



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

Tuesday, May 7, 2024

1. CALL TO ORDER

Announce the presence of a quorum.

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

Staff present were 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

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the April 16, 2024, Meeting.

Board Action

On motion by Board Member Anderson, seconded by Board Member Borgne, the Historic Preservation Board unanimously approved the April 16, 2024, Meeting Minutes.

- B. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the painting of the rear elevation and the placement of a sign and light fixture at the rear entry of 401 W. Main Street (Case No. 2024-020H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that Dance Xplosion Studio (Applicant) would like to make alley access improvements to the rear of 401 W. Main Street, which includes repainting the entire rear facade to the same black color that matches the trim of the primary façade and the side wall. Ms. Tate stated that the color is very faded and they are looking for a fresh update to that color. She stated

that they will also be adding the signage that is comprised of two black aluminum panels detailing the address, phone number, and the business name and logo. Ms. Tate stated that the sign to the top is separate and there are vinyl decals on the door. She stated that the sign does meet the requirements for the sign ordinance and there is a light over the existing doors, noting that they will be adding a gooseneck light fixture above the sign. Ms. Tate stated that staff recommends approval of this request. Ms. Tate stated that the Applicant was not present today to speak on the issue due to a dentist appointment for one of her children, noting that if there are any questions from the Board, they can pass them along or move forward as they see fit.

On motion by Board Member Riley, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness for the painting of the rear elevation and the placement of a sign and light fixture at the rear entry of 401 W. Main Street.

- C. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to place a sign and awning above the rear entrance of 418 W. Main Street (Case No. 2024-025H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this item is for the Bargain Box which is operated by the Junior League of Grayson County. She stated that they are requesting to place a black aluminum sign above their rear entrance, noting that they are not requesting lighting. The awning for which the organization is seeking approval consists of a painted steel frame with striped fabric in the colors of Cozy White and Lovely Long Song and Black. The dimensions of the awning are 24" tall, 80" wide, and 36" deep. The sign and awning are designed to match and complement the store front sign. Ms. Tate stated that staff recommends approval of the request. She stated that the Applicant is present to speak on the matter. The Board did not have any questions of staff or the Applicant.

On motion by Vice Chair Cichowski, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness to place a sign and awning above the rear entrance of 418 W. Main Street.

- D. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to add painted Hardie Board, a fabric awning, and new front entry door to the façade of 230 W. Main Street (Case No. 2024-031H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that 230 W. Main Street was built in 1882. Ms. Tate stated that this matter came before the Board in October of 2022 and a Certificate of Appropriateness was approved for the removal of the box from the storefront. The COA at that time stated that whatever

rebuilding needs to be done after removal must be approved by the Board in a new case. Ms. Tate stated that this case fulfills that requirement. The Applicant has removed the box and the temporary covering will be replaced with Hardie board in the similar color of the building. She stated that the Applicant is seeking approval to place an elongated dome black fabric awning above the commercial storefront and extending along the storefront corner of Rusk Avenue. The Applicant is seeking approval to replace the existing entry door with a commercial black aluminum storefront door. Sidelights are not present. The first-floor storefront alterations could be reversed to replicate the open commercial character for which the building possessed during the twentieth century. Ms. Tate presented photos of what the building looked like in 1915. She stated that there was some renovation done in 1912 and then significant remodeling in the 1950's and 1960's. Ms. Tate stated that she did reach out to the Texas Historical Commission (THC) staff architect on two different occasions for his official statement of opinion, but she has not received a response. The building does maintain its integrity as a contributing building because the second floor has not been altered. Ms. Tate stated that staff does believe that the first-floor alterations can be reversed to the period of significance. Ms. Tate stated that the Applicant's Letter of Intent states that the cost for restoration back to the original façade is approximately \$200,000 and is cost prohibitive. Ms. Tate stated that she is not aware of other funding discussions, but possibly the Applicant can assist with that at the time when it is appropriate. Ms. Tate stated that, for the following reasons, staff did not recommend approval of the request: 1) requested alterations further detract from the historic integrity of the design and structure; 2) an awning is not appropriate to the style and stature of this building; and 3) additional funding opportunities may exist and should be explored. Ms. Tate stated that Applicant is present to speak on the matter. Mr. Tony Kaai came forward and provided the following information for the record:

Name: Mr. Tony Kaai, Representative for Applicant
Denison Development Alliance (DDA)

Address: 311 W. Woodard Street
Denison, TX 75020

Mr. Kaai stated that he is present on behalf of the Applicant, Phillip Shaffer. Mr. Kaai stated that there are two buildings left on Main Street that have not been renovated. He stated that they have completed 102 facades downtown and most of them are "cradle to grave," meaning that the staff (DDA) goes to the property owner, does all the paperwork, gets all the contractors, and negotiates with one thing in mind, and that is to upgrade the building to the closest they can get to historic (and a beautiful building). Mr. Kaai stated that this is a beautiful building on a beautiful corner, but it is unattractive. He stated that they have been working with the building owner, Phillip Shaffer, for quite some time. Mr. Kaai introduced DDA Board Member David Spindle, who is also involved in working on this building (and others). Mr. Kaai stated that when they met with Mr. Shaffer and his wife, they discussed getting the building back to the original historic look. They spent

months with different contractors obtaining bids and an insight into how it can be rebuilt. Mr. Kaai presented different photos depicting the way the building looks now with the temporary sealing of the removal areas; the way it would look with the addition of an awning; the actual area to be covered by the awning; and the storefront door replacement. Mr. Kaai stated that the building was clouded by black mold that was all over the building and they recently had the building “power washed” to remove the mold. They met with contractor Chip Piazza and another contractor regarding how they could rebuild the building to look like the original building. Mr. Kaai stated that the cost would be upwards of \$250,000, which included the door replacement. He stated that they met with Mr. Shaffer regarding the cost and was informed that the estimated cost was prohibitive for him. Mr. Kaai stated that after months of investigating and looking at different angles, they came up with an alternative and are proposing replacing the temporary siding with Hardie board and painting it to match the existing color of the temporary board that is currently on the building. They will then place an awning above the storefront which will extend along the storefront corner of Rusk Avenue. Mr. Kaai stated that they have met with some awning companies and received bids and are going through that process now.

Mr. David Spindle came forward and provided the following information for the record:

Name: Mr. David Spindle
Address: 1307 S. Lang Avenue
Denison, TX 75020

Mr. Spindle stated that the brick that is on the building now is not part of the original building. He stated that one of the photos referenced in the agenda packet is possibly when the building was a drugstore and a whole section was opened up at a later time. He stated that, going back in history, before the building was a bank, it was a private store. Mr. Spindle stated that to redo the whole front-end schematic they would have to hand make those bricks, which is a big part of the cost. Mr. Kaai stated that he only received one bid. He also noted that the building would look just like the building next door (Helvey Building) if these requests were approved. He stated that Mr. Shaffer requested the black awning, which would conceal the repairs. Discussion ensued amongst staff, Board Members, Mr. Kaai, and Mr. Spindle regarding the awning, storefront door, and Hardie board versus marble or stucco, painting of the Hardie board, etc. Board Members took issue with the depiction of the awning and preferred to see something more to scale before approving the request. They asked Mr. Kaai to bring back a conceptual design that was more in proportion with the awnings that are on Main Street. Chair Solomon asked Director Tate to elaborate on staff’s recommendation(s) and Ms. Tate stated that THC could prepare different mock-ups of what the best options for this building could be. She stated that she believes this could help with historically accurate and acceptable concept plans that could be provided to a contractor. Ms. Tate stated that she recognizes that one issue for Mr. Shaffer is funding but when you take those steps with THC, there are times then when there are funding opportunities after that.

Following discussion, Vice Chair Cichowski made a motion to approve a Certificate of Appropriateness to add painted Hardie board and a new front entry to the facade of 230 W. Main Street and table a decision on the fabric awning until further designs are brought to the Board.

Discussion ensued regarding aesthetic appropriateness and painting of the façade and Hardie board.

On amended motion by Vice Chair Cichowski, seconded by Board Member Riley, the Historic Preservation Board unanimously approved a request for Certificate of Appropriateness to add painted Hardie board, and paint above the Hardie board to match the color of the Hardie board as close as possible; add a new front entry door; and table the fabric awning decision until designs are brought back to the Board.

- E. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to remove the metal awning, repair any damage and replace with an awning; remove plywood covering transom cutouts, repair any damage and install transom windows on the front façade of ~~121-123~~ 123 – 125 W. Main Street (Case No. 2024-032H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the title of the item on the agenda contained an “administrative error” and the address of the property should read as 123 – 125 W. Main Street. Ms. Tate that the Applicant is seeking approval for the removal of the metal awning. She stated that it is the Applicant’s intent to replace it with another awning, however, drawings and material details were not included in this application. Ms. Tate stated that the Applicant intends to remove the plywood that is covering where transom windows previously existed. The Applicant will repair any damage to framing before installing new transom windows. Ms. Tate stated that a previous owner submitted an application in 2018 for a complete façade restoration, but that work was never completed. Ms. Tate stated that 123 was constructed as a two-story building with a commercial storefront and tie-rod awning, but now it is a single-story building. She stated that 125 was always a one-story building and in the 1980’s a remodel took place. The Rosin report states that the building has poor integrity and is non-contributing as it stands today. Should it be reversed, it could possibly be contributing again. Staff recommends approval of removing the awning, replacing the plywood over the transom cutouts, and making any repairs necessary to install transoms. Ms. Tate stated, however, given that staff does not know what the new awning will look like nor do they know the kind of windows, staff would not recommend that the Board approve that part until those drawings are finalized and brought back before the Board.

On motion by Board Member Borgne, seconded by Vice Chair Cichowski, the Historic Preservation Board unanimously approved a request for Certificate of Appropriateness to remove the metal awning and repair any damage; remove the plywood covering transom cutouts and repair any damage to 123-125 W. Main Street.

4. STAFF UPDATES

Mary Tate, Director of Development, informed the Board that she administratively approved Certificates of Appropriateness for the following:

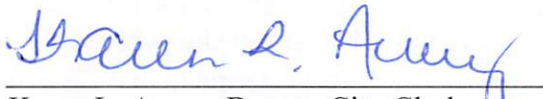
- 327 W. Crawford, Sign, like for like replacement
- 700 W. Main, D3 construction material and fencing
- 205 W. Main, new vinyl signage and graphics
- 410 W. Main, new vinyl signage and graphics
- 121 W. Main, new vinyl signage
- 119 W. Main, routine maintenance – power wash, paint touch-ups

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:03 p.m.


KIRSTEN SOLOMON, Chair

ATTEST:


Karen L. Avery, Deputy City Clerk