



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

Tuesday, January 16, 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, January 16, 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. Receive a report, hold a discussion, and take action on approving the Minutes from the December 19, 2023, Meeting.
- 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).
- 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.

4. STAFF UPDATES

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

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 12th day of January 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, December 19, 2023

1. CALL TO ORDER

Announce the presence of a quorum.

In the absence of a Chair or Vice Chair, Commissioner Linda Anderson called the meeting to order at 12:00 p.m. Board Members present were Rhonda Borgne, Kurt Cichowski, and Steve Riley. Vice Chair Kirsten Solomon was absent.

Staff present were Donna Dow, Main Street Director; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; Mary Tate, Director of Development; 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

Prior to the Board taking any action and without objection, Commissioner Anderson requested to hear Item 3.C prior to Item 3.B.

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the December 5, 2023, Meeting.

Board Action

On motion by Board Member Riley, seconded by Board Member Cichowski, the Historic Preservation Board unanimously approved the December 5, 2023, Meeting Minutes.

Due to the Applicant for Item 3.C having not arrived at the meeting in order to take the items out of order, Commissioner Anderson rescinded her request and the Board heard Item 3.B next.

- B. Receive a report, hold a discussion, and take action on the 2024 Historic Preservation Board Meeting dates.

Board Action

Donna Dow, Main Street Director, presented this agenda item and provided the proposed meeting dates for 2024.

On motion by Board Member Borgne, seconded by Board Member Cichowski, the Historic Preservation Board unanimously approved the 2024 Historic Preservation Board Meeting dates.

- C. Receive a report, hold a discussion and take action on replacing the rear upstairs windows on 408 W. Main Street.

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the Applicant would like to replace the windows at the rear of the building. The Applicant has indicated that the windows have deteriorated and are not weather tight, noting that the Applicant lives in the building. Ms. Dow stated that she presented the case to Rosin Consultants and they stated that there should be no reason not to approve the item. In response to Board Member Riley's inquiry, Ms. Dow stated that the Applicant is requesting to replace the three windows on the top level only (at the rear of the building).

On motion by Board Member Cichowski, seconded by Board Member Borgne, the Historic Preservation Board approved the replacement of windows on the rear exterior façade of 408 W. Main Street.

4. STAFF UPDATES

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the Historic Preservation Ordinance and Design Guidelines were approved at the December 18, 2023, City Council meeting, and she will send electronic copies to the Board Members [a few Board Members requested to have the documents printed and placed in a binder].

Ms. Dow informed the Board that this meeting will be her last meeting as Historic Preservation Officer and Mary Tate, Director of Development, will be filling this role moving forward. Commissioner Anderson thanked Ms. Dow for her years of service, stating that she appreciated "every single second" of working with her and feels that Ms. Tate will have "big shoes" to fill.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:06 p.m.

LINDA ANDERSON, Commissioner

ATTEST:

Karen L. Avery, Deputy City Clerk

Historic Preservation Board Meeting Staff Report



Agenda Item

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).

Staff Contact

Mary Tate, Director of Development Services

mtate@cityofdenison.com

903.465.2720 ext. 2521

Summary

- The applicant is proposing to remove and replace all existing windows including the storefront glazing. New windows and new awning will be made of aluminum and bronze in color.
- Additional modifications include removing the lath and stucco on the façade, repointing all brick on the façade and east and rear elevations, adding EFIS stucco for window crowns for first floor windows and projecting horizontal band near top of structure.
- Painting of 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.

Staff Recommendation

Staff recommends approval with consideration given to the shape of the arched windows.

Recommended Motion

"I move to recommend approval/denial of the proposed updates to the exterior of 323 W. Main Street to include:....."

Background Information and Analysis

323 W. Main Street has been vacant since October of 2019 at which time the structure was significantly damaged by a neighboring fire. The deterioration has been accelerated due to being exposed to the elements for nearly five years. Ownership of the building has recently changed with the new owner taking a proactive approach to rehabilitate the structure and put it back into an economically viable use.

The structure is considered a contributing building according to the 2017 Historic Resources Survey. The applicant is proposing several modifications which may detract from the building’s integrity. The proposed concept drawing deviates from the split-level recessed storefront which historically existed. The transom windows were rectangular in shape rather than the arched windows depicted in the conceptual drawing. The Historic District Design Guidelines recommend against changing the size, shape, or configuration of replacement windows.

“Remember Me Red and Country Whitewash” are approved colors within the Denison Historic Paint Pallet and because the building has been previously painted, this is an appropriate action according to the Historic District Design Guidelines.

Financial Considerations

NA

Prior Board Action

- The Historic Preservation Board approved a request (Case No. 2019-054H) for façade modifications at its April 2019. The approved modifications are depicted in Exhibit A below (A-1). These modifications were never completed.
- A change in ownership took place and again a request for façade modifications was approved at the HPB November 19, 2019 meeting (A-2, A-3). The modifications were not completed, and the CoA expired.
- At its December 7, 2021 meeting the HPB approved the façade modifications (A-4) and the painting of the building in the colors of Soulful Grey and Muskeg Gray. Modifications were never completed, but the painting was completed. This is what we see as the current state of the building (A-5).

Alternatives

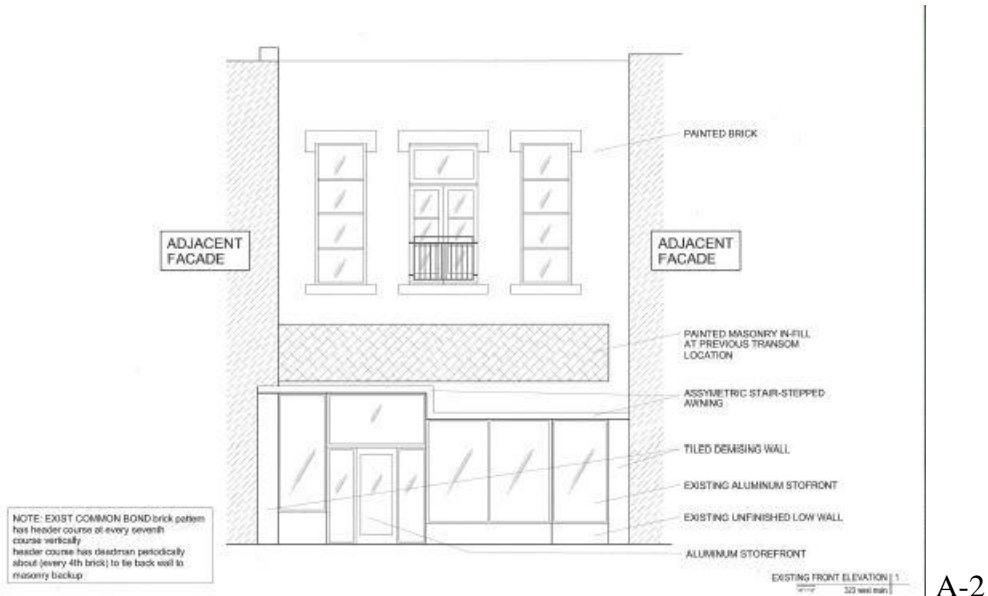
The Historic Preservation Board may table, deny, or approve with conditions.

Exhibit A



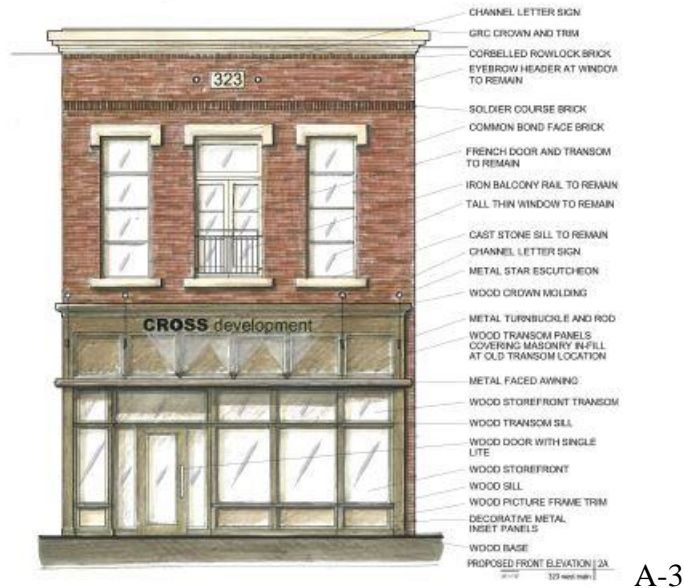
A-1

Approved modifications April 2019



A-2

Existing condition Nov. 2019



A-3

Approved modifications Nov. 2019



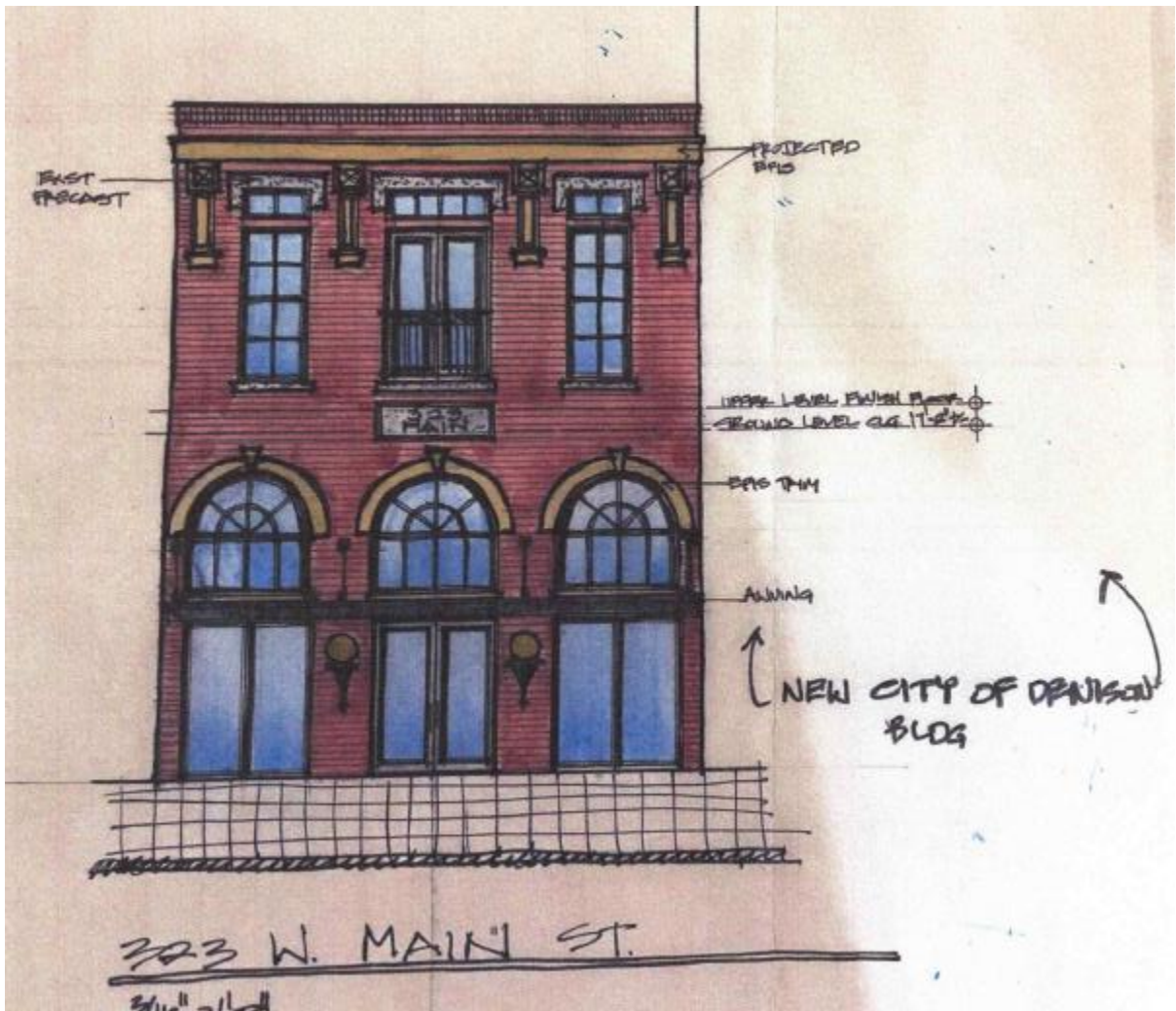
A-4

Approved modifications Nov. 2021



A-5

Current condition



Proposed Concept Plan January 2024

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: 323 W. MAIN
 Property Owner(s): DFA LTD
 Applicant Name: DON DAY
 Relationship to Owner: MANAGER

Check if same as Property Owner

Applicant Mailing Address: 110 E LOUISIANA, MCKINNEY TX 75069
 Applicant E-Mail Address: djd4599@yahoo Applicant Cell Phone Number: 214 405 2493

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 checked="" type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <u>DFA LTD</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>Masonry</p> <p><input type="checkbox"/> Type</p> <p><input checked="" 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 checked="" 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: <i>Please provide samples and list all colors.</i></p> <p><input checked="" type="checkbox"/> Brick: _____</p> <p><input type="checkbox"/> Other masonry: _____</p> <p><input type="checkbox"/> Wood: _____</p> <p><input type="checkbox"/> Other façade elements: _____</p>
<p>Windows</p> <p><input checked="" 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 checked="" type="checkbox"/> Replacing</p>	<p>Entrances: <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i></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: <i>including dormers, chimneys, slates, tiles, shingles, metal, etc.</i></p> <p><input type="checkbox"/> Repairing roof</p> <p><input checked="" 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 checked="" type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Other: _____</p>	<p>Other</p> <p><input type="checkbox"/> Please explain: _____</p>

Signage to be installed:

<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 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>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>_____</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> <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

12.28.23

Date

Property Owner's Printed Name



OFFICIAL USE ONLY

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

DFA, LTD
110 E. LOUISIANA STREET
MCKINNEY, TEXAS 75069
214-405-2493
donday.dfa@gmail.com

December 28, 2023

RE: UPDATE STORE FRONT AND POINT BRICK ON EAST SIDE OF 323 W.
MAIN STREET

CITY OF DENISON

Please accept this letter of intent to update the exterior of the building located at 323 W.
Main as shown in the attached pictures and as described below.

Attached is a front elevation of the building after renovation along with a preliminary
floor plan. Also attached are three pictures of the building as it currently stands.

The changes that we intend to make are:

- REMOVE ALL EXISTING WINDOWS AND STOREFRONT AND REPLACE WITH NEW BRONZE ALUMINUM WINDOWS AND STORE FRONT AS SHOWN ON THE NEW FRONT ELEVATION.
- DEMOLISH THE LATH AND STUCCO ON THE FRONT OF THE BUILDING BELOW THE STEEL I-BEAM THAT IS SUPPORTING THE BRICK ABOVE TO CLEAN UP THE CURRENT RAGGED FRONT.
- REPOINT ALL BRICK ON THE FRONT, REAR AND EAST SIDE.
- INSTALL EFIS STUCCO TRIM AT THE TOP OF THE BUILDING AND OVER THE THREE ARCHED WINDOWS AT THE FIRST FLOOR.
- REPAINT THE FRONT AND BACK OF THE BUILDING WITH PAINT COLORS AS FOLLOWS:
 - BRICK COLOR: REMEMBER ME RED, 1815U. This is the same red color that was approved for 331 and 501 W. Main.
 - TRIM COLOR: COUNTRY WHITEWASH 7527U. This is the same off-white color that was approved for 331 and 231 W. Main
 - CAP AT TOP OF PARAPET: BLACK
- INSTALL A NEW ALUMINUM AWNING WITH BRONZE COLOR IDENTICAL TO THE AWNING INSTALLED ON THE NEW DFA BUILDING AT 226 W. MAIN.

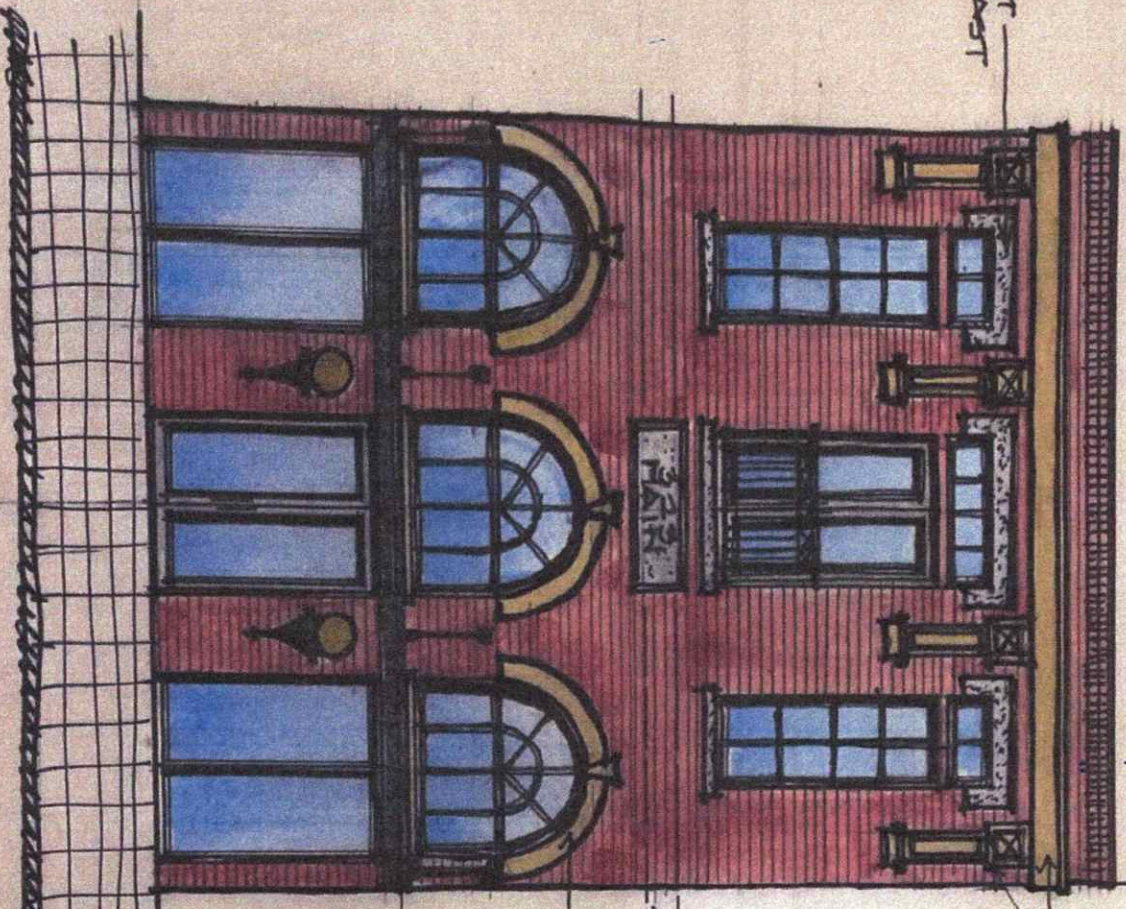
We would like to start the demolition of the stucco on the front of the building and repointing the east side brick ASAP and I would appreciate your review and approval.

Sincerely



Don Day
DFA LTD

EAST
FACAD ST



PROJECTED
BRID

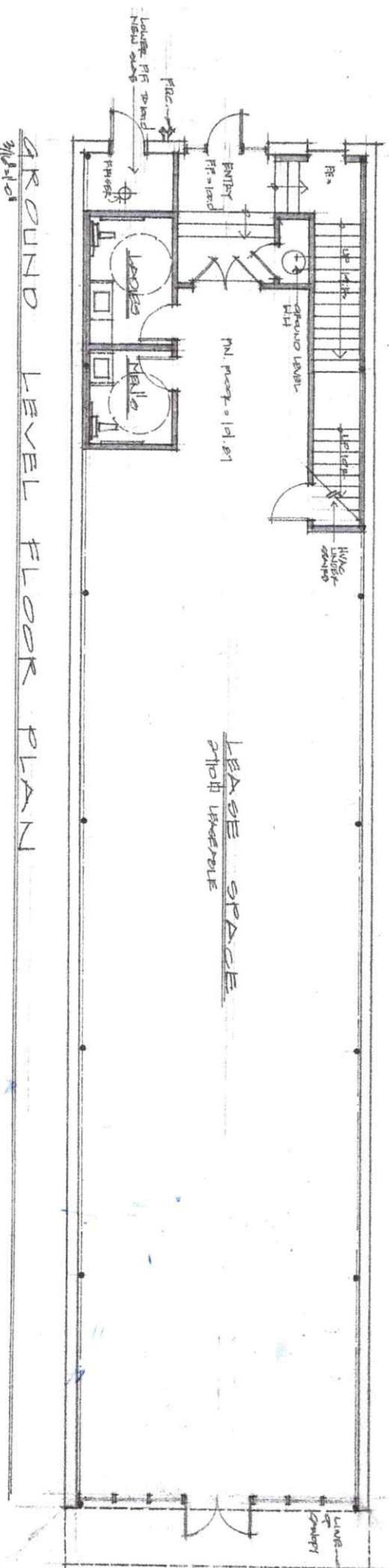
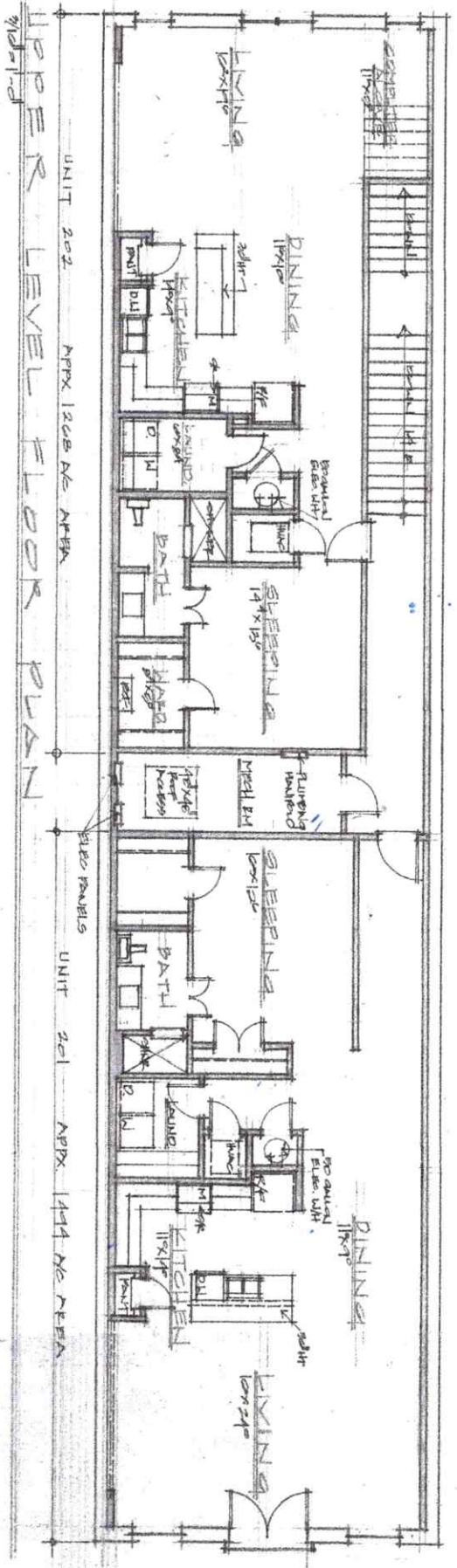
UPPER LEVEL FINISH FLOOR
GRADE LEVEL 00.11.24

EPS 7M

AWNING

NEW CITY OF OPAUSCUL
BLDG

203 W. MAIN ST.
3/16" = 1' 0"





← ADD EIFS

← REPLACE
← Windows

← DEMO
← STUCCO
← Below I-Beam

(No Subject)

From: Don Day (don@mckinneygrand.com)

To: djd4599@yahoo.com

Date: Wednesday, December 27, 2023, 03:20 PM CST



REPAIR
BRICK

REPLACE
WINDOWS
↓
STORE FRONT

Sent from my iPhone



Point up Brick

Historic Preservation Board Meeting Staff Report



Agenda Item

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.

Staff Contact

Mary Tate, Director of Development Services

mtate@cityofdenison.com

903.465.2720 ext. 2521

Summary

- The applicant is requesting a backlit sign to be installed on the front awning of the building above their storefront.
- The applicant believes additional signage will bring increased visibility to their business.
- The proposed sign is 16 feet in width, with 18-inch-tall letters. This equates to 24 square feet of signage. This is the maximum size permitted per the Sign Ordinance.
- Staff recommends approval.

Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness application for a sign for Uniquely Posh located at 226 W. Main Street, Ste. 101.

Recommended Motion

“I move to approve the Certificate of Appropriateness for the Uniquely Posh sign as presented.”

Background Information and Analysis

226 W. Main Street is 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.

The proposed sign is the maximum size allowed for this location. The sign will be secured to the front of the existing awning above the business’s doors.

The owner has given his approval via email of the placement, design, and size of the sign.

Financial Considerations

NA

Prior Board or Council Action

None

Alternatives

The Historic Preservation Board may table, deny, or approve with conditions.

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: 226 W. Main Street, Suite 101

Property Owner(s): Don Day

Applicant Name: Uniquely Posh Giftery LLC

Relationship to Owner: Tenant in the space

Check if same as Property Owner

Applicant Mailing Address: 226 W. Main St, Suite 101

Applicant E-Mail Address: uniquelyposh@yahoo.com Applicant Cell Phone Number: 903-327-6821

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>Sign Machine, Denison TX</u> <hr/> Has the building been previously painted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Property's Current Primary Use: <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other: <u>Lofts upstairs</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:

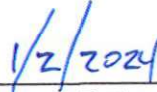
<p>Location</p> <ul style="list-style-type: none"> <input type="checkbox"/> Window/door <input checked="" type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____ 	<p>Lighting</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: _____ <input checked="" type="checkbox"/> Other: <u>backlit sign</u> 	<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 checked="" type="checkbox"/> Please list: <ul style="list-style-type: none"> Black _____ White _____ 	<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 checked="" type="checkbox"/> Other: <u>Acrylic</u> 	<p>Other signage elements</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Please explain: <u>Attached to awning</u>

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



Date

LINDA B. BECKWITH

Property Owner's Printed Name

OFFICIAL USE ONLY

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

To: City of Denison (Historical preservation), Donna Dow

From: Uniquely Posh Giftery

226 W. Main St, STE 101

Denison, TX 75020

Subj: New signage application

As per the city application, our intent is to have a new backlit sign installed on the front awning of the building, above our business' doors. The visibility on our business is terrible for customers due to the inset of the building, the tinting of the front glass and the glare that comes off the building across the street. Our customers tell us every day, we need more visibility as a business. Our design as shown in the emailed rendering, is black metal background, with white acrylic lettering to be backlit. The initial proposed design is 16 feet in width, with 18 inch tall letters. This equates to 24 sq ft of signage.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Stacy and Linda Beckwith', written in a cursive style with a long horizontal stroke extending to the right.

Stacy and Linda Beckwith

Uniquely Posh Giftery LLC

UNIQUELY POSH


NEON SIGNS AND DESIGNS INC.
103 E. CRAWFORD DENISON, TEXAS

DBA: THE SIGN MACHINE 1992

TEXAS STATE LICENSE #18308
www.signmachine.us

Client Name:
 UNIQUELY POSH

Location:
 DENISON TEXAS

Date: 12-19-23
Last Revision:
Job#:
Drawing#: 00002
Page: 1 OF 3 E-186028 

.....
 Client Approval

.....
 Landlord Approval

Sales Rep:
 R. BATES
Designer:
 R. BATES
Project Manager:
 J.B



**NEON SIGNS AND
DESIGNS INC.**

**103 E. CRAWFORD
DENISON, TEXAS**



DBA:

THE SIGN MACHINE

1992

TEXAS STATE LICENSE #18308

www.signmachine.us

Client Name:
UNIQUELY POSH

Location:
DENISON TEXAS

Date: 12-19-23

Last Revision:

Job#:

Drawing#: 00002

Page: 1 OF 3 E-186028



- -----
Client Approval
- -----
Landlord Approval

Sales Rep:

R. BATES

Designer:

R. BATES

Project Manager:

J.B



NEON SIGNS AND DESIGNS INC.
103 E. CRAWFORD DENISON, TEXAS
TEXAS STATE LICENSE #18308
www.signmachine.us

DBA:
THE SIGN MACHINE
 1992

Client Name:
 UNIQUELY POSH

Location:
 DENISON TEXAS

Date: 12-19-23
Last Revision:
Job#:
Drawing#: 00002
Page: 1 OF 3 E-186028

- -----
 Client Approval
- -----
 Landlord Approval

Sales Rep:
 R. BATES
Designer:
 R. BATES
Project Manager:
 J.B

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: 409 W. Main

Property Owner(s): Terri Walker

Applicant Name: Adelina Vasquez

Relationship to Owner: Tenant

Check if same as Property Owner

Applicant Mailing Address: 1030 W. Morton, Denison, TX 75020

Applicant E-Mail Address: vasquadel0894@gmail Applicant Cell Phone Number: 214-779-0826

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 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:

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

Signage to be installed:

Location <input checked="" type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____	Lighting <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: <input type="checkbox"/> Other: <u>None</u>	Hardware <input type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: <input type="checkbox"/> Other: <u>Vinyl</u>
Colors <input checked="" type="checkbox"/> Please list: <u>White & Gray Shadow</u> _____	Materials <input type="checkbox"/> Masonry Type: _____ <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____	Other signage elements <input type="checkbox"/> Please explain: <u>45" wide x 50" long centered</u> _____

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.



01/04/2024

Property Owner's Signature

Date

Terri Walker

Property Owner's Printed Name

OFFICIAL USE ONLY

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



HOME OF THE POTATO ENCHILADAS

45" wide 50" long

Sign will be centered on window.

Letters will be white.

Home of the potato enchiladas will not be on sign.

There will be a small sign of hours of operation like Barber shop on the door.



CITY OF DENISON

City Hall
300 West Main Street
P.O. Box 347
Denison, TX 75021

903.465.2720 | Phone

www.cityofdenison.com



January 8, 2024

Adelina Vasquez, Tenant
401 W. Main #101
Denison, TX 75020

Re: Approval notice for Certificate of Appropriateness Application 2024-003H

Dear Mrs. Vasquez,

The above referenced application was approved by the Historic Preservation Officer. You may proceed with your intended improvements.

If you have any questions concerning this project, please contact me at mtate@cityofdenison.com and 903-465-2720 x2521.

Sincerely,

A handwritten signature in blue ink that reads "Mary Tate".

Mary Tate

Historic Preservation Officer

Janet Gott
Mayor

Michael Courtright
Council Place 1

James Thorne
Council Place 2

Josh Massey
Council Place 3

Robert Crawley
Council Place 4

Aaron Thomas
Council Place 5

Brian Hander
Council Place 6

Bobby Atteberry
Interim City Manager

Moving Forward. Kicking Back.



City of Denison CERTIFICATE OF APPROPRIATENESS

This Certificate is issued pursuant to the requirement of the Secretary of Interior Guidelines, in compliance with the various city ordinances, and by the approval of the Historic Preservation Board. A building may not be issued for the following uses:

Owner of Building: Terri Walker

Building Address: 401 W. Main St., Ste. 101

Changes to be Made: Adding vinyl signage to front window

Mary E. Tate

Signature

01/08/2024

Date

Signature

Date

File #: 2024-003H