



July 21, 2023

Bob Moses
1702 Pine Hills Lane
Corinth, TX 76210

RE: 115-117 W Hickory Street – Sign Reface, New Awning and Exterior Paint

Dear Mr. Moses:

Pursuant to Section 4.10.7 of the Denton Development Code,

Facade Standards

- *Primary building entrances must be clearly articulated, preferably with a covered-projected type of entry. Options, which must meet all applicable Design Standards, include:*
 - *Awnings*
 - *Canopies*
 - *Recessed entry*
 - *Other similar treatments may be approved by the Director if they are determined to meet with the Overall Purpose and Intent of the District.*
- *Awnings, canopies, and other covered-projected types of building features are permitted to encroach partially into the public right-of-way, but do require completion and approval of a City of Denton Right-of-Way Use permit/application.*
- *Awning, canopies, and other covered-projected types of building features must comply with the following:*
 - *Must be placed so as to provide weather protection for pedestrians.*
 - *Must be consistent in height with similar covered-projected features on adjacent or joining buildings.*
 - *Must be mounted in locations that do not obscure ornamental features over storefronts, such as rooflines, arches, and banding.*
 - *Must not exceed the width of the sidewalk*
 - *Must not be torn, frayed, ripped, faded, or stained, soiled or dirty. When not specifically addressed by this ordinance, provisions of the City of Denton property maintenance code shall apply.*
 - *Must not have a dome or convex frame.*
 - *Colors of awnings, canopies, and other covered-projected types of building features must enhance and complement the building to which they are attached, rather than overwhelm the building scheme. Colors*

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must not call more attention to the projected-covered building feature than the building.

- *The frame structure of such building features must be finished to match the metal storefront system color or the fabric color of the associated projected-covered type of building feature.*
- *Such building features are not prohibited from encroaching partially into the public right-of-way, provided that a City of Denton Right-of-Way Use permit/application has been completed and approved.*

Sign Standards

All new signs installed in the District shall be required to comply with the standards of Chapter 33 of the Denton Municipal Code of Ordinances, including the requirement of an approved sign permit, when applicable. In addition, the following restrictions shall apply to all new signs within the District

- *Internally-lit acrylic cabinet signs are prohibited.*
- *Signs must not be installed in locations that damage or obstruct important architectural features.*
- *Signs must be compatible in scale, proportion, and design with the building's façade.*

Staff received documents from the applicant on July 19, 2023. Per staff's review of the material provided, and per Section 4.10.7 above, a Certificate of Design Consistency (DCC) is approved for the implementation of a new awning, refacing of the store sign, and painting of the exterior at 115-117 W Hickory Street. The scope of work is further described below:

- Exterior Paint Colors:
 - SW 0047: Studio Blue Green (Main Building Color)
 - SW 2847: Roycroft Bottle Green (Trim Color)
- Black and white striped awning to replace the present, deteriorating awning
 - Dimensions:
 - Awning Width: 560"
 - Extension: 26.5"
 - Overhang: 7" long
 - 14-degree slope

Please note that any work that deviates from the work proposed above will require a new DDC. Additionally, if the applicant has received funding through the Downtown Reinvestment Grant Program, any work deviations should be discussed with staff prior to permitting to keep applicant in substantial conformance with the program.

Please use this approval letter as a record of staff's review. If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at cameron.robertson@cityofdenton.com.

Sincerely,

CAMERON ROBERTSON

Cameron Robertson, AICP
Historic Preservation Officer