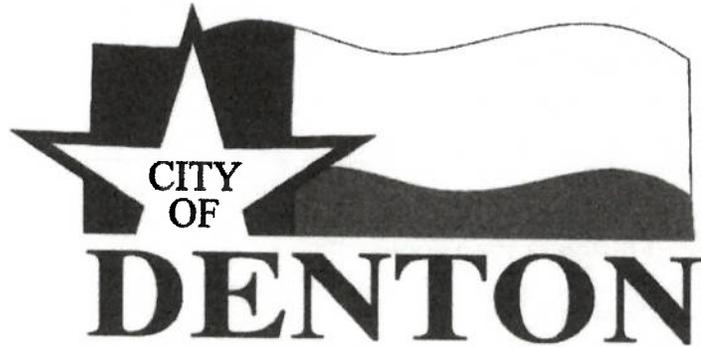


Rec'd 7/20/23 - CD -  
ed

**EXHIBIT A**



**CITY OF DENTON  
DOWNTOWN REINVESTMENT GRANT PROGRAM APPLICATION**

---

Department of Economic Development  
401 N. Elm St., Denton, TX 76201  
940-349-7776

[www.cityofdenton.com](http://www.cityofdenton.com)

[ED@cityofdenton.com](mailto:ED@cityofdenton.com)

### Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name	Bob Moses	Date	7/18/23
Business Name	Beth Marie's Ice Cream & More Fun Toys		
Mailing Address	Po Box 50989 Denton, TX 76206		
Contact Phone	972-333-3339	Email Address	MAJLTD@AOL.COM
Building Owner (if different from applicant)	SAME		
Historical/Current Building Name			
Project Site/Address	Front of 115-117 W. Hickory St., Denton 76201		

Type of Work: (check all that apply)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Paint Only        | <input checked="" type="checkbox"/> Awnings         |
| <input checked="" type="checkbox"/> Signage           | <input type="checkbox"/> Impact Fees                |
| <input type="checkbox"/> Utility Upgrades             | <input type="checkbox"/> Interior/Code Improvements |
| <input type="checkbox"/> Facade & Building Renovation | <input type="checkbox"/> Fire Suppression System    |

Details of planned improvements relating to grant request (attach additional information if necessary).

1. Repaint Front of Building with Best Quality of Sherwin Williams Historic Paint
2. Replace 50ft Awning with high quality, roll-up Awning material
3. Replace Beth Marie's Signage, More Fun Toys signage is still in very good shape and does not require anything.

How will this project benefit Downtown?

It will improve the appearance of the center part of the Southside of the Square.

Legal Description of the property:

ID #: 32785  
Legal: OT Denton Blk 1 Lot 2 (E25'), 3 (W25')

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab ✓	\$ 2,444 -	\$ 1,222 -
Awnings ✓	\$ 4,006, -	\$ 2000. -
Signs ✓	\$ 1,600 -	\$ 800 -
Impact Fees		
Utility Upgrades		
Interior/Code Improvements		
Fire Suppression System		
Totals	\$ 8,044 -	\$ 4,022

TOTAL COST OF PROPOSED PROJECT

\$ 8,044 -

TOTAL GRANT REQUEST  
(May not exceed 50% of TOTAL COST up to \$50,000)

\$ 4,022 -

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.

  
Applicant's Signature

7/18/23  
Date

**DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM**

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton’s historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

---

*Business/Organization Name*

*Beth Marie's Ltd.*

---

*Applicant's Signature*

*RE Moses*

*Printed Name*

*Robert Moses*

*Date*

*7/18/23*

---

*Building Owner's Signature (if different from applicant) Printed Name*

*Same*

*Date*

*Same*

---

This section is to be completed by Economic Development staff.

---

*Date considered by DEDC*

*Recommendation*

*Staff Signature*

---

*Date considered by TIRZ #1 Board*

*Recommendation*

*Staff Signature*

---

*Date considered by City Council*

*Approval*

*Staff Signature*

Official estimate for 117 W. Hickory St. (including the toy store adjacent): Exterior cosmetic repairs and enhancements to front of building: 7/09/2023

From: Sean Hemingway (hemingway.sean2012@gmail.com)

To: majltd@aol.com

Date: Sunday, July 9, 2023 at 01:03 PM CDT

To the attention of Mr. Robert E. Moses:

Subject: This is an estimate for labor and materials in a cosmetic makeover\* to your property and business located at 117 W. Hickory on the square in Denton TX. 76201. This also includes your tenant next store (the toy store) as the premises are part of your commercial property portfolio.

\*Definition of cosmetic makeover as it pertains to this correspondence: An area approximately 12 ft. in height x 50 ft. long that = 's 600 square ft. located along the entire front of the building above the length of the awning and to the borders of the buildings on both sides. This also includes the ceiling above the glass doors to both businesses an additional 50 sq. feet. Note: The paint scheme above the awning will require 3 different colors of paint. An additional gallon will be required to paint the ceiling as described on the exterior ground floor.

Work to be performed: Caulk in any cracks in both rendering/existing woodwork/Scrap and clean unwanted debris and/or related. Paint the entire area described in two coats and/or what might be further required to achieve uniformity and a look of completion at standard.

**Comments:** It understood that the work is to be conducted in the early hours of the day and that the "Installer" will shut down operations by 10:30am so as not to interfere with the ongoing business at both premises on location. This will be adhered to until the completion of the project.

**Duration:** Approximately 35 hrs. (conservative estimate) from commencement:

**Material Needs: Cost breakdown:** Note: All material considerations will be verified by receipts.

1. 6 tubes of white caulk. \$25.682.
2. One tube of adhesive for other types of cracks and repairs. \$9.00
3. Two tubes of adhesive specific to masonry repairs. \$22.004.
4. 6 disposable paint trays. \$8.005.
5. Two lots of 3 pack brushes. \$20.006.
6. One two ft. painters edge tool. 8.00
7. A pack of 6 small rollers. \$12.008.
8. Two packs - 9" inch rollers. \$22.009.
9. 2 rolls of 1.5" painters tape. \$15.00

**Sub total costs of materials for 1-9 above =s \$141.68 plus tax \$11.68 =s \$153.36**

**Paint: Sherwin Willams:** According to the current paint scheme:

1. One gallon for trim between awning and 2nd story: \$80.002.
2. One gallon for the old window insets of which there are 6 above awning. \$80.003.
3. Three. 5 gallons for painting the balance of surface area above the awning. Approximately 1,100 sq.ft in two coats. Minimum 3 gallons at \$100.00
4. One gallon of ceiling paint for the area above glass doors (ground floor). \$70.00

**Paint total costs\_ \$330.00 plus tax. \$30.00 =s \$360.00**

**Total material costs: \$360 plus \$153.36 =s \$513.36**

**Labor Costs: \$950.00 (not to exceed).**

**Total Labor and material costs: \$1,463.33.**

**Work performed by:** Sean Hemingway ("Installer") Cell:940-268-6632. Email: [hemingway.sean2012@gmail.com](mailto:hemingway.sean2012@gmail.com) Location: 273 Casie Ct. Denton TX 76207.

**Warranty:** The installer agrees to warranty all work and materials for a period of one year at no additional costs to the property owner.

Thank you for the consideration & opportunity to continue making improvements to your commercial properties.

Sincerely  
Sean Hemingway.

CC: BETH Marie's (cosmetic estimate)\_Denton TX July/2023.



723 S Woodrow Lane  
 Denton, TX 76205  
 (940) 382-8899

# ESTIMATE

## EST-6749

signarama-denton.com

Payment Terms: Cash Customer

**DESCRIPTION: Square Building Sign**

Bill To: Beth Maries - Denton Square  
 117 W HICKORY  
 DENTON, TX 76201  
 US

Pickup At: Signarama Denton, Texas  
 723 S Woodrow Lane  
 Denton, TX 76205  
 US

Requested By: Bob Moses .  
 Email: MAJLTD@AOL.COM  
 Work Phone: (972) 333-3339  
 Cell Phone: (972) 333-3339

Salesperson: House Signarama Denton Texas  
 Entered By: Jamie Skelton

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
<b>1 Building Sign</b> The large sign will be refaced/resurfaced with the same material & image that is on the current sign, which is approximately 9.5 feet wide and 3.0 feet tall. 1.1 House Brand ACM - Buiding Sign 1.2 Installation - Install	1	\$1,293.10	\$1,163.79	\$1,293.10
<b>2 Ice Cream Cones</b> The two side "Ice Cream Cone" signs, which are about 40" tall and 21" wide, will be refaced/resurfaced with the same material & image that is on the current two signs" and placed in the same relative locations as the current cones." 2.1 House Brand ACM - Ice Cream Cones 2.2 Custom Item Taxed - Routing 2.3 CC Fee TEST - CC Fee	2	\$171.96	\$255.17	\$343.92

Regarding the production of custom signs, this estimate is valid based on information from the client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs. There will be a 3.25% convenience fee added to all orders that are paid with a credit card. Customers paying with checks or cash must notify Signarama to remove the charge.

Base Subtotal:	\$1,637.02
Discount:	(\$163.70)
Subtotal:	\$1,473.32
Taxable Amount:	\$1,418.96
Taxes:	\$117.06
Grand Total:	\$1,590.38
Deposit Required:	\$795.19



723 S Woodrow Lane  
 Denton, TX 76205  
 (940) 382-8899

# ESTIMATE

## EST-6721

signarama-denton.com

Payment Terms: Cash Customer

DESCRIPTION: 2023 Awning Black & White

Bill To: Beth Maries - Denton Square  
 117 W HICKORY  
 DENTON, TX 76201  
 US

Installed: Beth Maries - Denton Square  
 117 W HICKORY  
 DENTON, TX 76201  
 US

Requested By: Bob Moses .  
 Email: MAJLTD@AOL.COM  
 Work Phone: (972) 333-3339  
 Cell Phone: (972) 333-3339

Salesperson: Glen Smith  
 Email: glen@signarama-denton.com  
 Entered By: Glen Smith

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1 <b>New Awning Black &amp; White</b>	1	\$3,773.00	\$3,395.70	\$3,773.00

This is for the standard Beaufort Classic, which has black and white stripes that are about 3.75" wide. Stripes beyond the default printed pattern by the manufacturer will need to be custom made and the price will change if stripe width of the desired size cannot be found pre-made.

This estimate includes everything but permits (if needed). This includes removal of the old awning, and installation of the new one, travel fees, etc.

For a recover the awning will need to be taken down and taken to the fabricator, who estimates a 3 week turnaround time to finish the new one to spec. There will be no awning cover for that period of time.

1.1 Awning -

Regarding the production of custom signs, this estimate is valid based on information from the client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs. There will be a 3.25% convenience fee added to all orders that are paid with a credit card. Customers paying with checks or cash must notify Signarama to remove the charge.

Base Subtotal:	\$3,773.00
Discount:	(\$377.30)
Subtotal:	\$3,395.70
Taxable Amount:	\$3,395.70
Taxes:	\$280.15
Grand Total:	\$3,675.85
Deposit Required:	\$1,837.93



723 S Woodrow Lane  
 Denton, TX 76205  
 (940) 382-8899

# ESTIMATE

## EST-6721

signarama-denton.com

Payment Terms: Cash Customer

**DESCRIPTION: 2023 Awning Black & White**

Bill To: Beth Maries - Denton Square  
 117 W HICKORY  
 DENTON, TX 76201  
 US

Installed: Beth Maries - Denton Square  
 117 W HICKORY  
 DENTON, TX 76201  
 US

Requested By: Bob Moses .  
 Email: MAJLTD@AOL.COM  
 Work Phone: (972) 333-3339  
 Cell Phone: (972) 333-3339

Salesperson: Glen Smith  
 Email: glen@signarama-denton.com  
 Entered By: Glen Smith

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1 <b>New Awning Black &amp; White</b>	1	\$3,773.00	\$3,395.70	\$3,773.00

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This estimate includes everything but permits (if needed). This includes removal of the old awning, and installation of the new one, travel fees, etc.

For a recover the awning will need to be taken down and taken to the fabricator, who estimates a 3 week turnaround time to finish the new one to spec. There will be no awning cover for that period of time.

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Base Subtotal:	\$3,773.00
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Subtotal:	\$3,395.70
Taxable Amount:	\$3,395.70
Taxes:	\$280.15
Grand Total:	\$3,675.85
Deposit Required:	\$1,837.93





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*

**OUR CORE VALUES**

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

*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](mailto:cameron.robertson@cityofdenton.com).

Sincerely,

*CAMERON ROBERTSON*

Cameron Robertson, AICP  
Historic Preservation Officer



# CERTIFICATE OF DESIGN CONSISTENCY APPLICATION AND CHECKLIST

*ACCORDING DENTON DEVELOPMENT CODE SECTION 4.10.1, THE PURPOSE OF THE DENTON SQUARE DISTRICT (DSD) IS TO PRESERVE historic resources and build upon the image of the Square as the historic, vibrant, small-town heart of a growing city by establishing Design Standards for new construction, certain exterior renovations, and demolition of property in The Denton Square that serve to protect and enhance the historic character of the area, preserve property values, and encourage high-quality, sustainable, pedestrian-friendly development.*

## OVERALL INTENT

1. Encourage creativity and architectural diversity, while ensuring that the overall historic character of the Denton Square is protected.
2. Encourage and support the preservation of historically significant buildings.
3. Support building designs and the use of design elements in new or renovated buildings that maintain and continue the established historic design patterns found in adjacent or adjoining buildings, which contribute to the district's unique sense of place.
4. Support the use of materials which protect structural integrity and preserve building longevity, while also maintaining the historic character of the Square through their similarity in appearance, quality, and type to the prevalent materials in use in adjacent buildings and/or in the district.
5. Promote urban vitality and livability that welcomes residents and visitors of all ages by fostering a sense of community.
6. Consider the importance of maintaining property values and supporting new and existing businesses in the Denton Square District.
7. Encourage the integration of art into public and private development.

The Denton Square District procedures and design standards for approval follow the regulations outlined in DDC Sections 4.10.6 and 4.10.7. This checklist is intended to assist in the preparation of a Certificate of Design Consistency for review in verifying a proposed projects' design consistency with the Denton Square District.

*\*\*Failure of the applicant to provide required information will result in the application not being processed. \*\**



**Project Information:**

Project Name Building Front Renovation  
Property Address 115-117 W. Hickory St, Denton 76201  
Parcel ID #: 32775  
Street(s) affected façade(s) front on: Hickory Street

**Applicant/Agent/Artist Information:**

Name/Company: Bob Moses  
Address: POB 50989 Denton TX 76206  
Home 1802 Pine Hills Ln, Corinth, TX 76210  
Telephone/Email: 972-333-3339, MASLTD@AOL.COM

**Property Owner Information:**

Name/Company: ROBERT MOSES  
Address: POB 50989 Denton, TX 76206  
Home 1802 Pine Hills Ln. Corinth TX 76210  
Telephone/Email:

**Engineer Information (if applicable):**

Name/Company: NA  
Address: \_\_\_\_\_  
Telephone/Email:



Surveyor Information:

Name/Company: NA

Address: \_\_\_\_\_

Email/Telephone: \_\_\_\_\_

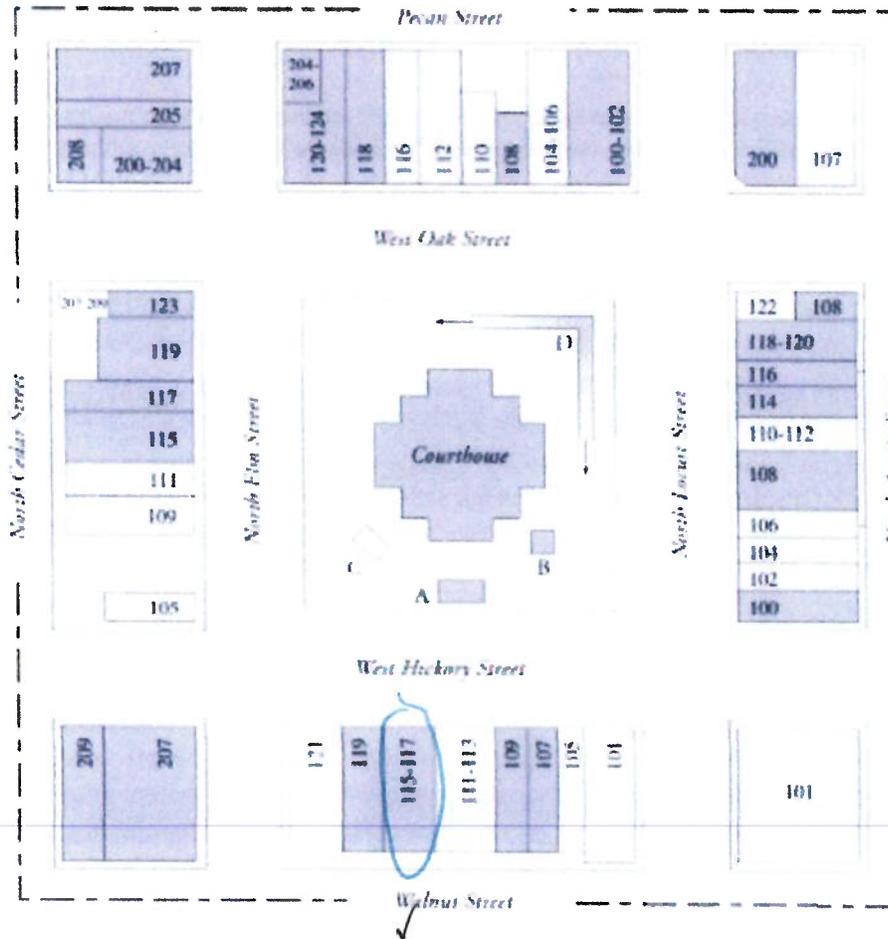


1 REQUIRED FOR ALL PROJECTS:

- 1.1 Provide a copy of the [Denton Development Application](#)
- 1.2 Provide a copy of the City of Denton's [Owner Authorization Form](#)
- 1.3 **Project Narrative:** Providing sufficient detail to explain the purpose and scope of the project. Should include explanation of why project meets the definition of the project type marked by applicant below. If building materials not listed in the Standards are proposed, provide justification for why such material(s) meet the intent of the applicable section. Additional information may be required depending on the type of project proposed (see sections below).
- 1.4 **Location Map:** Should show the location of the property proposed for development in relation to existing streets and adjoining properties. Should clearly indicate the specific building and façade(s) affected by the project.
- 1.5 **Photographs:** Images of the current conditions of all areas which would be affected by the proposal.
- 1.6 Establish whether the property is a "Contributing Property" to the Denton County Courthouse Square National Register District. Use the map (below) located in this document.
  - a. Yes, my property is a "Contributing Property" (dark gray)
  - b. No, my property is not a "Contributing Property"
- 1.7 All drawings will be drawn to a scale no smaller than 1" = 100' unless otherwise approved by the Planning Director.
- 1.8 Ensure all plans, including all labels, are clear and legible.
  - a. **Associated Fee(s):** as listed on the [Development Review Fee Schedule](#).
- 1.9 Additional items required based upon project type. See **Pages 5-9** for details.



Denton County Courthouse Square Historic District – Denton, Texas



----- Historic District

▬ Contributing Properties

□ Non-Contributing Properties

- A** Confederate Monument
- B** Grave of John B. Denton (1901 re-interment)
- C** Denton County All-War Memorial
- D** WPA Sidewalks



2 PROPOSED PROJECT TYPE (CHECK WHICH TYPE APPLIES)

- 2.1 **Ordinary Maintenance:** The process of stabilizing deteriorated or damaged architectural feature (including but not limited to roofing, windows, columns, and siding), and will include any work that does not constitute a change in design, material, or outward appearance, and include in-kind replacement or repair
- ✓  2.2 **Minor Exterior Alteration:** The installation of or alteration to awnings, fences, gutters and downspouts; lighting fixtures; and restoration of original architectural features that constitute a change from existing conditions.
- 2.3 **Major Alteration:** Redevelopment, reconstruction, alteration, change, or restoration of the exterior of a building that exceeds the definition of "ordinary maintenance or minor alteration," construction of a new building or an addition to an existing building, demolition of an existing building or façade, or construction or reconstruction of a parking lot.
- ✓  2.4 **Mural and/or Sign:** Installation of a new mural or sign. *Only refresh/reface Beth Marie's Sign.*

Please refer to the checklists below to fulfill the additional requirements relevant to your proposed project request:

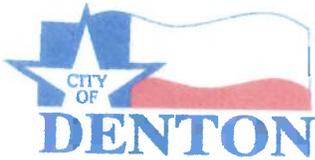
3 ADDITIONAL ITEMS REQUIRED FOR ORDINARY MAINTENANCE REQUESTS

- 3.1 **Additional Project Narrative Requirements:** Should include explanation of why maintenance is necessary and how proposed maintenance will not diminish durability, structural integrity, or historic character of the building element(s) in question.
- 3.2 Current image(s) of building element(s) proposed to be repaired or replaced in-kind, clearly showing the current condition of such building elements.
- 3.3 Accurate drawings to scale of proposed maintenance. Should identify existing and proposed building materials and show enough of the affected building to clarify the impact of the proposed maintenance. Staff may direct applicant to depict a greater extent of the building if initial submittal is determined to be inadequate.
- 3.4 Samples or detailed product descriptions and images of proposed repair or replacement materials.



4 ADDITIONAL ITEMS REQUIRED FOR MINOR EXTERIOR ALTERATION REQUESTS

- ✓  4.1 **Additional Project Narrative Requirements:** Should include explanation of how the proposed alteration will not diminish the durability, structural integrity, or historic character of the building proposed to be altered.
- ✓  4.2 **Images:**
  - a. Current image(s) of building element(s) proposed to be altered, clearly showing the current condition of such building elements.
  - b. Current image of subject building with adjoining buildings on each side to provide context for proposed alteration.
- ✓  4.3 Accurate drawings to scale of proposed minor alteration. Should depict appearance of property as it exists today, as well as appearance with proposed alteration(s) included. Drawings and details must show the proposed work in relation to the structure proposed to be altered. Materials existing and proposed should be identified. Staff may direct applicant to depict a greater extent of the building, or to include additional details, if necessary to capture effect of proposed alteration. *If new light fixture(s) are proposed which do not comply with DDC Section 7.11, but which are permitted in the Square District per Section 4.10.7.F, include depiction and manufacturer specification sheet for proposed light fixture(s).*



5 ADDITIONAL ITEMS REQUIRED FOR MAJOR EXTERIOR ALTERATION REQUESTS:

- 5.1 **Additional Project Narrative Requirements:** Should include explanation of the purpose of the major alteration and how the proposed alteration will not diminish the durability, structural integrity, or historic character of the building proposed to be altered. Should specifically explain how project meets the Purpose and Overall Intent of the Denton Square District (seen on Page 1).
- 5.2 **Images:**
  - a. Current images of building element(s) proposed to be altered.
  - b. Current image of subject building with adjoining buildings on each side to provide context for proposed alteration.
- 5.3 Accurate drawings to scale of proposed major alteration. Should depict appearance of property as it exists today, as well as appearance with proposed alteration(s) included. Drawings and details must show the proposed work in relation to the structure proposed to be altered. Materials existing and proposed should be identified. Staff may direct applicant to depict a greater extent of the building, or to include additional details, if necessary to capture effect of proposed alteration. *If new light fixture(s) are proposed which do not comply with DDC Section 7.11, but which are permitted in the Square District per Section 4.10.7.F, include depiction and manufacturer specification sheet for proposed light fixture(s).*

6 ADDITIONAL ITEMS REQUIRED FOR MAJOR ALTERATION – FAÇADE OR BUILDING DEMOLITION REQUESTS:

- 6.1 **Additional Project Narrative Requirements:** Should explain how the proposed demolition will not detract from the historic character of the Square or from the property value of adjacent buildings.
- 6.2 Documentation to establish that demolition will not damage adjacent buildings
- 6.3 **Post-Demolition Reconstruction Plan:**
  - a. Complete architectural drawings, to scale, of proposed replacement building or façade, or, in cases where an underlying façade will be the replacement façade, a rendering of the expected appearance of the underlying façade, including any restoration work.
  - b. If applicable, Site Plan for proposed replacement structure (see “New Building Construction” Request)
  - c. Provide a draft Guarantee Agreement for review. A Guarantee Agreement is between the owner and the city and demonstrates the owner’s intent and financial ability to carry out the reconstruction plan. Agreement must include:
  - d. Covenant to construct proposed structure by a specific date in accordance with the architectural drawings approved by the city through the CDC process
  - e. Performance or payment bond, letter of credit, escrow agreement, cash deposit, or other arrangement approved by the Planning Director, to ensure construction of the proposed replacement structure
  - f. I understand that approval of agreement as to form is required to be granted by the Denton City Attorney

7 ADDITIONAL ITEMS REQUIRED FOR NEW BUILDING CONSTRUCTION REQUESTS:

- 7.1 **Additional Project Narrative Requirements:** Should discuss how the new building will maintain or enhance the historic character of the Square.
- 7.2 Depiction of expected appearance of proposed building, including detailed depictions of adjoining buildings.
- 7.3 Provide a copy of the City of Denton’s Zoning Compliance Plan Checklist, [available online](#).



- 7.4 Temporary Construction Fencing plan, including depiction of the location, height, and material of the proposed fencing, as well as any decorative elements. *Fencing must meet the standards of DDC Section 4.10.7.L.3.*
- 7.5 If applicable, plans and legal documentation to establish that new building can be attached to adjoining building(s) without causing damage.

Facade Sign

\*

8 ADDITIONAL ITEMS REQUIRED FOR NEW MURAL AND/OR SIGN REQUESTS:

- ✓  8.1 **Additional Project Narrative Requirements:** Should address the requirements that murals in the Denton Square District must:
  - a. Be compatible with the architectural and aesthetic components of the building or other structure on which it is installed, and
  - b. Not detract from the character of the district, and not be detrimental to the public health, safety, and welfare.
- ✓  8.2 Current image of subject building with adjoining buildings on each side to provide context for location of proposed mural or sign.
- ✓  8.3 Photograph, painting, or digital image depicting proposed sign or mural. Should be substantially similar to what is put in place, with only minor, non-substantive modifications in final product.
- ✓  8.4 Building elevation to scale showing size and location of mural or sign on proposed building.
  - a. For all murals, identify the type of façade material to which mural will be applied.
  - b. If mural on separate panel is proposed, depict and label (if necessary) how panel will be mounted on the wall
  - c. For murals on facades facing the Square Proper, label the elevation with the area in square feet of façade on which mural will be installed and the percentage of the facade area to be covered by the proposed mural.

ALL SIGNS, INCLUDING MURALS WILL ALSO REQUIRE A SIGN PERMIT AND THAT APPROVAL OF A CERTIFICATE OF DESIGN CONSISTENCY APPLICATION FOR A NEW MURAL AND/OR SIGN DOES NOT CONSTITUTE APPROVAL OF A SIGN PERMIT.

\*

9 ADDITIONAL ITEMS THAT MAY BE REQUIRED FOR A "CONTRIBUTING PROPERTY"

- ✓  9.1 **Additional Project Narrative Requirements:** Address why any proposed removal, replacement, or repair of historic materials, architectural features, facades, or building, or any proposed exterior addition to an existing Contributing Property building will meet, and will not violate, the Purpose and Overall Intent of the Denton Square District (see Page 1).
- N/A  9.2 Physical or documentary evidence to establish that proposed new window openings in an existing facade are similar in number, style, and placement to window openings which existed in the Denton Courthouse National Register District during the Period of Significance, per DDC Section 4.10.7.K.4.
- N/A  9.3 If the proposed project calls for the demolition of the Contributing Property or its facade, please see the Contributing Property Demolition Checklist Beginning on Page 8 of this document.



# CONTRIBUTING PROPERTY DEMOLITION CHECKLIST

This checklist may be required as part of the completion of the **Certificate of Design Consistency Checklist and Application**. Proposed Demolition of Building or Façade of Contributing Property, Post-Demolition Reconstruction Plan should include the additional required documents for one (1) of the Demolition Options below:

## 1 DEMOLITION OPTION A: IF PROPOSING TO REPLACE EXISTING HISTORIC STRUCTURE/FAÇADE WITH ONE MORE COMPATIBLE WITH THE HISTORIC CHARACTER OF THE SQUARE, PROVIDE THE FOLLOWING DOCUMENTATION

- 1.1 Records depicting the original construction of the structure or its appearance and condition during the Period of Significance of the National Register District (Period of Significance: 1882-1949), including drawings, pictures, or written descriptions.
- 1.2 Records depicting the current condition of the structure, including drawings, pictures, or written descriptions.
- 1.3 Any conditions proposed to be placed voluntarily on the new structure that would mitigate the loss of the existing building or façade.
- 1.4 Any additional documentation determined by the Director to be necessary to establish the compatibility of the proposed replacement.

## 2 DEMOLITION OPTION B (FAÇADE ONLY): IF PROPOSING TO REMOVE A FAÇADE WHICH DID NOT EXIST DURING THE PERIOD OF SIGNIFICANCE FOR THE NATIONAL REGISTER DISTRICT (PERIOD OF SIGNIFICANCE: 1882-1949), TO REVEAL AN OLDER FAÇADE UNDERNEATH, WHICH WAS IN EXISTENCE DURING THE PERIOD OF SIGNIFICANCE, PROVIDE THE FOLLOWING DOCUMENTATION

- 2.1 Physical or documentary evidence of existing underlying façade beneath the façade which is proposed for demolition.
- 2.2 Plans and any additional documentation that shows how the existing façade will be deconstructed and removed to not damage the older underlying façade.

## 3 DEMOLITION OPTION C: IF PROPOSING TO REMOVE AN EXISTING HISTORIC BUILDING/FAÇADE BECAUSE AN UNREASONABLE ECONOMIC HARDSHIP \* EXISTS IF APPLICANT IS REQUIRED TO MAINTAIN THE CURRENT BUILDING OR FAÇADE, PROVIDE THE FOLLOWING DOCUMENTS TO ESTABLISH PROOF OF HARDSHIP (DCC SUBSECTION 4.10.8C)

- 3.1 The original purchase price of the Contributing Building;
- 3.2 The name and legal status (e.g., partnership, corporation) of the owner(s);



- 3.3 A signed building assessment report from a licensed engineer or contractor, as to the structural soundness of either the Contributing Building and/or façade of the Contributing Building, including a cost estimate for repairs;
- 3.4 A cost estimate for demolition of the Contributing Building or façade of a Contributing Building;
- 3.5 The past and current use of the Contributing Building;
- 3.6 The assessed value of the property containing the Contributing Building, according to the two most recent tax assessments;
- 3.7 The amount of real estate taxes on the property containing the Contributing Building for the previous two years;
- 3.8 The date of purchase or other acquisition of the property containing the Contributing Building;
- 3.9 Principal balance and interest rate on the current mortgage and the annual debt service on the property containing the Contributing Building, if any, for the previous two years;
- 3.10 All appraisals obtained by the owner or applicant within the previous two years in connection with the owner's purchase, financing or ownership of the property containing the Contributing Building;
- 3.11 Any listing of the property containing the Contributing Building for sale or rent, asking price, and offers received;
- 3.12 Any consideration given by the owner to profitable adaptive uses for the Contributing Building or, in cases when only the removal of the façade is proposed, for profitable adaptive uses that do not require removal of the façade;
- 3.13 Proof that the owner's affirmative obligations to maintain the property containing the Contributing Building make it impossible for the owner to realize a reasonable rate of return on that property;
- 3.14 Additional requirements for an income producing historic property (see **DDC Subsection 4.10.8C.15**);
- 3.15 Annual gross income from the property from the previous two years;
- 3.16 Itemized operating and maintenance expenses from the previous two years;
- 3.17 Annual cash flow, if any, from the previous two years; and
- 3.18 Additional information relevant to a determination of unreasonable economic hardship, as determined and requested by the Director.

**CLAIMS OF UNREASONABLE ECONOMIC HARDSHIP BY THE HISTORIC PROPERTY OWNER MUST NOT BE BASED ON CONDITIONS RESULTING FROM THE FOLLOWING:**

- Evidence of demolition by neglect or other willful and negligent acts by the owner;
- Purchasing the property for substantially more than market value at the time of purchase;
- Failure to take into account historic properties in the planning and design stage of development or proposed development;
- Failure to perform normal maintenance and repairs;
- Failure to diligently solicit and retain tenants; or
- Failure to provide normal tenant improvements.

Additional Narrative For  
Building Front Renovation  
115-117 W. Hickory St., Denton 76201

- 4.1 The building was built in 1846 as a two story structure. It has gone through several structural changes and a fire in the 1970s, which took off the second floor. It has served as home for a general store, a photo studio, a water bed retail store, a mini mall, Elements of Design, Mad World Records, and now Beth Marie's Ice Cream and More Fun Toys!

After purchasing the building in 1997, Robert Moses did a major interior and exterior renovation of the entire property, which had been ignored for several years. A complete electrical rewire and gas line update was done, heating & air conditioning was installed via roof mounted "drop through" installation, floors were replaced and the front of the building was repaired and updated to reflect the appearance of the transom windows that were destroyed by the fire that took place in the 1970s. A new "roll up awning was also installed, that utilized the original hinged metal arms, was also installed to maintain the historic elements of the building. This was done in 1998.

Since that time, the building has been repainted twice, the awning replaced once, the signage for Beth Marie's once and the signage over the 115 side three times do to tenant change. The Beth Marie's Ice Cream sign on the 117 side was renewed about 10 years ago and needs to be refreshed/refaced. The afternoon soon has done it's work. The More Fun Toys sign on the 115 side is only 1.5 years old and is still in good shape.

The paint, awning for the entire front of the building and signage for Beth Marie's need to be refreshed to maintain the appearance of the South side of the Denton Historic Square. This has been, and will continue to be, done in a way to maintain the historic character of the building. This update to my Contributing Property building will support, and not violate, the Purpose and Overall intent of the Denton Square District.

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This Additional Narrative prepared by the building owner



Robert Moses  
Phone: 971-333-3339 Cell

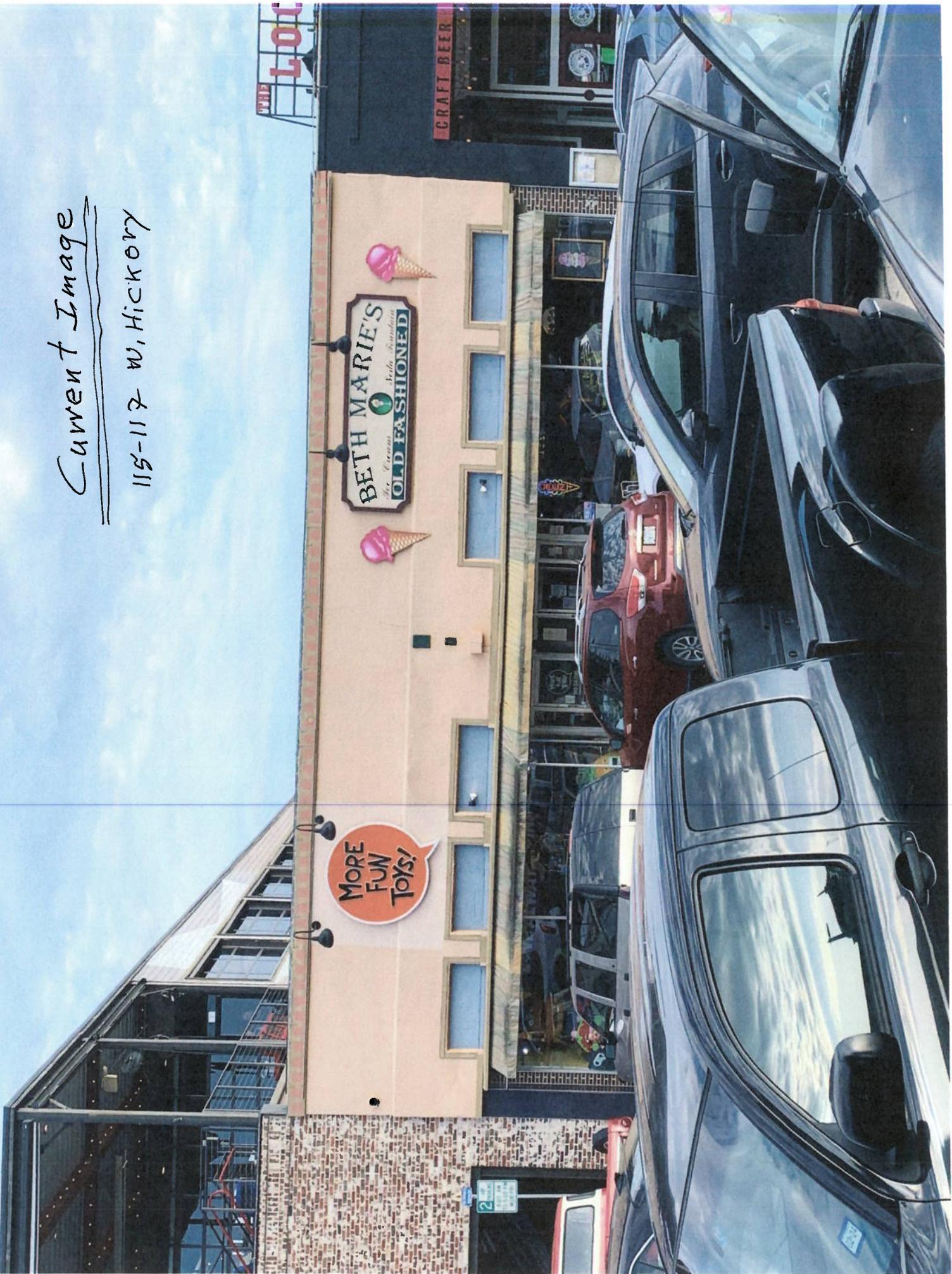
115-117 W. Hickory  
1997



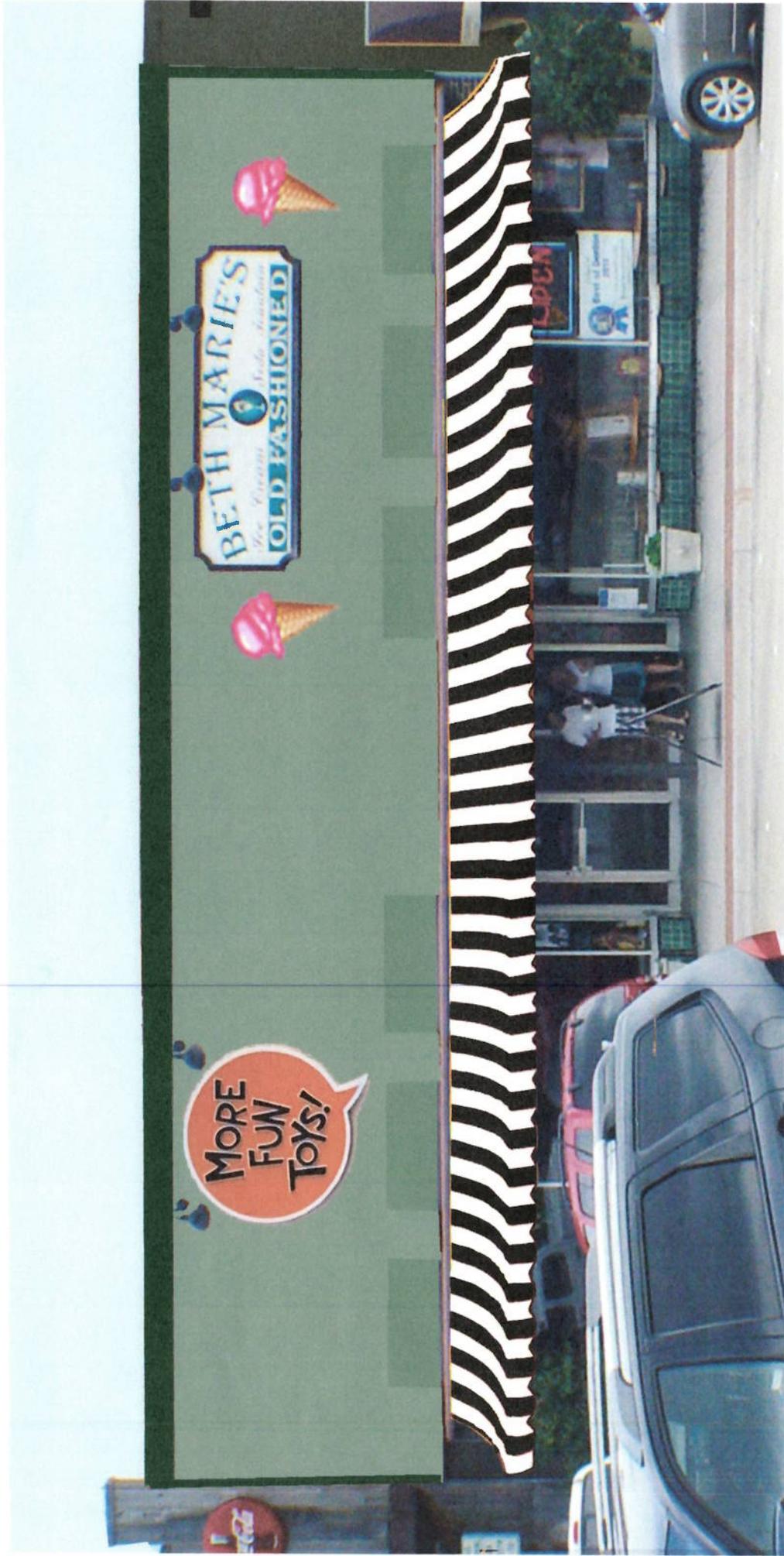
ORIGINAL FACADE

Current Image

118-117 W, Hickory

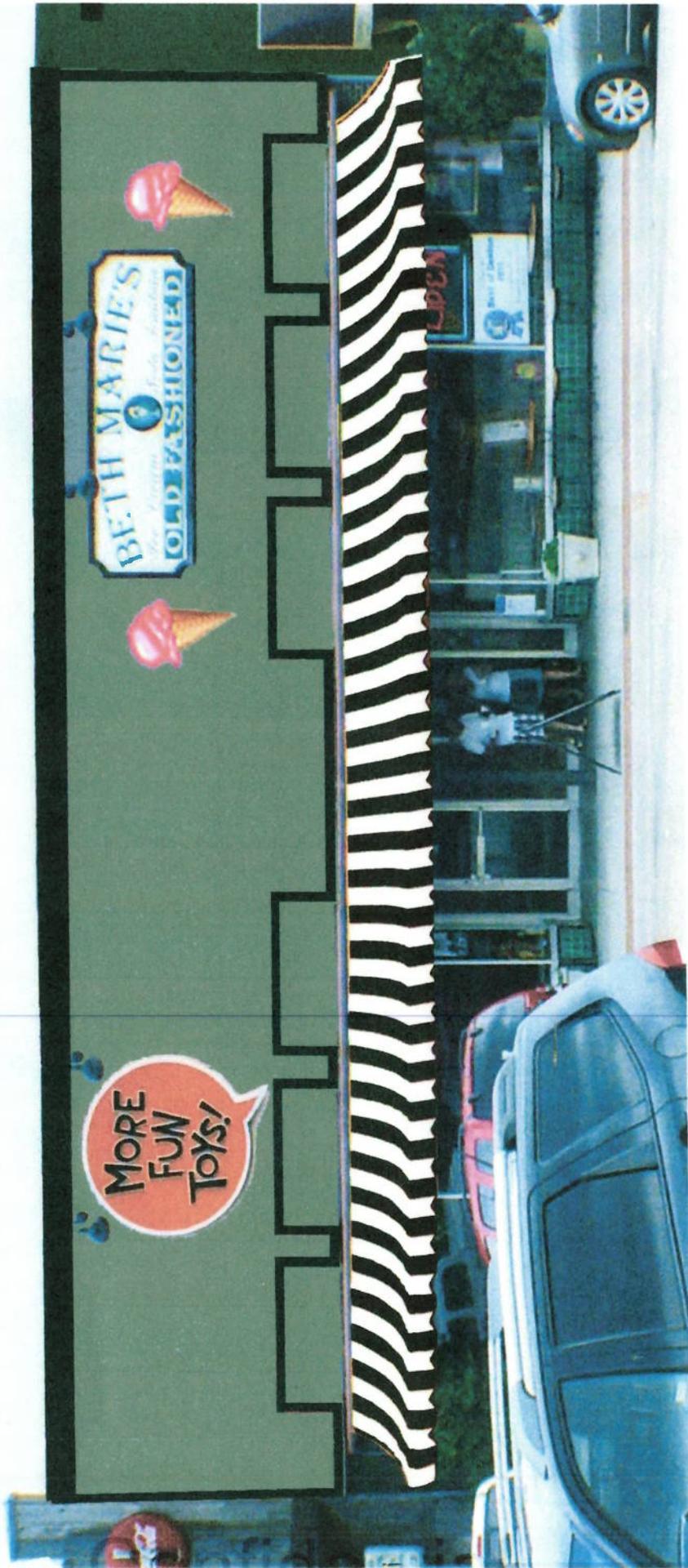


w/o Bottom Border



OPTION ONE

With Bottom Border



OPTION TWO

Not Color Correct

Both Colors are  
SW Historic  
BORDER = SW 2847  
Roycroft Bottle Green  
Mainfront Surface =  
Studio Blue Green  
SW 0047



Black & white Awning