



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

**Tuesday, February 20, 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, February 20, 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. Comments related to the Public Hearings listed below, will be heard when the specific hearing starts.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. Hold a discussion and take action on the selection of a Chair and Vice Chair, each to serve a one-year term.
- B. Receive a report, hold a discussion, and take action on approving the Minutes from the January 16, 2024, Meeting.
- C. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness to add LED strip lighting around the roofline of 400 W. Main Street.
- D. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the addition of a mural at 119 W. Main Street.
- E. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the addition of new signage on the alley side of 313 W. Main Street.
- F. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the addition of new lights and signage on the alley side of 311 W. Main Street.

- G. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for exterior renovations and a change in signage at 130 W. Woodard.

**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 16<sup>th</sup> day of February 2024.

---

Karen L. Avery, Deputy 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, January 16, 2024**

**1. CALL TO ORDER**

Announce the presence of a quorum.

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

Staff present were Mary Tate, Director of Development; Donna Dow, Director of Main Street; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; Kirk Kern, Jr., Interim Building Official; Robert Lay, Neighborhood Services Manager; 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 December 19, 2023, Meeting.

Board Action

On motion by Board Member Anderson, seconded by Board Member Riley, the Historic Preservation Board unanimously approved the December 19, 2023, Meeting Minutes.

Before announcing Items 3.B and 3.C, Board Member Borgne announced that she would need to recuse herself from those items due to a conflict of interest. Board Member Borgne left the dais at 12:01 p.m.

- B. Receive a report, hold a discussion and take action on a request to modify the exterior of the structure located at 323 W. Main Street (Case No. 2024-001H).

### Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this item is a request for modifications to the exterior 323 W. Main Street (which was affected by the fire five years ago). The Applicant is proposing to remove and replace all existing windows, including the storefront glazing. Ms. Tate stated that the new windows and new awning will be made of aluminum and bronze in color. The Applicant is proposing to repaint the brick on the façade, as well as the east and rear elevations. Ms. Tate stated that the Applicant is proposing to add arched windows across the top of the door, as well as the two windows on the first floor. They will use an EFIS material which is water resistant. Ms. Tate pointed out that the window hoods on the three windows is not historically accurate and is not what the building would have looked like in the past. She stated that the transom windows that were there in the past were rectangular in shape and then those were removed. Ms. Tate stated that the Applicant is also requesting to paint the front and rear elevations with proposed brick color of “Remember Me Red, 1815U;” trim color of “Country Whitewash, 7527U;” cap at top of parapet will be painted black, noting that all are within the appropriate color palette. Ms. Tate stated that Vice Chair Solomon pointed out to her that the previous modifications that were approved to be painted a different color did not take place. Ms. Tate stated that painting the brick would be appropriate since it has been approved prior to this request. She stated that there were three different times that modifications to the exterior were approved (the first being in April of 2019). Ms. Tate stated that the window formation is much more similar to what happened there historically. She stated that the next modification was done in November of 2019, noting that none of this work has been completed. Ms. Tate stated that staff does make a recommendation to approve with consideration given to the windows due to the configuration and the size and shape being different. Ms. Tate stated that the Applicant is not present today.

Board Member Anderson stated that she is not agreeable with the huge panels of glass at the bottom of the storefront. Board Member Cichowski stated that this was a non-contributing building on the national registry. However, he stated that if we look at the other buildings that the Board has approved – like the City building – this design would be in the same style. He stated that he does not have a problem with it since it is non-contributing. Ms. Tate stated that the building was stated as a contributing building in the historic resources; however, she researched many documents and the registry presents it as non-contributing. Board Member Riley stated that he believes this is a better design than the previous design that was approved. Vice Chair Solomon stated that the one thing that she would like to see is a bulkhead. Board Member Anderson stated that since everything is being replaced anyway, it is possible that the Board is in a position to request a different visual. She stated that she does applaud all of the work being done on the building but reiterated that the only problem she is having is the glass on the front all the way down and it would seem that they could at least be “pained.” Board Member Riley stated that, with regard to the Board’s pending motion, the Applicant could appeal it if he does not agree with their decision. He noted that the Board requested that 501 W. Main Street add the bulkhead and he believes that the Board should be consistent with their decisions on designs. Board Member Cichowski stated that the only problem with that is that the bulkhead was not in 501’s previous plan and they could not require it. The bulkhead is also not in this current design plan. Vice Chair Solomon stated that, in looking



at the proposed floorplan and the front entry elevation, she is not seeing a fire egress from the upper lofts. Ms. Tate stated that they are not at the point yet where the Applicant has submitted interior remodel plans and when that happens, the Building Official will review all of that and inform them of the required egress. Vice Chair Solomon stated that when that happens, it will change the front façade. Ms. Tate stated that it depends on where they decide to add the second form of egress. Discussion ensued regarding the second egress and Ms. Tate reiterated that the Applicant has not submitted for any building permits yet and they are not to the point of reviewing any of the Applicant's plans.

On motion by Board Member Cichowski, seconded by Board Member Riley, the Historic Preservation Board approved the proposed updates to the exterior of 323 W. Main Street if it includes bulkheads on the storefront windows.

- C. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness for a sign at 226 W. Main Street, Ste. 101.

#### Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this Application is for a sign located at 226 W. Main Street, a newly constructed building that is set back from the public right-of-way. Due to the setback, it may be difficult at times for pedestrians or vehicular traffic to see which businesses are located in the building. The sign would bring increased visibility to the business. Ms. Tate stated that the sign is 16' in width and the letters are 18" tall, noting that there is a requirement that it can be no larger than 25 square feet. Ms. Tate stated that the letters will be placed perpendicular to the awning. She stated that the property owner has given his approval of the design and the size, as well as the placement, via email. Ms. Tate stated that the Applicant is not present today.

Board Member Anderson inquired if the sign would be secured to the front of the existing awning about the business's door (flush with the façade of the building). Ms. Tate stated that it would be flush with the awning and not the street side. She noted that the Applicant did not provide details on how it will be secured.

On motion by Board Member Riley, seconded by Board Member Cichowski, the Historic Preservation Board approved the Certificate of Appropriateness for the Uniquely Posh sign, as presented.

Board Member Borgne returned to the dais at 12:18 p.m.

#### **4. STAFF UPDATES**

- A. Receive an update on the administrative approval of a sign at 409 W. Main Street, #101.

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that she administratively approved a sign at 409 W. Main Street for Vasquez Mexican food. She stated that it will be a sign similar to the barber shop next door and should fit in nicely.

Ms. Tate stated that the training that was canceled today will be rescheduled, hopefully, for mid-March and they will reach out to the Board to obtain good dates with everyone.

## **5. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 12:20 p.m.

---

KIRSTEN SOLOMON, Vice 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 to add LED strip lighting around the roofline of 400 W. Main Street.

## Staff Contact

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

---

## Summary

- Applicant would like to place LED strip lighting along the roofline of 400 W. Main on both the Main and Barrett sides.
- Proposed lighting is multi-colored and would remain in place year-round.
- String lighting along a roofline is not addressed in the Denison Historic District Design Guidelines or the Historic Preservation Ordinance.

## Staff Recommendation

Staff does not support the placement of colored lighting of this nature for an extended period of time.

## Recommended Motion

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

---

## Background Information and Analysis

400 W. Main Street is situated on the SW corner of W. Main Street and S. Barrett Avenue. The two-story building is home to the Capt. Sully Sullenburg mural which is located on the S. Barrett Avenue side towards the rear of the building. String lighting of any color is not addressed or called-out in the Historic Preservation Ordinance nor in the Denison Historic District Design Guidelines.

Lighting of this nature is most closely related to Holiday lighting as specified within Chapter 19 of the Sign Ordinance under Sec. 19-52 Holiday lights and decorations:

*“Temporary lights and holiday decorations displayed ninety (90) days or less shall be exempt from the terms of this chapter.(Ord. No. 4678, § 1, 2-18-13)”.*

Additionally, if permanent lights are approved, they will have to meet the International Energy Code and NEC per the Building Official.

## Financial Considerations

Property owner will be required to maintain and replace lighting as needed and in a timely manner should this request be approved.

## Prior Board or Council Action

NA

**Alternatives**

Should the Board so desire, they may grant approval of clear lights or place other parameters on display time.

2/2/24

Dear Historic Preservation,

I would like to request permission to add LED strip lighting around my roofline. It would be multi-colored and would provide more of a shadowing effect on my building.

Sincerely yours,

Peggy Ang



City of Denison  
Application for Certificate of Appropriateness

300 W. Main Street, PO Box 347  
Denison, TX 75020  
[planning@cityofdenison.com](mailto:planning@cityofdenison.com)  
903-465-2720



Revision Date: 05/2021  
Page 1 of 3

Mtare  
↑  
Mary

Address of Property: 400 W. MAIN Street - Denison, Tx. 75020.

Property Owner(s): Peter & Peggy ANG.

Applicant Name: PEGGY ANG.

Relationship to Owner: spouse.

Check if same as Property Owner

Applicant Mailing Address: 400 W. MAIN Street, Denison, TX 75020

Applicant E-Mail Address: \_\_\_\_\_ Applicant Cell Phone Number: 903-271-3494.  
petergpang@hotmail.com.

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>Masonry</u>	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 checked="" 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: _____



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

<b>Masonry</b> <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	<b>Wood</b> <input type="checkbox"/> Removing Paint <input type="checkbox"/> Repairing/replacing/removing wood <input type="checkbox"/> Coating, including chemical preservatives	<b>Painting: Please provide samples and list all colors.</b> <input type="checkbox"/> Brick: _____ <input type="checkbox"/> Other masonry: _____ <input type="checkbox"/> Wood: _____ <input type="checkbox"/> Other façade elements: _____
<b>Windows</b> <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	<b>Entrances: including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</b> <input type="checkbox"/> Entrance repair/replacement <input type="checkbox"/> Entrance removal <input type="checkbox"/> Porch removal <input type="checkbox"/> Porch closure/enclosure	<b>Roof: including dormers, chimneys, slates, tiles, shingles, metal, etc.</b> <input type="checkbox"/> Repairing roof <input type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features
<b>Additions</b> <input type="checkbox"/> Addition to primary facade <input type="checkbox"/> Other addition: _____	<b>Demolition</b> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<b>Other</b> <input type="checkbox"/> Please explain: _____

Signage to be installed:

<b>Location</b> <input type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____	<b>Lighting</b> <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: _____ <input type="checkbox"/> Other: _____	<b>Hardware</b> <input type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: <input type="checkbox"/> Other: _____
<b>Colors</b> <input type="checkbox"/> Please list: _____ _____	<b>Materials</b> <input type="checkbox"/> Masonry Type: _____ <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____	<b>Other signage elements</b> <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

2/2/2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Printed Name

OFFICIAL USE ONLY

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











# 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 addition of a mural at 119 W. Main.

## Staff Contact

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

---

## Summary

- The applicant has commissioned ARCY to complete a mural on the east elevation of 119 W. Main Street.
- The mural will depict the words, “Denison, Texas”, with a train centered between the words.
- Colors and images are included in the backup materials.

## 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

119 W. Main Street underwent significant façade improvements in March of 2018. Two large rectangular black frame details are present on the east elevation. The proposed mural incorporates these features into the design. The mural consists of the words “Denison” and “Texas” within the frames, and a train between the two rising from the ground to the top of the wall and creating a feeling that it is emerging from the wall and into the adjacent parking lot. The colors are representative of a sepia toned photograph and contain details and images of the community.

The artist, ARCY, has completed several murals within the downtown, and is a reputable muralist. The Design Committee favored the design and composition, noting the attention to detail and photographic qualities of the train. The mural will span almost the length of the building with the lettering confined to the frames.

## Financial Considerations

Long-term maintenance and financial considerations have been addressed. Both the applicant and the artist are aware of their responsibilities.

## Prior Board or Council Action

NA

## Alternative

NA





City of Denison  
**Application for Certificate of Appropriateness**  
 300 W. Main Street, PO Box 347  
 Denison, TX 75020  
[planning@cityofdenison.com](mailto:planning@cityofdenison.com)  
 903-465-2720



Revision Date: 05/2021  
 Page 1 of 3

Address of Property: 117 West Main Street/side 119 West Main  
 Property Owner(s): 113-117 West Main, LLC  
 Applicant Name: 113-117 West Main, LLC by Donald Banman, Member  
 Relationship to Owner: \_\_\_\_\_

Check if same as Property Owner

Applicant Mailing Address: P. O. Box 1170, Pottsboro, Texas 75076

Applicant E-Mail Address: donaldbanman@sbcglobal.net Applicant Cell Phone Number: 903-814-8875

**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 checked="" type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <b>ARCY Muralist</b> <hr/> 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:

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

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

Signage to be installed:

<p><b>Location</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Window/door</li> <li><input type="checkbox"/> Building</li> <li><input type="checkbox"/> Pole</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p><b>Lighting</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Exterior illumination</li> <li><input type="checkbox"/> Building illumination</li> <li><input type="checkbox"/> Non-white lighting</li> <li><input type="checkbox"/> Type: _____</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p><b>Hardware</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Screw mounting</li> <li><input type="checkbox"/> Wires</li> <li><input type="checkbox"/> Tension system</li> <li><input type="checkbox"/> Freestanding:</li> <li><input type="checkbox"/> Other: _____</li> </ul>
<p><b>Colors</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Please list: _____ _____</li> </ul>	<p><b>Materials</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Masonry Type: _____</li> <li><input type="checkbox"/> Vinyl</li> <li><input type="checkbox"/> Metal</li> <li><input type="checkbox"/> Canvas</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p><b>Other signage elements</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Please explain: See Mural Sketch attached _____</li> <li>QR Codes outside of mural image _____</li> </ul>

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.

*Ronald M. Gannon* MEMBER

2-7-2024

Property Owner's Signature

Date

113-117 West Main, LLC

Property Owner's Printed Name

OFFICIAL USE ONLY

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



**113-117 West Main, LLC**

-:-

**P. O. Box 1170**

**Pottsboro, Texas 75076**

**Phone: (903) 814-8875**

**Email: donaldbanman@sbcglobal.net**

---

**LETTER OF INTENT**

**February 7, 2024**

**City of Denison**

**Application for Certificate of Appropriateness**

**300 W. Main Street, PO Box 347**

**Denison, TX 75020**

**Attention: Mary Tate**

Dear Mrs. Tate:

This letter is to served as the Letter of Intent for 113-117 West Main, LLC to have a mural painted per the Mural Sketch attached by ARCY. The details and dimensions and colors will be per the attached. QR codes will be outside of image and frames of appropriate dimensions for ideal scanning size to distance ratio. Estimated to be a maximum of 2 feet by 2 feet. The mural will be located on the property of 117 West Main per survey, on the side of the building shown in attachments that is commonly known as 119 West Main.

The purpose of the mural work to be completed is to promote the history, art and beauty of Downtown Denison!

Thank you for your time and consideration!!

113-117 West Main, LLC

*/S/ Donald M. Banman*

By: Donald M. Banman, Member



DENISON TEXAS



1950s-1960s



1930s





3/19/18



12/2020



# 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 addition of new signage on the alley side of 313 W. Main.

## Staff Contact

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

---

## Summary

- The applicant is requesting a CoA for the placement of a sign above the rear alley door of 313 W. Main.
- The dimensions are 40" x 38 ¼" and fall within allowable size dimensions.
- The image depicted matches the logo on the front of the building.

## 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

Premier Baby Imaging is located at 313 W. Main Street. The intent of the proposed rear-entry signage is to indicate the business location. The heart-shaped sign in shades of pink and blue features an outline of a pregnant female and matches the logo on the front of the building.

## Financial Considerations

NA

## Prior Board or Council Action

NA

## Alternative

NA



City of Denison  
**Application for Certificate of Appropriateness**  
 300 W. Main Street, PO Box 347  
 Denison, TX 75020  
[planning@cityofdenison.com](mailto:planning@cityofdenison.com)  
 903-465-2720



Revision Date: 05/2021  
 Page 1 of 3

Address of Property: 313 W. Main St

Property Owner(s): \_\_\_\_\_

Applicant Name: Giant Sign (Michael Gary)

Relationship to Owner: Contractor

Check if same as Property Owner

Applicant Mailing Address: 11226 Ables Ln Dallas TX 75229

Applicant E-Mail Address: laura@giantsign.com Applicant Cell Phone Number: 972-247-4404

**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.*

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

Signage to be installed:

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



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

1/30/24  
\_\_\_\_\_  
Date

Don Day  
\_\_\_\_\_  
Property Owner's Printed Name

OFFICIAL USE ONLY

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



REAR DOOR

SCALE: 1/4"=1'



SIMULATED NIGHT VIEW



EXISTING CONDITIONS

AUL LISTED SIGN COMPANY



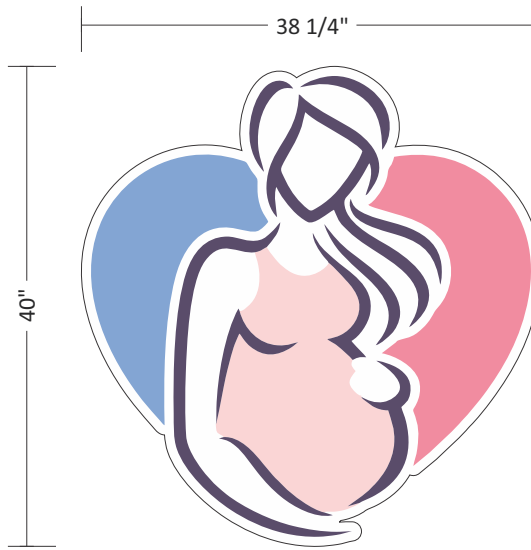
Texas Sign Contractors License: TSCL#18434  
 Regulated by The Texas Department of  
 Licensing and Regulation  
 P.O. Box 12157 Austin, TX 78711 1-800-803-9202

LANDLORD APPROVAL	CLIENT APPROVAL	Client: Premiere Baby Imaging Date: 1/10/24
The undersigned consents to the installations and maintenance of this sign on my property in accordance with the agreement between Giant Sign Co. and my tenant(s) and any extension, renewals, or modifications thereof.  _____ x (Property Owner/Authorized Agent Signature) Date	This drawing is the property of Giant Sign and all rights to its use for reproduction are reserved by Giant Sign.  _____ x (Client Signature) Date	Address: 313 W Main St, Denison, TX 75020  Revision notes:  Artist: AE Phone: (972) 247-4404 Email: andy@GiantSign.com

**Electrical Notes**  
 Power must be provided by customer unless otherwise specified in writing. Access to back side of fascia is required for installation. Each sign location must have:  
 1. Primary electrical of 120V.  
 2. J-box installed within 6 feet of sign.  
 Otherwise, customer is responsible for the power connection to the sign.



SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH ARTICLE 600 OF NATIONAL ELECTRIC CODES  
 The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

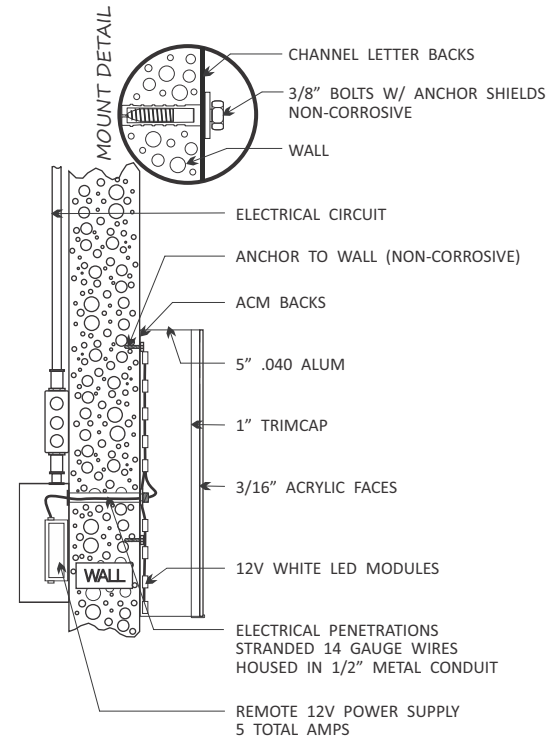


**A** **ILLUMINATED LOGO CHANNEL** **SCALE: 1/2"=1'**  
**MOUNTING: DIRECT** **10.6 SQ. FT.**  
**QTY. 1**

**SCOPE OF WORK:**  
 MANUFACTURE & INSTALL (1) ILLUMINATED LOGO CHANNEL, MOUNTED DIRECTLY TO THE FACADE.

- 3/16" ACRYLIC FACES
- 1" TRIMCAP - BLACK
- ALUM RETURNS - BLACK
- ALUM BACKS - WHITE
- DIGITALLY PRINTED VINYL OVERLAYS
- 12V LED MODULES W/ PWR SUPPLIES

- COLORS:**
- C1 M58 Y19 K0
  - C0 M19 Y9 K0
  - C50 M28 Y1 K0
  - C73 M79 Y36 K24
  - WHITE ACRYLIC FACE
  - BLACK RETURNS/TRIMCAP



**AUL LISTED SIGN COMPANY**



Texas Sign Contractors License: TSCL#18434  
 Regulated by The Texas Department of Licensing and Regulation  
 P.O. Box 12157 Austin, TX 78711 1-800-803-9202

<b>LANDLORD APPROVAL</b>	<b>CLIENT APPROVAL</b>	Client: Premiere Baby Imaging Date: 1/10/24
The undersigned consents to the installations and maintenance of this sign on my property in accordance with the agreement between Giant Sign Co. and my tenant(s) and any extension, renewals, or modifications thereof.	This drawing is the property of Giant Sign and all rights to its use for reproduction are reserved by Giant Sign.	Address: 313 W Main St, Denison, TX 75020
x _____ (Property Owner/Authorized Agent Signature) Date	x _____ (Client Signature) Date	Revision notes:
		Artist: AE Phone: (972) 247-4404 Email: andy@GiantSign.com

**Electrical Notes**

Power must be provided by customer unless otherwise specified in writing. Access to back side of fascia is required for installation. Each sign location must have:

**1. Primary electrical of 120V.**  
**2. J-box installed within 6 feet of sign.**  
 Otherwise, customer is responsible for the power connection to the sign.

**SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH ARTICLE 600 OF NATIONAL ELECTRIC CODES**

**The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.**

# 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 addition of new lights and signage on the alley side of 311 W. Main.

## Staff Contact

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

---

## Summary

- The applicant is requesting a CoA for the placement of a sign to the right of the rear alley door at 311 W. Main Street as well as the addition of a single light fixture just below the second-story middle window.
- The sign will be comprised of three new aluminum black panels with white vinyl graphics. The total measurements will be 48” in width and 74” in height.
- The light fixture will be black and of a gooseneck design.

## 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

311 W. Main Street recently requested approval and was granted the CoA to add a mural (Denison in Bloom) to the rear elevation surrounding the alleyway entrance. The proposed signage and lighting will complete the rear façade improvements. The sign will be comprised of three new aluminum black panels with white vinyl graphics applied to the panels. The size of the signage mimics the shape and placement of the window to the left of the door. The sign will be mounted to the existing wood panel and screwed in from one side.

The light will be an 18” black gooseneck fixture mounted to the rear elevation just below the second-story middle window. The light will illuminate the rear entry, mural, and sign.

## Financial Considerations

NA

## Prior Board or Council Action

NA

## Alternative

NA





Address of Property: 311 W. MAIN ST. (DEPOT ALLEY)  
 Property Owner(s): COLLEEN + GERARDO MUNGIOLI  
 Applicant Name: ELSIE RUSSELL  
 Relationship to Owner: TENANT

Check if same as Property Owner

Applicant Mailing Address: 311 W. MAIN ST. DENISON TX 75020

Applicant E-Mail Address: ELSIE@ZCHICKSHOMEANDMARKET.COM Applicant Cell Phone Number: 903-815-2323

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 HANGINT/KIMBERLEA MILLER</u> 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: _____

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

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

Signage to be installed:

<p><b>Location</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Window/door → <b>WOOD</b></li> <li><input checked="" type="checkbox"/> Building <b>OVER PREVIOUS WINDOW COVERED YRS AGO</b></li> <li><input type="checkbox"/> Pole</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p><b>Lighting</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Exterior illumination (SEE ATTACHED)</li> <li><input type="checkbox"/> Building illumination</li> <li><input type="checkbox"/> Non-white lighting</li> <li><input type="checkbox"/> Type: _____</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p><b>Hardware</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Screw mounting</li> <li><input type="checkbox"/> Wires</li> <li><input type="checkbox"/> Tension system</li> <li><input type="checkbox"/> Freestanding:</li> <li><input type="checkbox"/> Other: _____</li> </ul>
<p><b>Colors</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Please list: <b>BLACK/WHITE</b></li> </ul>	<p><b>Materials</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Masonry Type: _____</li> <li><input checked="" type="checkbox"/> Vinyl - <b>LETTERS</b></li> <li><input checked="" type="checkbox"/> Metal</li> <li><input type="checkbox"/> Canvas</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p><b>Other signage elements</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Please explain: <b>N/A</b></li> </ul>



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.**

Gerardo + Colleen Mungiolì  
Property Owner's Signature

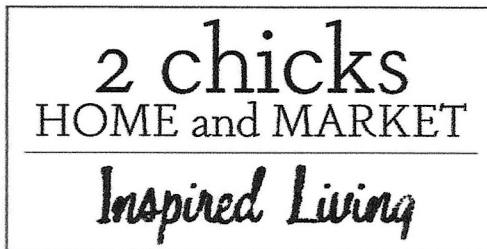
2-7-2024  
Date

Gerardo + Colleen Mungiolì  
Property Owner's Printed Name

OFFICIAL USE ONLY

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





311 WEST MAIN STREET ~ DENISON TX 75020

## LETTER OF INTENT

To Whom It May Concern:

My name is Elsie Russell. I am the owner of 2 Chicks Home and Market located at 311 W. Main Street. I would like to present the following "Alley Access Signage & Lighting" additions to be considered for our Depot Alley entrance.

We are working towards creating a back entry that will be easily found and safe for the public to access our shoppe and Main Street through our Depot Alley back entrance. We have recently added a beautiful mural (Denison in Bloom) as an additional "wayfinding" visual for the public.

We are requesting approval to add:

- Aluminum Black Panels with White Vinyl Lettering to the RH side that will be installed on existing painted/wood. This will include three separate pieces. The Top (311 W. Main St. Depot Alley) and the Bottom (Denison In Bloom - Artist Steven Ray Bohall) will be able to remain permanently. The Middle Section could be changed out in the future.
- Qty 1 (one) Outdoor Gooseneck - Farmhouse Style Barn Light to be installed below (upper) center window. Finish: Black

Please refer to the Proposed Signage/Lighting Rendering for your consideration and approval.

If there are any questions at all, please do not hesitate to reach out.

Sincerely,

Elsie Russell, Owner  
2 Chicks Home and Market  
311 W. Main St.  
Denison, TX 75020  
903-815-2323

[www.2chickshomeandmarket.com](http://www.2chickshomeandmarket.com)

February 7, 2024

RE: Letter of Intent

To Whom It May Concern:

This letter is to state the intention that the request for Signage and Lighting by Elsie Russell, owner of 2 Chicks Home and Market, has our complete approval and support to add the proposed changes to the Depot Alley entrance at 311 W. Main St., Denison, TX.

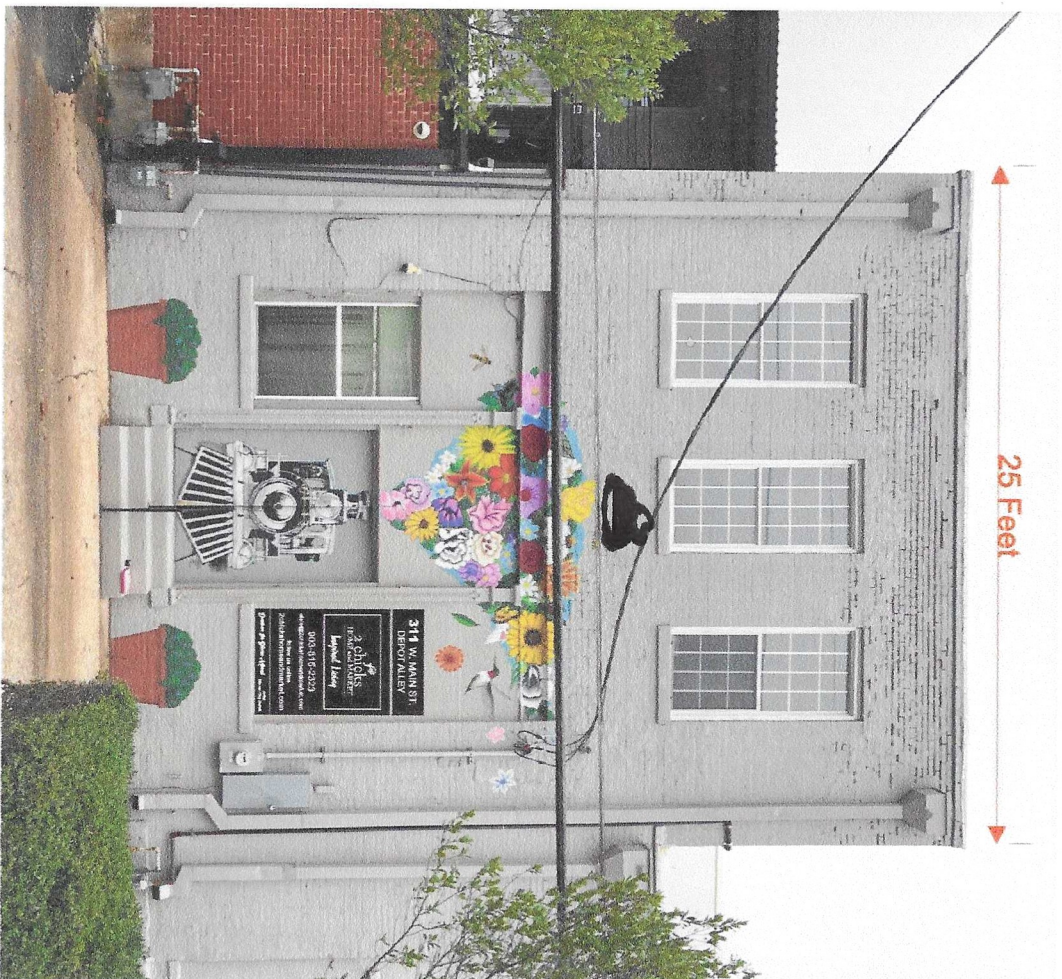
We are available if you have any questions or need further information.

Sincerely,

A handwritten signature in cursive script that reads "Gerardo & Colleen Mungjoli". The signature is written in black ink and is positioned above the typed name and contact information.

Colleen and Gerardo Mungjoli  
Owners of 311 W. Main Street  
colleen.mung@gmail.com





Alley Signage for 311 West Main



New Aluminum Black Panels- (1) 14" X 48" (1) 60" X 48", (1) 6" X 48  
 Single Sided Screw mounted to Wood Facade  
 White Vinyl Graphics applied to panels Total Cost is 400.00 plus tax = 433.00  
 Price Does not include install.

Client: 2 Chicks Home and Market

Project: Alley Signage

Job Number: 010524-1

Date: 01.07.24

Revision Date: 02.07.24



Denison, TX 75020  
 903-464-0866  
 kim@thefhangint.com





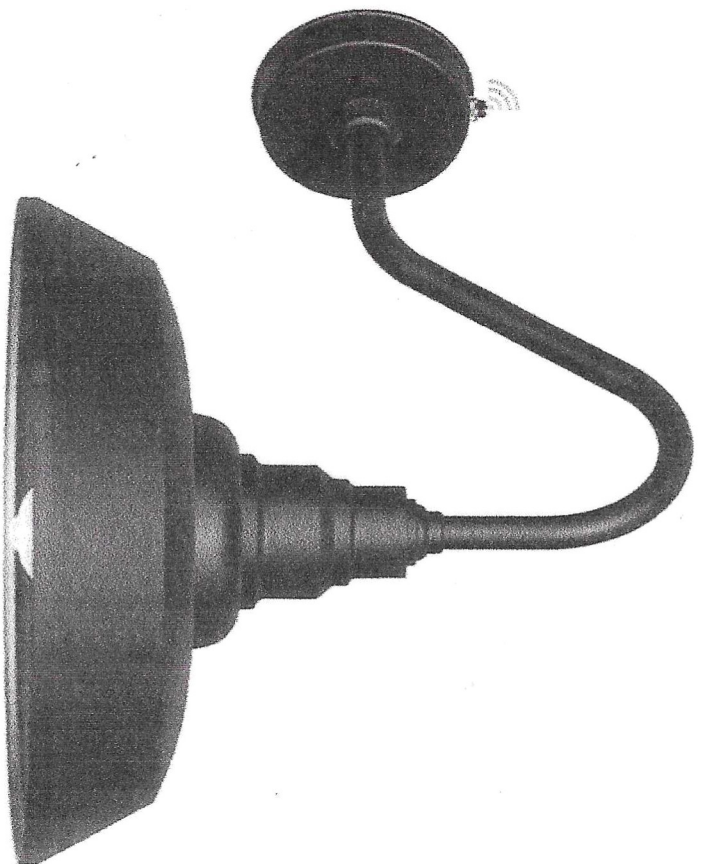


Deliver to Chloe  
Denton 76209

Tools & Home Improvement ▾ barn syle exterior light 22" highest wattage

- All [Holiday Deals](#) [Manual Cars](#) [Amazon Books](#) [Beauty & Personal Care](#) [Buy Again](#) [Pet Supplies](#) [Laptops](#) [Shop by Interest](#) [Watch "Candy Cane Lane" with Prime](#)
- [Tools & Home Improvement](#) [Best Sellers](#) [Deals & Savings](#) [Gift Ideas](#) [Power & Hand Tools](#) [Lighting & Ceiling Fans](#) [Kitchen & Bath Fixtures](#) [Smart Home](#) [Shop by Room](#) [Launchpad](#)

Back to results



Franning 18" Large Barn Light  
Outdoor Gooseneck Lighting,  
Dusk to Dawn Black Classic  
Farmhouse Exterior Light  
Fixture for Patio, Porch,  
Garage, Gooseneck Lighting.

Visit the Franning Store  
5.0 35 ratings

**\$159.99**

Or **\$40.00** /2 weeks (x4). Select from 1 plan

FREE Returns

**Coupon:** Apply \$20 coupon [Terms](#)

Returnable until Jan 31, 2024 | Product support included

Size: **18 Diameter - 1 Pack**

18 Diameter - 1 Pack	15 Diameter - 1 Pack	15 Diameter - 2 Pack
\$159.99	\$99.99	\$189.99 (\$95.00 / count)

**\$159.99**

FREE Returns

**FREE delivery Monday,  
December 11, Order within 11  
hrs 46 mins**

Arrives before Christmas

Deliver to Chloe - Denton 76209

**In Stock**

Qty: 1

Add to Cart

Buy Now

Ships from Amazon  
Sold by Franning  
Returns Returnable untl Jan 31,  
2024

Support Product support  
included

See more

**Add a Protection Plan:**

- 3-Year Protection for \$25.99
- 4-Year Protection for \$34.99
- Add a gift receipt for easy returns

# 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 exterior renovations and a change in signage at 130 W. Woodard.

## Staff Contact

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

---

## Summary

- The applicant is requesting approval of exterior improvements including the addition of windows and stucco, the removal of metal covering from brick, replacing the soffit, painting, and adding landscaping.
- The existing pole sign will be refaced on both sides.

## 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

130 W. Woodard is currently a liquor store but has undergone a change in ownership. The new owners would like to undertake exterior renovations and anticipate a timeline of approximately one month for completion.

Per the letter of intent, the property owner will remove the current metal exterior and replace it with stucco. Three windows will be added to the west elevation and one to the north elevation. All will be 6040 PIC Tempered Glass. The top of the building along the roof line will be painted Tricorn Black (SW6258) and the exterior wall will be painted Gibraltar (SW6257). The overhang will be constructed of exposed wood.

The pole sign is existing with the face being 8ft wide by 5 ft tall. The sign will be refaced on both sides and illuminated from within.

## Financial Considerations

NA

## Prior Board or Council Action

NA

## Alternative

NA



City of Denison  
**Application for Certificate of Appropriateness**  
 300 W. Main Street, PO Box 347  
 Denison, TX 75020  
[planning@cityofdenison.com](mailto:planning@cityofdenison.com)  
 903-465-2720



Revision Date: 05/2021  
 Page 1 of 3

Address of Property: 130 W Woodard, Denison, TX 75021

Property Owner(s): JEJE Holdings

Applicant Name: JEJE Holdings

Relationship to Owner: Self

Check if same as Property Owner

Applicant Mailing Address: 2903 S Woodlawn Blvd, Denison, TX 75020

Applicant E-Mail Address: earnhartbuilt@gmail.com Applicant Cell Phone Number: 903-462-0014

**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.*

**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 checked="" type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <u>Jason Earnhart</u> 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: _____



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

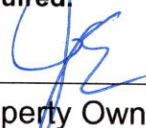
<p><b>Masonry</b></p> <p><input type="checkbox"/> Type</p> <p><input type="checkbox"/> Repointing</p> <p><input type="checkbox"/> Cleaning</p> <p><input type="checkbox"/> Removing paint</p> <p><input checked="" type="checkbox"/> Repairing/replacing/removing</p> <p><input type="checkbox"/> Coatings, including water repellent coatings</p>	<p><b>Wood</b></p> <p><input type="checkbox"/> Removing Paint</p> <p><input checked="" type="checkbox"/> Repairing/replacing/removing wood</p> <p><input type="checkbox"/> Coating, including chemical preservatives</p>	<p><b>Painting:</b> <i>Please provide samples and list all colors.</i></p> <p><input type="checkbox"/> Brick: _____</p> <p><input checked="" type="checkbox"/> Other masonry: Stucco SW6257</p> <p><input type="checkbox"/> Wood: _____</p> <p><input checked="" type="checkbox"/> Other façade elements: Roof Overhang SW6258</p>
<p><b>Windows</b></p> <p><input type="checkbox"/> Repairing/replacing sashes</p> <p><input type="checkbox"/> Changing number size, location, or glazing pattern</p> <p><input checked="" type="checkbox"/> Cutting new windows</p> <p><input type="checkbox"/> Closing or blocking</p> <p><input type="checkbox"/> Replacing</p>	<p><b>Entrances:</b> <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i></p> <p><input 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><b>Roof:</b> <i>including dormers, chimneys, slates, tiles, shingles, metal, etc.</i></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><b>Additions</b></p> <p><input type="checkbox"/> Addition to primary facade</p> <p><input type="checkbox"/> Other addition: _____</p>	<p><b>Demolition</b></p> <p><input type="checkbox"/> Residential</p> <p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Other: _____</p>	<p><b>Other</b></p> <p><input checked="" type="checkbox"/> Please explain: Add gutters</p>

Signage to be installed:

<p><b>Location</b></p> <p><input type="checkbox"/> Window/door</p> <p><input type="checkbox"/> Building</p> <p><input checked="" type="checkbox"/> Pole</p> <p><input type="checkbox"/> Other: _____</p>	<p><b>Lighting</b></p> <p><input 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><b>Hardware</b></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><b>Colors</b></p> <p><input type="checkbox"/> Please list: _____</p> <p>_____</p>	<p><b>Materials</b></p> <p><input type="checkbox"/> Masonry Type: _____</p> <p><input type="checkbox"/> Vinyl</p> <p><input checked="" type="checkbox"/> Metal</p> <p><input type="checkbox"/> Canvas</p> <p><input type="checkbox"/> Other: _____</p>	<p><b>Other signage elements</b></p> <p><input type="checkbox"/> Please explain: _____</p> <p>_____</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.**

  
\_\_\_\_\_  
Property Owner's Signature

1-4-24  
\_\_\_\_\_  
Date

Jonathan Earnhart  
\_\_\_\_\_  
Property Owner's Printed Name

OFFICIAL USE ONLY

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

JEJE Holdings, the property owner, intends to remove the current metal exterior and replace it with stucco. We also plan to add 3 additional windows along the western side of the building that will be 6040 PIC Tempered Glass and one on the northern side of the building. Our colors of choice would be Tricorn Black (SW6258) for the top of the building along the roof line and Gibraltar (SW6257) for the walls. We will be using exposed wood for the overhang.

We estimate that this will take us 1 month.

Adding 4 windows \$9300

Remove metal from brick and refinish \$23500

Reskin metal on overhang \$8200

Replace soffit with wood \$3200

Gutters \$2900

Dumpster & Haul off \$1850

Landscaping \$2600

Paint \$4800

Sign repair, refinish & replace sign \$3500

This is a total investment of \$59850



Sign will be 8ft wide by 5ft tall. Metal Framing with Plexiglass and lighting inside.



