"/> Other masonry: _____ <input type="checkbox"/> Wood: _____ <input type="checkbox"/> Other façade elements: _____
<p>Windows</p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing/replacing sashes <input type="checkbox"/> Changing number size, location, or glazing pattern <input type="checkbox"/> Cutting new windows <input type="checkbox"/> Closing or blocking <input checked="" type="checkbox"/> Replacing 	<p>Entrances: <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Entrance repair/replacement <input type="checkbox"/> Entrance removal <input type="checkbox"/> Porch removal <input type="checkbox"/> Porch closure/enclosure 	<p>Roof: <i>including dormers, chimneys, slates, tiles, shingles, metal, etc.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing roof <input type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features
<p>Additions</p> <ul style="list-style-type: none"> <input type="checkbox"/> Addition to primary facade <input checked="" type="checkbox"/> Other addition: _____ <small>Taking over Sunart awning, replacing with historical correct awning.</small> 	<p>Demolition</p> <ul style="list-style-type: none"> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ 	<p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: _____ _____

Signage to be installed:

<p>Location</p> <ul style="list-style-type: none"> <input type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____ 	<p>Lighting</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: _____ <input type="checkbox"/> Other: _____ 	<p>Hardware</p> <ul style="list-style-type: none"> <input type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: <input type="checkbox"/> Other: _____
<p>Colors</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please list: _____ _____ 	<p>Materials</p> <ul style="list-style-type: none"> <input type="checkbox"/> Masonry Type: _____ <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____ 	<p>Other signage elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: _____ _____

I hereby certify that I have examined this application and know the information presented herein to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified or not. If a Certificate of Appropriateness (COA) is issued, it is my responsibility to verify if a Building Permit is necessary before beginning work, and to verify if inspections must be done upon completion of work. The granting of a COA does not give authority to violate or be exempt from the provisions of any other local, state, or federal law regulating construction or performance of construction.

Work done without an applicable COA may result in a fine, and removal of unauthorized construction required.

Veronica Davis
Property Owner's Signature

5-2-24
Date

Veronica Davis
Property Owner's Printed Name

VERONICA DAVIS

OFFICIAL USE ONLY

Staff Received:	Case Number:	Receipt #:
Select one: Contributing/Non-contributing	Date Received:	Built Circa:

5/2/2024

123 W Main Street

Denison Texas

RE: Certificate of Appropriateness Letter of Intent for 123 W. Main Street

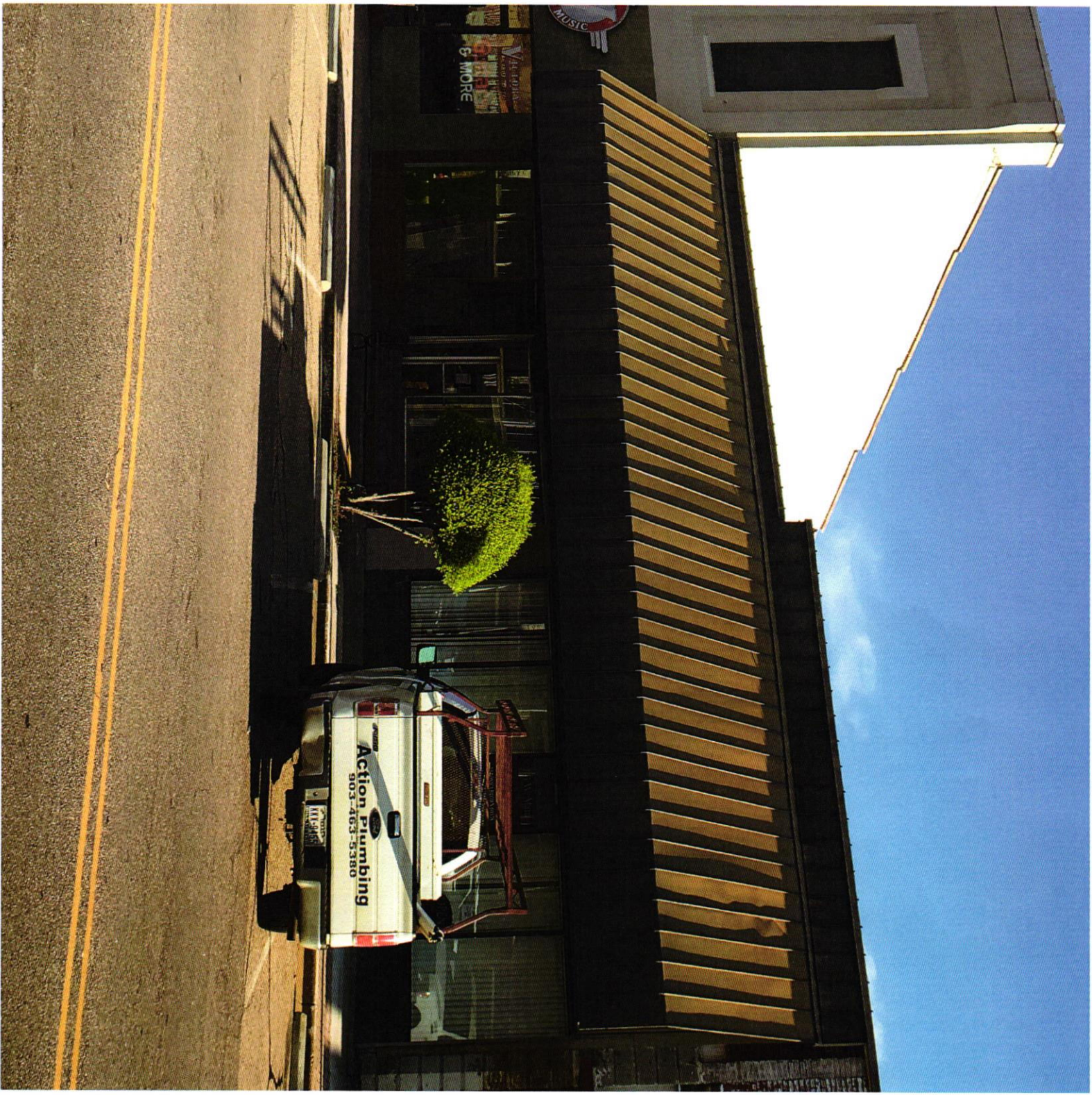
Historic Preservation Board,

Our intent for 123 W. Main is to remove all metal on the outside of the building that is covering previous transom window cut outs. We intend to remove the plywood boarding that is currently covering the transom window cut outs. Inspect for damage, repair any damage, and replace with new transom windows. We also intend to remove the existing awning, repair anything that is uncovered and replace the awning with a new one. Thank you for your consideration to restore 121-123 W. Main awning and transom windows back to historic form.

Thank you,

Veronica Davis

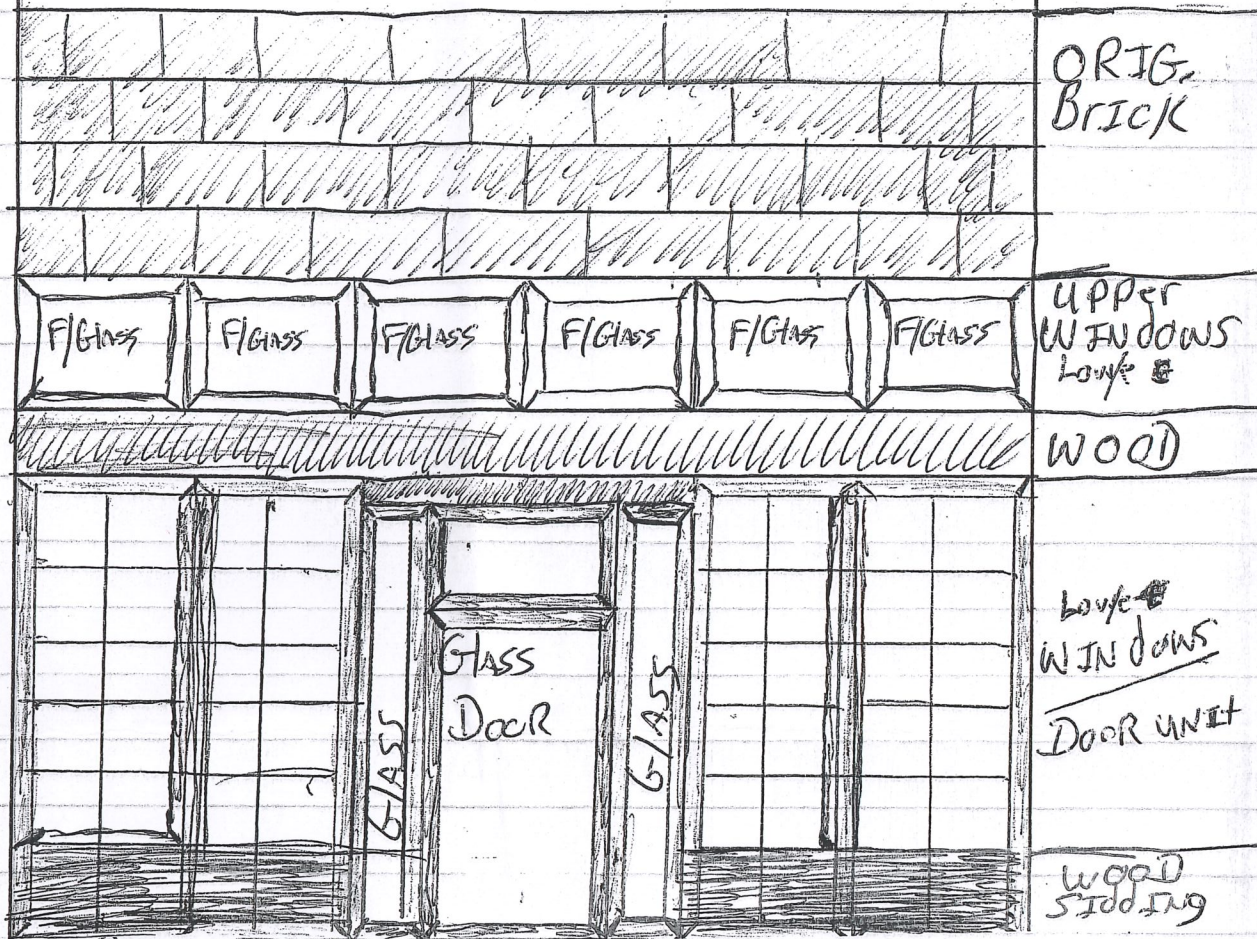
903-463-3765



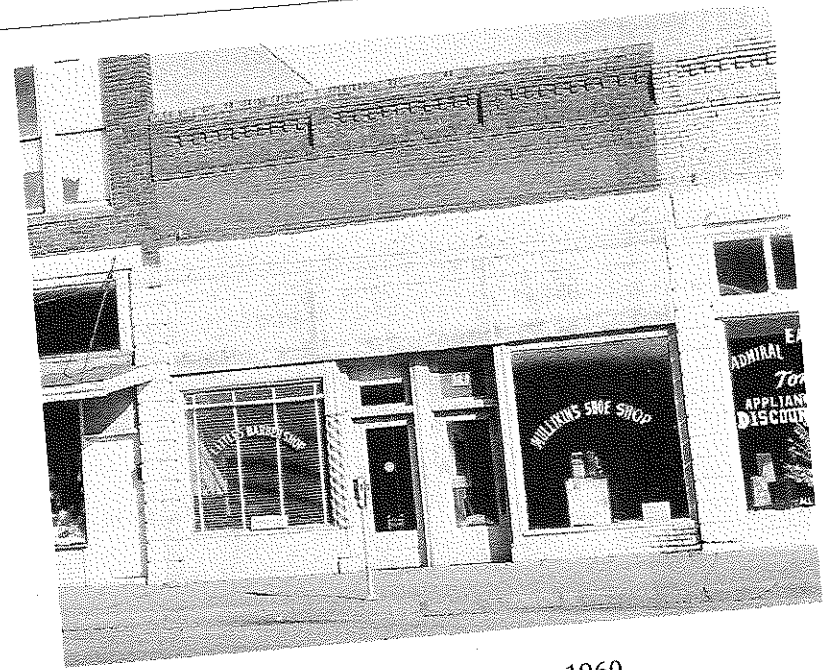




121 W. MAIN-ST



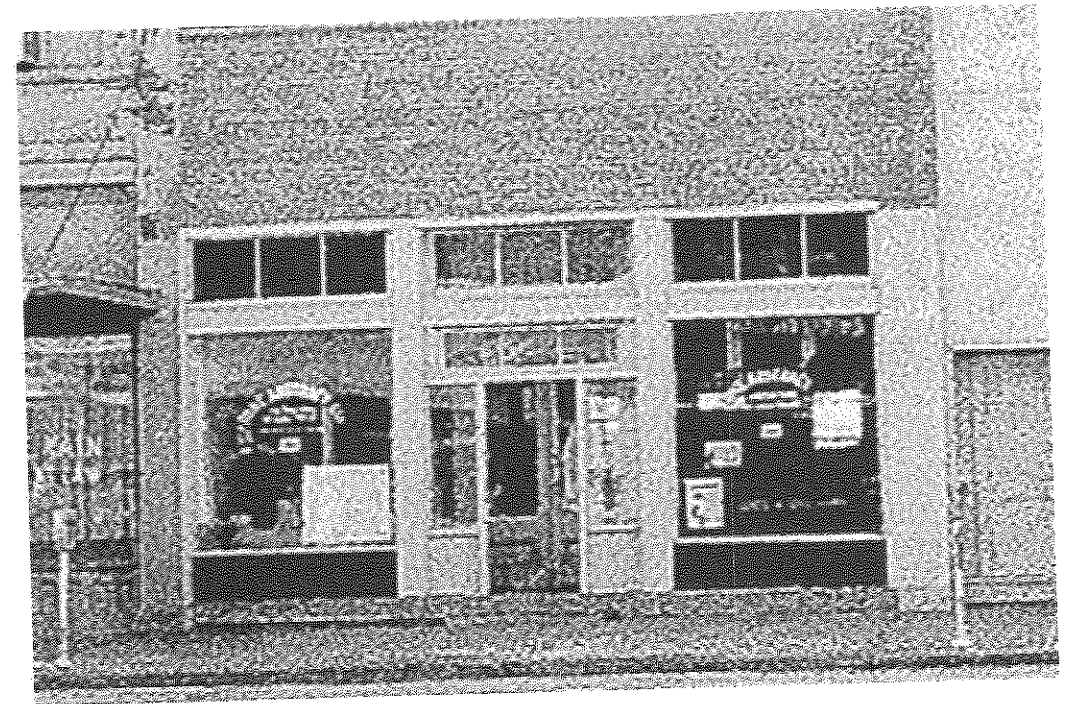
- ★ Remove overhang to expose front.
- ★ Remove front stucco to expose orig. brick. Add New Double pane lowe windows with divided Grads between Glass. Upper Windows will have Frosted Glass, (Double pane lowe Glass) Bottom will have wood Lap Siding; Painted Per Historic Dist. Colors



The Goldsall Building, ca. 1960



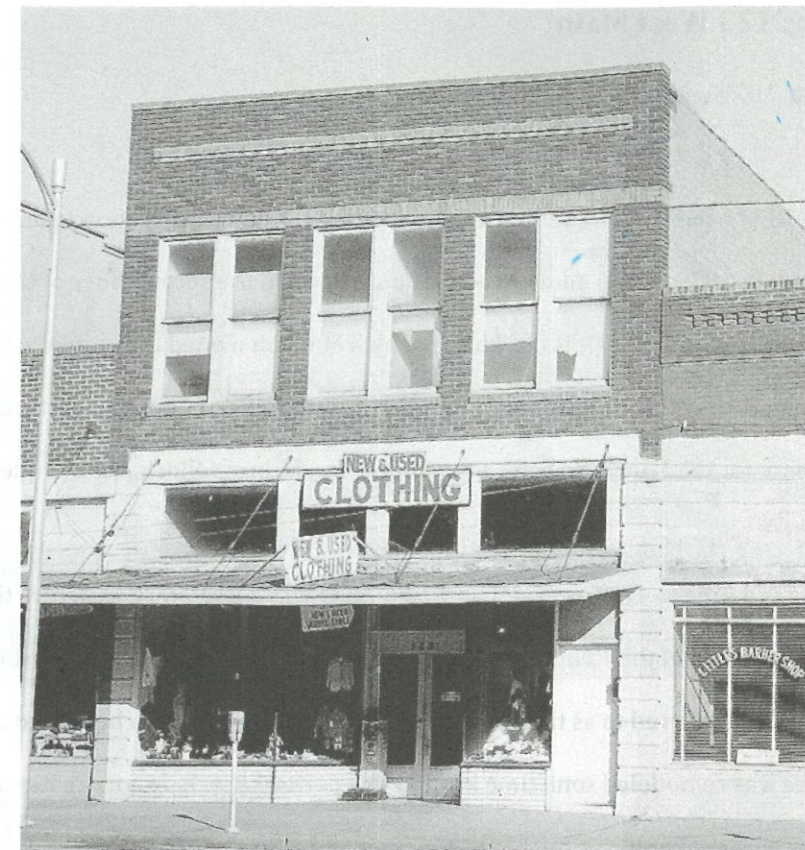
The Goldsall Building, 2019



The Tone Building, ca. 1960



The Tone Building, 2019



The Munson Building, ca. 1960



The Munson Building, 2019