



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

Tuesday, July 2, 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 and Linda Anderson. Board Members Rhonda Borgne and Steve Riley were absent.

Staff present were Mary Tate, Director of Development; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; 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 June 4, 2024, Meeting.

Board Action

Board Member Anderson noted a correction on Page 2, Line 15, of the Minutes so that they read as follows: “Ms. Tate stated that the Applicant noted in their application that they needed to replace them to meet the fire marshal’s and the building official’s requirements to have that window open, but they should operate (noting that she is unaware if they are painted closed).”

On motion by Board Member Anderson, seconded by Vice Chair Cichowski, the Historic Preservation Board unanimously approved the June 4, 2024, Meeting Minutes, with correction noted.

- B. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to approve the repainting of the façade above the awning and to paint the name of the business on the same portion of the façade at 314-316 W. Woodard Street. (Case No. 2024-039H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this request is for Snow White Cleaners at 314-316 W. Woodard Street. The Applicant would like to repaint the upper portion of their façade above the awning in a similar color as is currently present. Ms. Tate stated that the Applicant would like to paint the name of the business “Snow White Dry Cleaners” across the same portion of the façade with “Since 1898” centered and painted above the center window. She stated that the painting and the addition of the painted signage is intended to represent the historic images (contained in the backup materials). The painting of the façade could be considered routine maintenance and the proposed color is Malabar (SW 9110). The signage will be painted Jay Blue (SW 6797). Ms. Tate stated that the building retains its historic integrity and is considered contributing to the district. Ms. Tate stated that the Applicant is present to answer any questions. Ms. Laura Rios came forward and presented the following information for the record:

Name: Ms. Laura Rios, Owner

Address: 439 Lamberth
Sherman, TX 75090

In response to Vice Chair Cichowski’s inquiry, Ms. Rios stated that they will use the historic font that was there previously when they replace the lettering. In response to Board Member Anderson’s inquiry, Ms. Rios stated that they intend to add an “S” to the word “Cleaners” as they believe it sounds more professional and that is the way you usually see the word spelled in a business sense.

On motion by Vice Chair Cichowski, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for Certificate of Appropriateness to repaint the façade above the awning and paint the name of the business on the same portion of the façade at 314 – 316 W. Woodard Street.

- C. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to build a generator enclosure in the rear public parking lot behind City Hall at 300 W. Main Street (Case No. 2024-40H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the City is requesting approval to build a masonry generator enclosure at the southeast corner of the public parking lot behind City Hall near the corner of Rusk Avenue and

Chestnut Street. Ms. Tate stated that in the photo presented in the agenda packet, the tree is missing from the SE corner, but she is assured that it will stay in order to have that visual impact and also to create some shade (the tree will also obstruct the enclosure somewhat, as well). Ms. Tate stated that staff has identified this location as the best location for the generator installation, noting that the generator is something that is needed for the City's operations. Ms. Tate stated that staff is in discussion regarding reconfiguring this parking lot and, due to those reasons, the generator needs to be in this location. Ms. Tate stated that the enclosure will be approximately 11 feet tall and will be of masonry construction on the two sides that are facing the street. She stated that there does have to be access for maintenance purposes on the parking lot sides so, at this point in time, conceptually the enclosure will look like the photos (images) presented in the agenda packet and staff report. Ms. Tate stated that Ms. Fanchon Stearns is here to answer questions on the item. Ms. Stearns came forward and provided the following information for the record.

Name: Ms. Fanchon Stearns, CIP/Engineering Manager
City of Denison

Address: 300 W. Main Street
Denison, TX 75020

Ms. Stearns stated that she is present if the Board Members have any questions of her. Vice Chair Cichowski stated that prior to his being appointed to the Historic Preservation Board, he recalls that chain-link fences were prohibited in the City because the Library was requesting a chain-link fence and it was denied. Vice Chair Cichowski noted his dislike for chain-link fences. He stated that if we are going to have a quality City Hall that presents a quality image, he believes we could do better than a chain-link fence. He stated that he suspects it is due to costs, but he would hope if we are spending money in the places we are spending, we could afford something better. Ms. Stearns stated that she would take a look at it and commented that they are only in the conceptual design phase of this project. She stated that the engineering firm that they are working with hasn't actually been to the site, so it is very conceptual at this point. Vice Chair Cichowski stated that he does not have a problem with giving approval for the concept, placement, and masonry stone, but he would ask them to come back with something other than chain-link. Ms. Stearns stated that she believes the long-term plan is to replace the chain-link but right now they are trying to get it in to meet Senate Bill compliance. She stated that City Hall – and all City facilities – needs to be set up to still operate if there is some type of storm or if the City loses power. City Hall is extremely critical because their Emergency Operations Center would probably be based out of there once the generator is in place. Discussion ensued among Board Members and staff regarding materials to be used “long-term” for the enclosure (i.e., wood panels, masonry, etc.) and how long the Board would be comfortable having a temporary chain-link fence installed, if approved.

July 2, 2024

Historic Preservation Board Meeting Minutes

Page 4 of 4

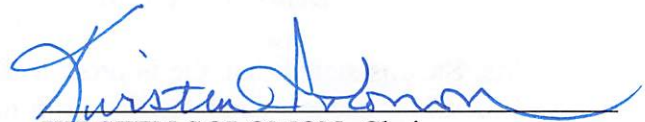
On motion by Vice Chair Cichowski, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness to build a generator enclosure in the rear parking lot behind City Hall at 300 W. Main Street, to be comprised of stone on the street sides and a temporary (no greater than two years) chain-link type material on the parking lot side which will then be replaced with a permanent solution (after the two years).

4. STAFF UPDATES

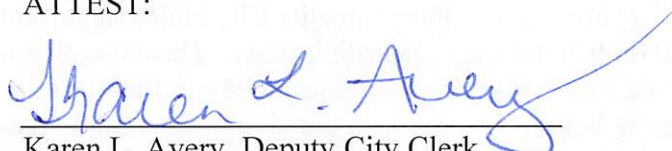
Director Tate presented this agenda item. Ms. Tate stated that she wanted to make the Board aware that in her budget requests she asked for some funding to do a survey of the downtown, possibly looking at the boundaries and also some residential historic districts. Ms. Tate stated that she had Post Oak doing some project visits for their tax credit projects that they have in town so they drove around and looked at some areas and they will get back to her with some direction and cost estimates.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:20 p.m.


KIRSTEN SOLOMON, Chair

ATTEST:


Karen L. Avery, Deputy City Clerk