



ELGIN HISTORIC REVIEW BOARD
AGENDA
WEDNESDAY, SEPTEMBER 25, 2024
7:30 AM
404 NORTH MAIN STREET ELGIN PUBLIC LIBRARY
CIVIC CENTER

**JAKE CARTER, BARRY BARKER, BECKY DAVIS, CALEB DAWSON,
JOAN GODFREY, ROBERT RYLAND, SHELDON JOHNSON, NICHOLAS LEALOS, BERNETTE SMITH**

Call to Order

Welcome

Public Comment:

Individuals may request to speak on items on the agenda, and items not on the agenda, Speaker comments are limited to three (3) minutes. No formal action can be taken on items not posted on the agenda. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any board member, Council Member, member of Staff, other individual or group.

1) Approve Minutes:

June 12, 2024

July 24, 2024

2) Memo from Staff

3) Discussion and Possible Action:

- a. 116 East 1st, Castillo's Collectibles sign application
- b. 109 N Main Street, Carmona's Western Wear façade application
- c. 109 N. Main Street, Carmona's Western Wear sign application
- d. 103 N. Main Street, Napoli's Italian Bistro II, sign application
- e. 113 Central Avenue, Giant Printing, façade application
- f. 116 Depot Street, Cutbirth Family Dental, facade application
- g. 116 Depot Street, Cutbirth Family Dental, sign application

4) Announcements:

- a. Sip, Shop, & Stroll Every 2nd Thursday of the month.
- b. Farmers Market every Thursday 4 -7 at Veterans Memorial Park 100 block Depot Street
- c. Hogeeye Festival October 24 - 26
- d. Dia de Los Muertos Friday November 1 5:00 PM – 10:30 PM

5) Adjourn

Certification:

I certify that the above notice was posted on the bulletin board at Elgin City Hall Annex
in the City of Elgin, Texas on or before 5:00pm September 20, 2024.

Jodi L. Welker, Administrative Assistant for Community Services Division

Notice of Possible Quorum: City Council, City of Elgin, Texas. This notice is posted in order to meet the requirements of the Open Meetings Act, in the event that the number of City Council members present at the event makes the Act applicable.

NOTICE OF ASSISTANCE AT A PUBLIC MEETING

The City of Elgin is committed to compliance with the Americans with Disability Act. The Elgin Public Library is wheelchair accessible and special marked parking is available in front of the building. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512-229-3222). Please provide forty-eight (48) hours' notice when feasible.



Elgin Historic Review Board Meeting Minutes

Wednesday, June 12, 2024

Elgin Public Library Civic Center

Elgin, Texas 78621

Members Attending: Jake Carter, Becky Davis, Caleb Dawson, Sheldon Johnson, Joan Godfrey, Nicholas Leal

Absent: Barry Barker, Rob Ryland.

Staff Attending: Amy Miller

1) **Call to Order:** The meeting was called to order by Jake Carter at 7:30 AM.

2) **Welcome:** to new City Council appointee Nicholas.

3) **Approve Minutes:**

- a) Meeting Minutes from May 22, 2024, were presented for approval. Sheldon Johnson moves to approve minutes, Nicholas Leal seconds the motion, motion is approved unanimously.

4) **Discussion and Possible Action:**

Staff reviewed applications: None

111 South Main Street canopy Application

El Maguey Mexican Restaurant Application to install a metal frame metal pole supported canopy. Canopy to be installed below the transom windows, height 9' feet to 8 feet, 28 feet long, 2'x2' tubing for pole supports. Canopy is compliant with requirements of district. Development services will review this as well to address ada accessibility, sidewalk clearances. Becky Davis moves approve, Joan Godfrey seconds, motion is passed unanimously.

Police dept building on schedule. Veterans Park Expansion is going well.

Preservation 101 Training – Bricks. Mille provided a slide presentation highlighting the types and style of bricks in Elgin Historic District. Addressed architectural features created with different colors of brick or with three dimensional brick installation. Reviewed tuck pointing and the care and cleaning of brick. Elgin is the Brick Capital of the Southwest and is recognized for the unique architectural elements throughout the district.

ANNOUNCEMENTS

- a. Sip, Shop & Stroll Every 2nd Thursday of the month.
- b. Western Days Festival and parade downtown & Elgin Memorial Park June 20, 21 and 22
- c. July 4 community and fireworks at the Elgin VFW
- d. Farmers Market every Thursday 4 -7 at Veterans Memorial Park 100 block Depot Street

5) **Adjourned** at 8:00 AM

ATTEST:

Chairperson



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Wednesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 7/1/2024

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Diana Castillo

Applicant Signature DCast

BUILDING INFORMATION

Name of Building _____

Physical Address 116 E 1st St, Elgin TX 78621

Owner Name Terry Powell

Owner Mailing Address 114 E 1st St, Elgin TX 78621

Owner Phone # (512) 285-3622

Property Owner Signature [Signature] Date Approved 7/1/24

BUSINESS INFORMATION

Business Name Castillo's Collectibles

Bus. Owner Name Diana Castillo

Bus. Mailing Address 100 Lake Placid Run

Bus. Phone # (712) 803-6173

Email Address dcastillomar89@yahoo.com

CONTRACTOR INFORMATION

Contr. Name _____

Contr. Address _____

Contr. Phone # () _____

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☒ Flat Mount ☐ Window

Temporary Banner ☒

Sign Dimensions 4' x 2.5' = 10 sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☒ Building Front Linear Feet 22' 9"
meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft
% Coverage: meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start _____ Complete _____

Description of proposed external alteration or repair (use additional paper if needed)

Drawing/ sketch of the proposed external alteration (use additional paper if needed).

Please provide current photos of property.

attached Design

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined \$2000 per day." Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

Application fee \$50
Temporary Banner fee \$25
Payable to The City of Elgin

P.O. Box 591
Elgin, TX 78621

For questions call (512) 281-0119 or email

amy.miller@elgintexas.gov
david.harrell@elgintexas.gov



Flat Mount



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Wednesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 9/14/2024

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Diana Castillo

Applicant Signature [Signature]

BUILDING INFORMATION

Name of Building _____

Physical Address 116 E 1st Street

Owner Name Terry Powell

Owner Mailing Address 114 E 1st St, 78621

Owner Phone # (512) 285-3622

Property Owner Signature _____ Date Approved 1/1

BUSINESS INFORMATION

Business Name Castillo's Collectibles

Bus. Owner Name Diana Castillo

Bus. Mailing Address 116 E 1st St, 78621

Bus. Phone # (717) 863-6173

Email Address dcastillomac89@yahoo.com

CONTRACTOR INFORMATION

Contr. Name _____

Contr. Address _____

Contr. Phone # () _____

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION *under porch hanging sign*

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions 1.6 x 1 = 1.6 sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____ meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

Intended and desired starting and completion date of alteration or repairs.

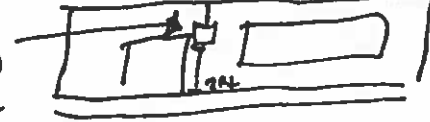
Start _____ Complete _____

Description of proposed external alteration or repair (use additional paper if needed)

Drawing/ sketch of the proposed external alteration (use additional paper if needed).

Please provide current photos of property.

*hanging sign, wood, white background
letters saying TRADING CARDS
& COLLECTIBLES*

sign facing side walk  *See attached*

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

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Application fee \$50

Temporary Banner fee \$25
Payable to The City of Elgin

P.O. Box 591

Elgin, TX 78621

For questions call (512) 281-0119 or email
amy.miller@elgintexas.gov

Castillo's Collectibles





TRADING CARDS & COLLECTIBLES

Hanging Sign



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Wednesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 7/23/24

APPLICANT INFORMATION

Applicant is:

☐ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Laura Rubio

Applicant Signature Laura Rubio

BUILDING INFORMATION

Name of Building _____

Physical Address 109 N. Main St Elgin TX 78621

Owner Name Kenny Chambers

Owner Mailing Address 469 Upper Elgin River Rd

Owner Phone # (512) 913-7155 Elgin TX 78621

Brenda Chambers 7/23/24
Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name Carmona's Western Wear

Bus. Owner Name Laura Rubio

Bus. Mailing Address _____

Bus. Phone # (512) 920-8653

Email Address Lrubio108@gmail.com

CONTRACTOR INFORMATION

Contr. Name N/A

Contr. Address N/A

Contr. Phone # () N/A

OTHER CONTACT INFORMATION

N/A

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☒ Window

☒ Temporary Banner ☒ 59" x 36"

Sign Dimensions _____ x _____ = _____ sq ft

Projection Sign (sq ft x 2) Total sq ft 25

☒ Building Front Linear Feet 25 L.F.
meets standards ☐ yes ☐ no

☒ Window Dimensions _____ x _____ = _____ sq ft
meets standards ☐ yes ☐ no

2 30% Coverage; two maximum

Intended and desired starting and completion date of alteration or repairs.

Start 7/25/24 Complete 7/26/24

Description of proposed external alteration or repair (use additional paper if needed)

Change color to brown for front door

Drawing/ sketch of the proposed external alteration (use additional paper if needed).

Please provide current photos of property.

Maintenance - Freshen White Projection Sign

Window Sign See attached

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

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Application fee \$50

Temporary Banner fee \$25

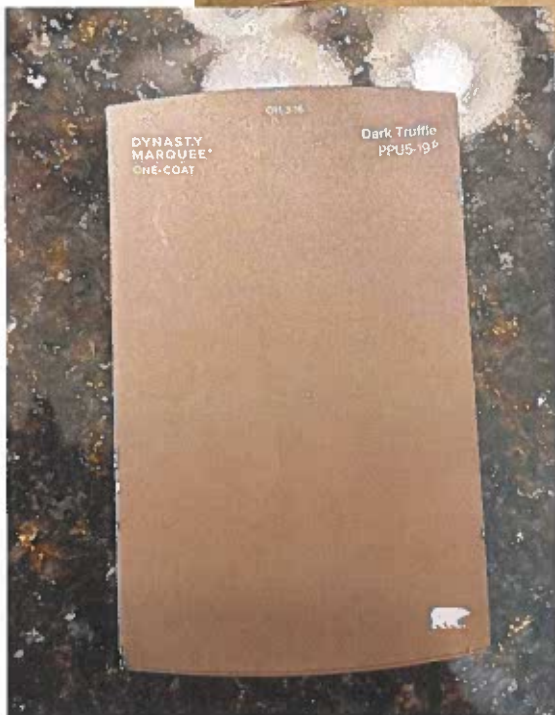
Payable to The City of Elgin

P.O. Box 591

Elgin, TX 78621

For questions call (512) 281-0119 or email

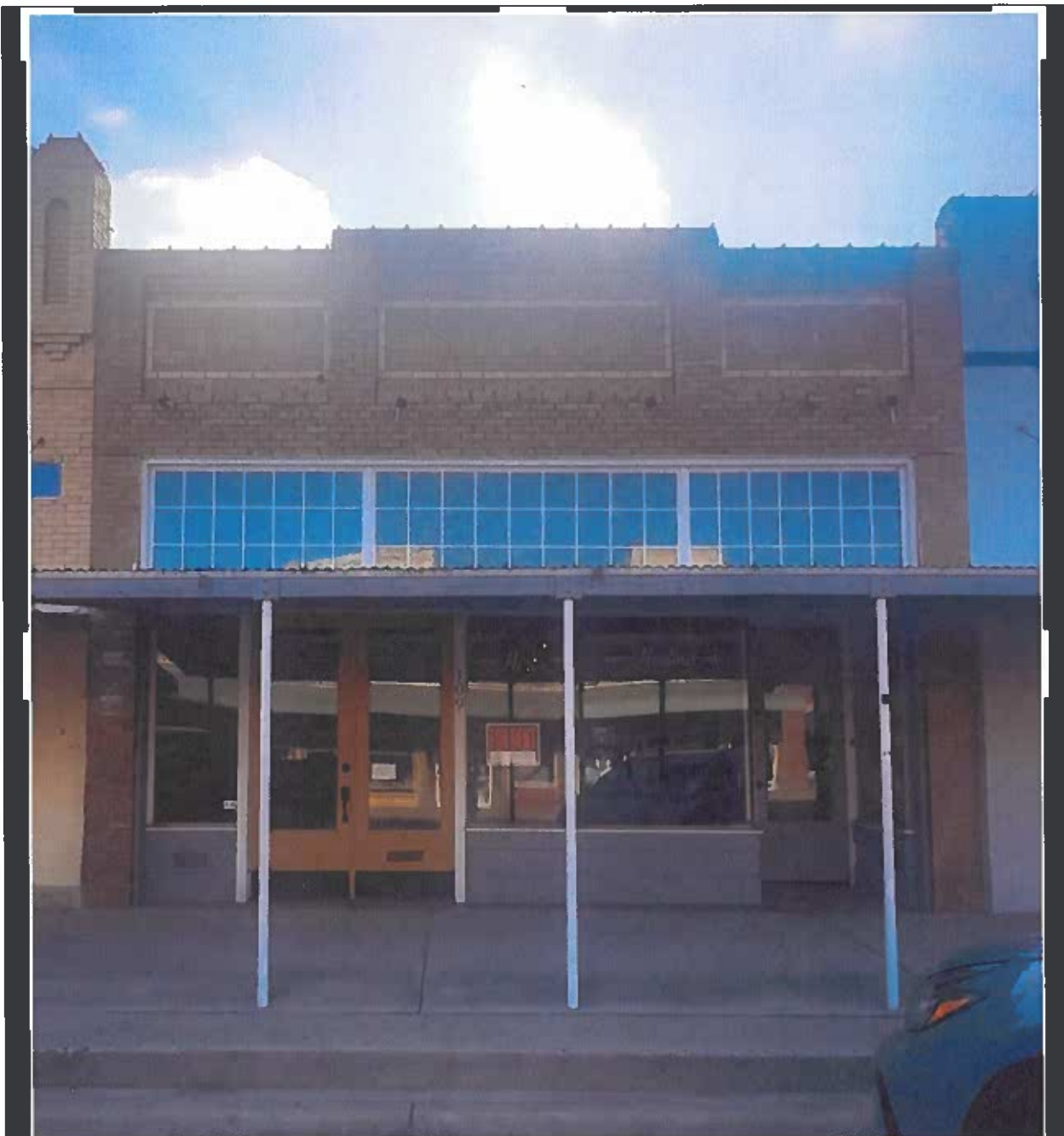
amy.miller@elgintexas.gov





First Window will have "ALL YOUR" 33in in length and 9in. in height.

Second Window will have "WESTERN NEEDS" 50in. in length 9in. in height



5

7

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28

Carmona's Western Wear-Laura Rubio

PROJECTION SIGN DIMENSIONS

6mm ACM

3' Circle

Double-Sided

w/ Mounting Hardware

Thank You So Much

Laura Rubio

Asked for
photo or drawing
of hardware



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Wednesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 8-20-2024

APPLICANT INFORMATION

Applicant is:

☒ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Arbner Shala

Applicant Signature [Signature]

BUILDING INFORMATION

Name of Building _____

Physical Address 103 N. Main St Elgin

Owner Name Arbner Shala

Owner Mailing Address 8404 Way Oak Lane

Owner Phone # (214) 576-2610 Terrell

Property Owner Signature [Signature] Date Approved 8/20/2024

BUSINESS INFORMATION

Business Name Napoli's Italian Bistrot II

Bus. Owner Name Arbner Shala

Bus. Mailing Address 103 N. Main St Elgin

Bus. Phone # (512) 229-3004

Email Address napoliselgintx@gmail.com

CONTRACTOR INFORMATION

Contr. Name Sign and Screen by Terrell

Contr. Address 1103 Main Street Terrell

Contr. Phone # (512) 221-1117

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☒ Projection ☐ Flat Mount ☒ Window

Temporary Banner ☐ 2 sides =

Sign Dimensions 4 x 3 = 24 sq ft

Projection Sign (sq ft x 2) Total sq ft 24

☒ Building Front Linear Feet 25 meets standards ☒ yes ☐ no

☒ Window Dimensions _____ x _____ = _____ sq ft
% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start September Complete September

Description of proposed external alteration or repair (use additional paper if needed)

See attached using existing hard wave for projection sign.

Drawing/sketch of the proposed external alteration (use additional paper if needed).
Please provide current photos of property.

Napoli's Italian Restaurant Bistrot
Projection & Storefront Window

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified
(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

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Application fee \$50
Temporary Banner fee \$25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621

For questions call (512) 281-0119 or email
amy.miller@elgintexas.gov

$$a^2 + b^2 = c^2$$

$$x^2 + y^2 = z^2$$

$$\begin{aligned} a^2 + b^2 &= c^2 \\ a^2 + b^2 &= c^2 \\ a^2 + b^2 &= c^2 \\ a^2 + b^2 &= c^2 \end{aligned}$$

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$$\begin{aligned} a^2 + b^2 &= c^2 \\ a^2 + b^2 &= c^2 \\ a^2 + b^2 &= c^2 \end{aligned}$$

$$\begin{aligned} a^2 + b^2 &= c^2 \\ a^2 + b^2 &= c^2 \\ a^2 + b^2 &= c^2 \end{aligned}$$

Google Maps

102 TX-109 Loop



Elgin, Texas

Google Street View

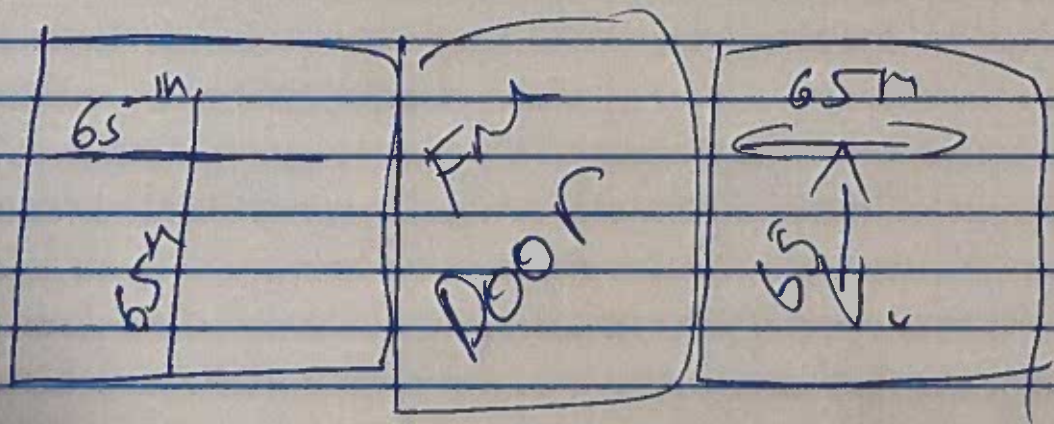
May 2022 [See more dates](#)

Image capture: May 2022 © 2024 Google



Napoli's II ITALIAN RESTAURANT

4x3 projection



Napoli Italian Bistrò
Thank you so much!!!





HOURS

SUNDAY 11 - 9:30
MONDAY 11 - 10
TUESDAY CLOSED
WEDNESDAY 11 - 10
THURSDAY 11 - 10
FRIDAY 11 - 10
SATURDAY 11 - 10

254-831-3101



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Wednesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 8-28-24

APPLICANT INFORMATION

Applicant is:

☒ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name Howard Stevens

Applicant Signature [Signature]

BUILDING INFORMATION

Name of Building Giant Prindley

Physical Address 113 Central Ave

Owner Name Howard Stevens

Owner Mailing Address 113 Central Ave

Owner Phone # (512) 821-2022

Property Owner Signature [Signature]

Date Approved 8/28/24

BUSINESS INFORMATION

Business Name Giant Prindley

Bus. Owner Name Howard Stevens

Bus. Mailing Address 113 Central

Bus. Phone # (512) 821-2022

Email Address Howard78714@yahoo

CONTRACTOR INFORMATION

Contr. Name David Adosky

Contr. Address _____

Contr. Phone # (512) 748-0006

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____ sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____
meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft
% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start 8-28 Complete 10-28

Description of proposed external alteration or repair (use additional paper if needed)

pole supported canopy

Drawing/sketch of the proposed external alteration (use additional paper if needed).
Please provide current photos of property.

50' x 8' to 9'
up to 9' as close
to pole as possible see
photo

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

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HRB Application fee \$50

Temporary Banner fee \$25

Payable to The City of Elgin

P.O. Box 591

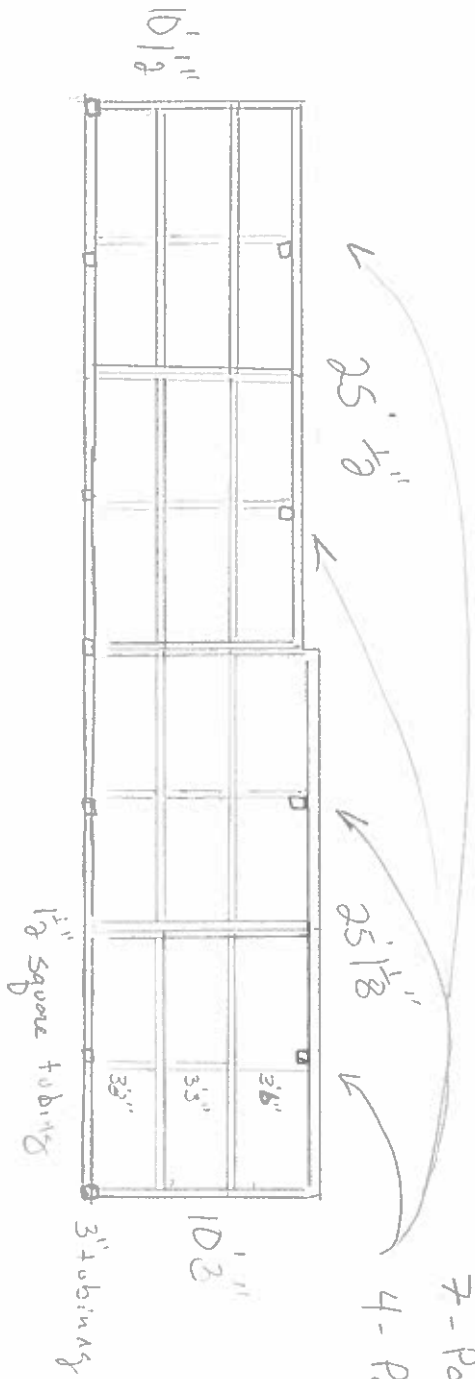
Elgin, TX 78621

For questions call (512) 229-3227 or email

amy.miller@elgintexas.gov

community@elgintexas.gov

113 Central Ave. E 18th Ave

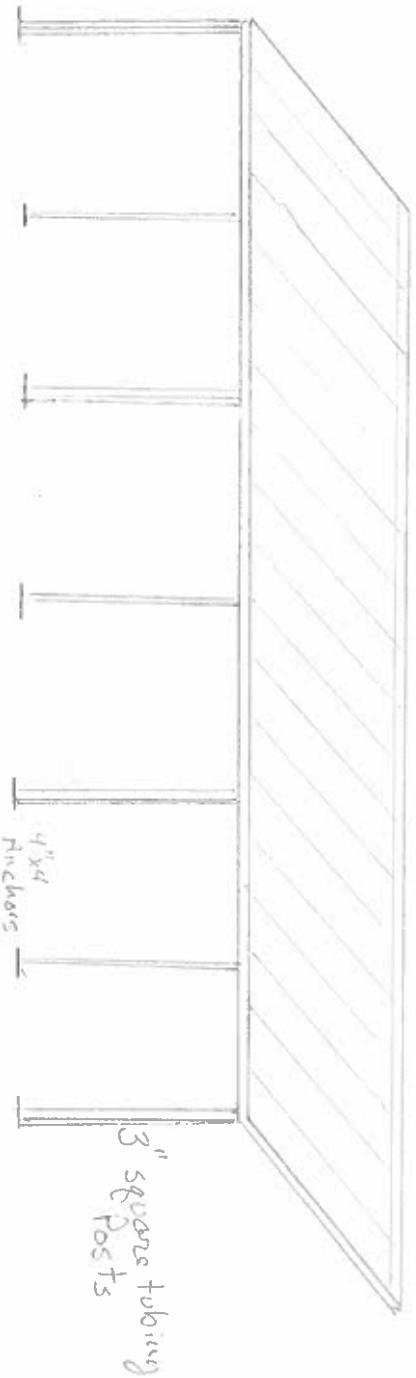


Answering:

Frame - $1\frac{1}{2}$ " square tubing

7-Posts-3" Square tubing

4- Posts-2" square tubing
At back wall





On Sep 3, 2024, at 10:13 AM, Jodi Welker <jodi.welker@elgintexas.gov> wrote:

Hi Howard,

Thank you for your application form and drawing of your plans. Please also include pictures of the block and of the building(s) where this is being installed,

Thank you!

<image001.png>



Canopy Attack above



Conduct Attorney Work

Conclusion



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Wednesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: September 12, 2024

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name Preston Cutbirth

Applicant Signature _____

BUILDING INFORMATION

Name of Building The O'Connor Building

Physical Address 116 Depot St. Elgin, TX 78621

Owner Name Seven Cutbirth's LLC

Owner Mailing Address 116 Depot St. Elgin, TX 78621

Owner Phone # (281) 391-9856

Property Owner Signature _____ Date Approved 09/12/24

BUSINESS INFORMATION

Business Name Cutbirth Family Dental Elgin

Bus. Owner Name Preston Cutbirth

Bus. Mailing Address 116 Depot St. Elgin, TX 78621

Bus. Phone # (512) 223-3390

Email Address Preston@CutbirthFamilyDental.com

CONTRACTOR INFORMATION

Contr. Name Mike Swisher

Contr. Address 5900 Balcones Dr. #100 Austin, TX 78731

Contr. Phone # (713) 243-1168

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☒ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions 4 x 4 = 16 sq ft

Projection Sign (sq ft x 2) Total sq ft 32 sq ft

☐ Building Front Linear Feet _____
meets standards ☒ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft
% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start 10/1/24 Complete 12/31/24

Description of proposed external alteration or repair (use additional paper if needed)

Please see attached pages.

**Drawing/ sketch of the proposed external alteration (use additional paper if needed).
Please provide current photos of property.**

Please see attached pages

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified
(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

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Application fee \$50

Temporary Banner fee \$25

Payable to The City of Elgin

P.O. Box 591

Elgin, TX 78621

For questions call (512) 281-0119 or email

amy.miller@elgintexas.gov

Summary of External Alterations

116 Depot St. Elgin, Texas 78621

External Brick Work

Pointing and Tucking the Brick

We will be repointing damaged mortar areas on the exterior brick facade. We will replace any missing or severely damaged brick with similar brick. Remove existing damaged or missing mortar by hand tool where possible. Replace and finish with similar colored cement mortar to match as closely as possible. Clean area to acceptable. See Section A1 of the appendix for images of bricks in need of repair.

External Entryways

Front Entry Doors (South side of the building)

We will fully restore the front doors to match their original condition. We will caulk the trim and repair as needed to restore it. From what we can tell, the paint was originally a dark green color so we will repaint the 2 front doors and the surrounding trim a period appropriate green. The front door handles will remain and the lock will be replaced with a new one that is period appropriate. See Section B1 of the appendix for image of current doors and Section B2 for images of proposed alterations to the front door.

Side Entry Doors (West side of the building)

We will need to replace the door on the west side of the building in order to comply with the ADA as the current doors do not meet the requirement for a 36" accessible doorway. We will be replacing it with a period appropriate alternative that matches the existing doors. Door will be made from handcrafted Mahogany built custom to match the original while being ADA compliant. This door and the surrounding trim will be painted a period appropriate green to match the original color. The existing door handles will remain and the lock will be replaced with new ones that are period appropriate. See Section B3 of the appendix for the current door and Section B4 for images of proposed alterations to the side entrance.

Back Entry Door (North side of the building)

We will fully restore the back doors to their original condition. These doors will not be used as a building entrance/exit. We will caulk the trim and repair as needed. The

back door and surrounding trim will be painted a period appropriate green to match the original color. See Section B5 for an image of the current door and Section B6 of the appendix for images of proposed alterations to the back entrance.

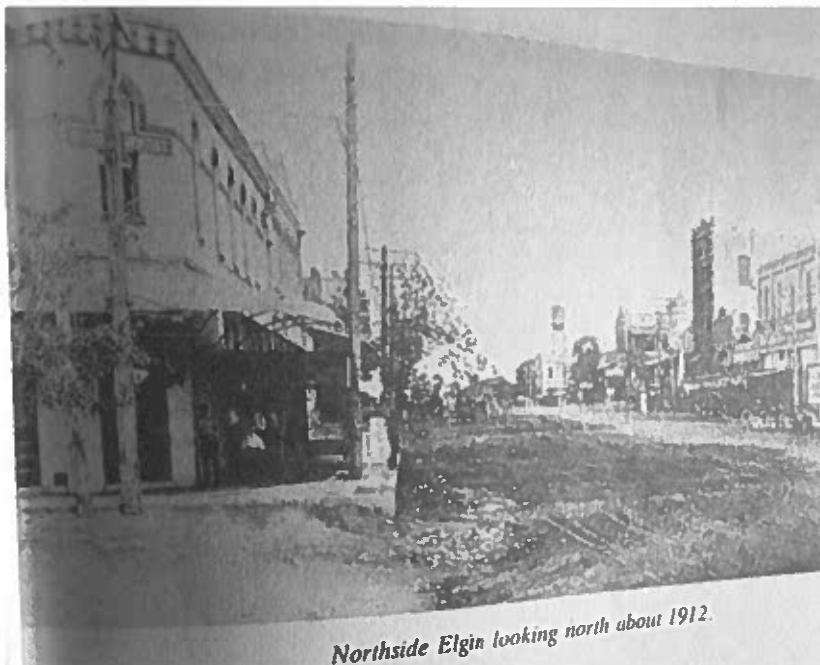
External Signage

Front Projection Sign (South side of the building)

In the front of the building we will be installing a 6mm ACM square projection sign made by Sign and Banner Texas which will be approximately 4 ft. x 4ft. and will be mounted using Zinc coated black metal powder coated sign bracket and metal mounting equipment. The sign will have our logo in white on a period appropriate green background. The sign will be mounted approximately 10 feet high centered above the front door. See Section C1, C2 & C3 of the appendix for images of proposed front projection Signage.

Corner "DENTIST" Sign (South West corner of the building)

After researching the history of Dentists in Elgin, we identified a sign on the corner of Main St. and Depot St. for Dr. W.M. Jones who practiced dentistry in Elgin from 1897 to 1912. The photo below is from Nell Been Davis's excellent book describing the history of Elgin, TX:



Below is the image zoomed in to see the original “DENTIST” sign.



We would like to include a similar sign on the SW corner of the building next to Avenue C and Depot St. We propose installing a 6mm ACM rectangular corner sign made by Sign and Banner Texas which will be approximately 5 ft. x 2 ft. and will be mounted using a Zinc coated black metal powder coated sign bracket and metal mounting equipment. The sign will have the word “DENTIST” on it with white lettering on a period appropriate green rectangular background that can be seen from both sides. The sign will be mounted approximately 10 feet high and attached at the corner of the building. See [Section C4](#) of the appendix for images of proposed corner signage.

The invoice for sign installation is included below:

SIGN AND BANNER TEXAS
1103 Main Street
Beaumont, TX 77602 US
5122211117
info@signandbannerTX.com

Invoice



BILL TO
Steven Cutbirth
Cutbirth Family Dental

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
10639	08/28/2024	\$2,936.28	09/27/2024	50% Deposit 50% Due on Delivery	

ACTIVITY	QTY	RATE	AMOUNT
Common Boards:Aluminate Front Projection Sign 6mm ACM 4' x 4' Double Sided	1	215.00	215.00
Common Boards:Aluminate Corner Sign 6mm ACM 5' x 2' Double Sided	1	135.00	135.00
Installation Installation 116 Depot St Elgin, TX Steven Cutbirth steven@cutbirthgroup.com 281.361.6656	1	2,362.50	2,362.50
SUBTOTAL			2,712.50
TAX			223.78
TOTAL			2,936.28
BALANCE DUE			\$2,936.28

Hand Painted Front Door Sign

On the glass of the front door of the building we will hand paint the Cutbirth Family Dental logo in a period appropriate green. See [Section C5](#) of the appendix for images of proposed front projection Signage.

Front Awning

We will restore the front awning with a fresh coat of period appropriate green paint to match the front doors and Window Trim. See [Section D1](#) of the appendix for images of proposed alterations to the front awning.

Parking

Flooring

We will scrape and level the back grass and fill it with crushed granite to create a parking area. The spots will be marked with cement curbs and each will have a sign that says "Cutbirth Family Dental Parking Only". We will add landscaping around the telephone pole in the corner of the lot on the avenue C side. See Section D1 of the appendix for current images of the lot and proposed improvements.

Drainage

We will drain the parking lot using a grated french drain that will drain toward Avenue C to prevent flooding in the event of excess water.

See Section D1 of the appendix for proposed drainage solutions.

Grading

The grading of the lot will be done in the opposite direction of the building. See Section D1 of the appendix for images of proposed layout of the parking area.

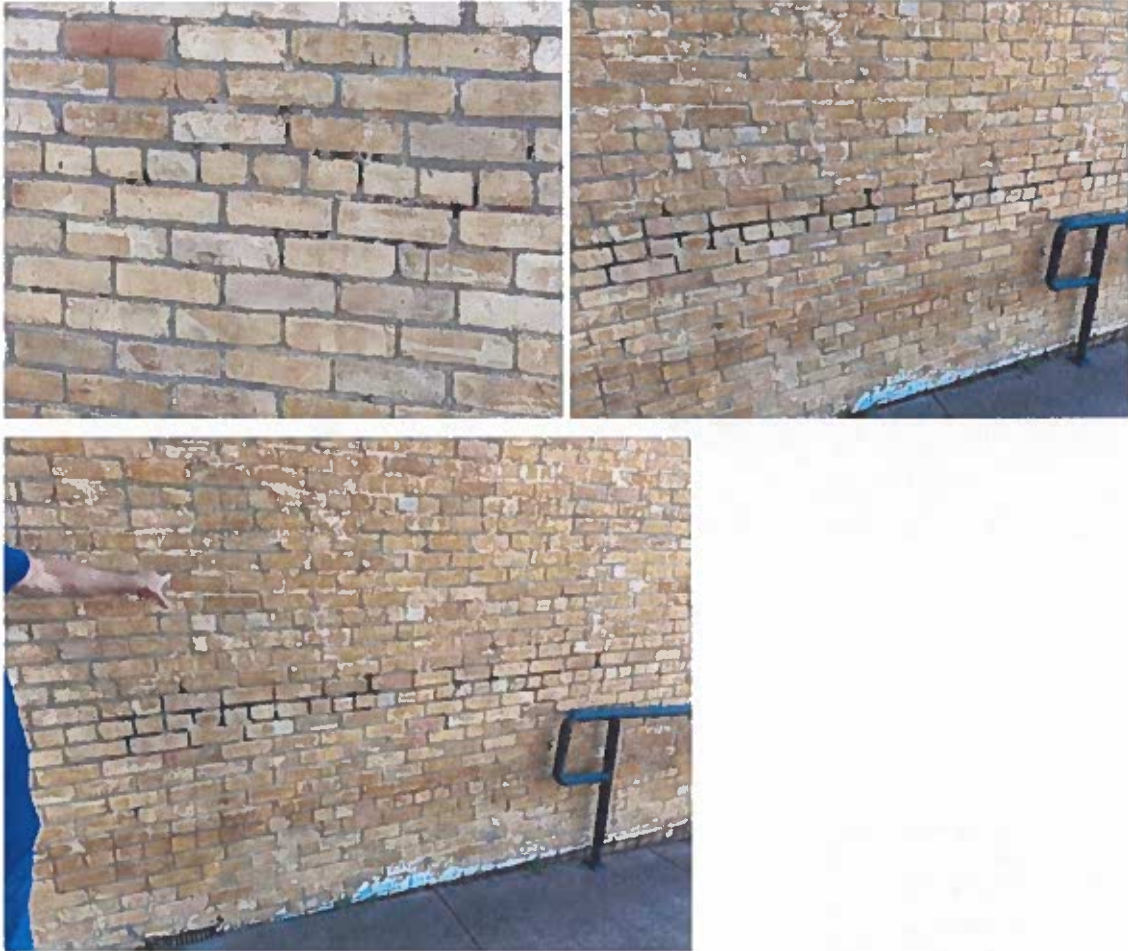
Parking Signs

We will install Parking Signs in the back lot to mark that they are for our patients. See Section D1 of the appendix for images of proposed parking signs and placement.

Appendix of Images and Drawings: 116 Depot Street

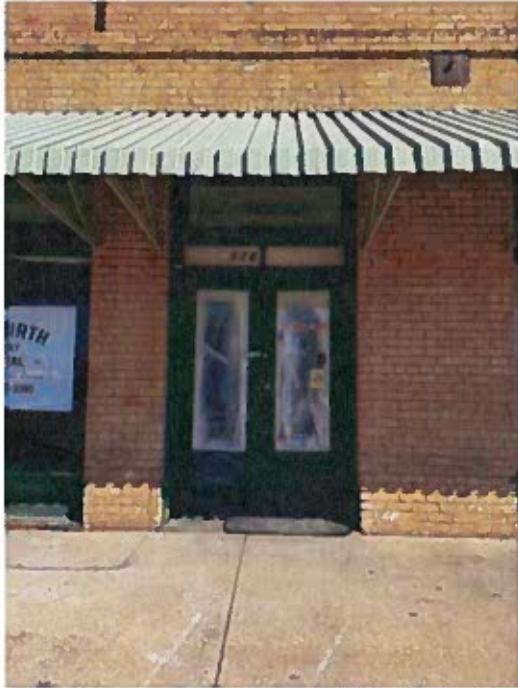
Section A

A1: Current Images of the brick



Section B

B1: Current Images of Front Doors (South)



B2: Proposed Alterations to Front Doors



B3: Current Images of Side Doors (West)



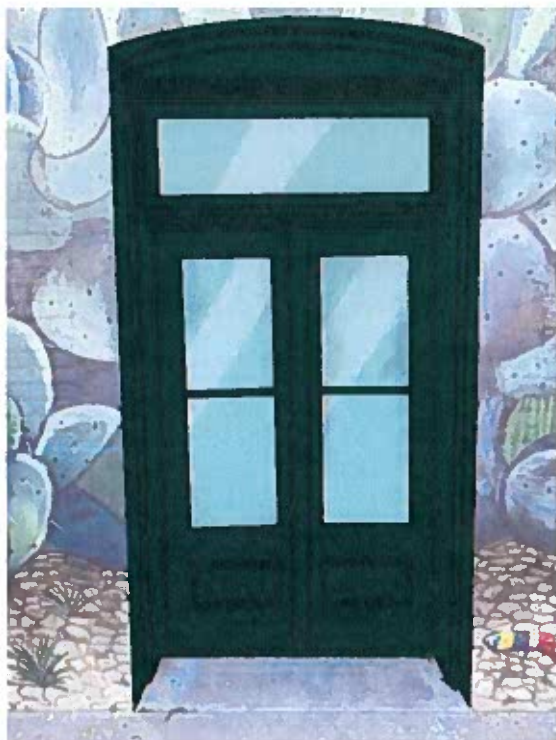
B4: Proposed Alterations to Side Doors



B5: Current Images of Back Doors (North)



B6: Proposed Alterations to Back Doors



Section C

C1: Current Images of Building



C2: Rendering of Proposed Front Projection Sign



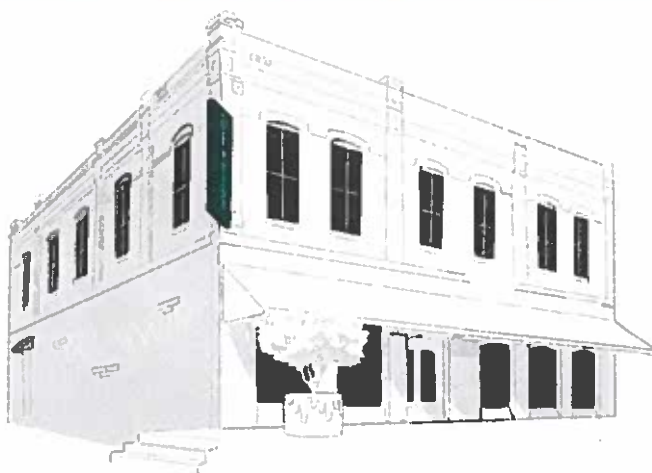
C3: Front Sign Mounting Equipment

JECT 25 Projecting Sign Bracket



- Dimensions: L 90cm H 50cm W 8cm
- Hanging eye centres of 41cm
- Weight 4.7kg
- Heavy duty steel construction
- Zinc plated & powder coated in black (other colours available)

C4: Rendering of Proposed Corner Sign

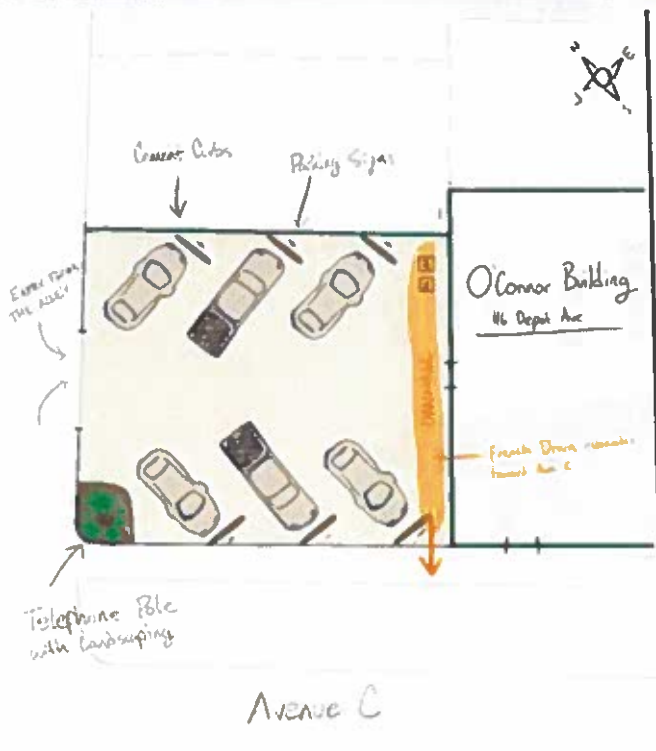


C5: Rendering of Proposed Hand Painted Front Door Sign

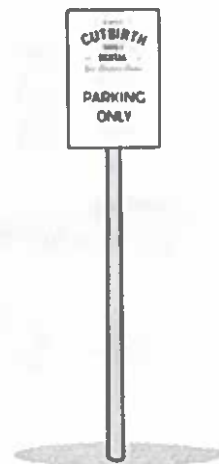


Section D

D1: North Lot, Current Images and Proposed Alterations



Example Parking Sign



Section E

E1: Current Images of Front Awning



E2: Proposed Improvements to Front Awning

