



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

Tuesday, August 6, 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, and Karen L. Avery, Deputy City Clerk. Grant Yoder, Main Street Coordinator, and Sam Patterson, Main Street Management Assistant were absent.

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 July 2, 2024, Meeting.

Board Action

On motion by Board Member Borgne, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved the July 2, 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 storefront façade at 120 W. Main Street (Case No. 2024-045H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this Certificate of Appropriateness is for 120 W. Main Street, previously known as the O'Maley Building. Ms. Tate stated that this building is considered to be the only intact 19th Century storefront remaining in Denison. Ms. Tate stated that the stained glass and mosaic entry way are still intact and she was just informed by the owners that they have located the original hardwood. Ms. Tate stated that the building was constructed in 1898 and it does retain the majority of its original features. Ms. Tate stated that the paint is chipping and deteriorating from normal wear from the weather and things like that, so the Applicant is requesting to paint all of those pieces that are currently painted the hunter green and maroon color to be painted with Blue Ridge Fir that is out of the historic color palette.

Staff recommended approval of the request and stated that the Applicant is present to answer any questions.

Mr. Evan Ramsey came forward and presented the following information for the record:

Name: Mr. Evan Ramsey, Owner

Address: 120 W. Main Street
Denison, TX 75020

In response to Board Member Anderson's inquiry, Mr. Ramsey stated that 1) all of the wood would be monochromatic; and 2) he believes that the stained-glass windows are newer – and not the originals. Mr. Ramsey stated that in their research they found that there was a stained-glass shop in the 1980's so it's possible that was when these were installed. In response to Board Member Borgne's inquiry, Mr. Ramsey stated that they located the original hardwood both on the first and second floors. He stated that the plan was to expose the rafters during their demolition permit; however, upon demolition, they discovered the original hardwood ceiling as well. Mr. Ramsey stated that they are going to leave that as a part of the space. He stated that there is currently a residential loft upstairs and during demolition they took down all of the non-load-bearing walls so it is just an open space. The Applicants are currently going through the design process on what they desire to do upstairs.

On motion by Vice Chair Cichowski, seconded by Board Member Borgne, the Historic Preservation Board unanimously approved the request for a Certificate of Appropriateness for the painting of the storefront façade at 120 W. Main Street.

- C. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness for the placement of a sculpture at the W. Crawford Street entrance of Forest Park (Case No. 2024-046H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this is a City-initiated request for the placement of a custom sculpture at the entrance of Forest Park. Ms. Tate stated that, technically, the Park is not within the Historic District. She stated that the other side of Crawford Street is, however, in the District. Ms. Tate stated that due to it being a public space, staff felt that it was most appropriate to bring this before the Board to make sure that there is transparency and that there is an approval process for placing the sculpture at that location (so close to the Historic District). Ms. Tate stated that there is a process that staff goes through with the Design Committee and the Public Arts Committee to ensure that approvals are also in place. Ms. Tate stated that, technically, the Board does not have to approve the item, but they could recommend their support of the request, if they so desired. Discussion ensued among the Board and staff regarding the Board's jurisdiction on items such as this, possibly handling these items on a case-by-case basis, and adding possible language to the Ordinance and Design Guidelines. Donna Dow, Director of Main Street, stated that the reason she felt like this item should be brought before the Board is because when staff created the Public Art Policy for the City's Downtown they did not anticipate the adjacency issues. She stated that the

policy states that the art must come before the Design Committee who approves the artist – and then it will come before the Board. So, she felt like it needed to stay within those guidelines. Vice Chair Cichowski inquired about what type of approval the Design Committee provides and if a Certificate of Appropriateness is required. Ms. Dow stated that there is no other approval process aside from the Certificate of Appropriateness. She reiterated that staff just felt like they should follow the Public Art Policy for the Board to consider the matter. In response to Vice Chair Cichowski's inquiry, Ms. Dow stated that, per the agreement, Casni Studio will maintain the sculpture. Ms. Dow stated that the Public Art guidelines state that it must be maintained for five years – similar to a mural. In response to Board Member Borgne's inquiry, Ms. Tate stated that any of the adjacency issues (to the District) is a City ordinance issue and not something that needs to be corrected in the HPB's language.

On motion by Board Member Borgne, seconded by Board Member Riley, the Historic Preservation Board unanimously moved to support all of the Main Street entity approvals regarding the Certificate of Appropriateness and the placement of sculpture at West Crawford Street - due to the adjacency to the Historic Commercial District.

4. STAFF UPDATES

Director Tate presented this agenda item. Ms. Tate stated that the following items were approved administratively (in-house):

- 127 W. Main Street – Addition of new vinyl signage to front windows
- 231 W. Main Street, Ste. 103 – Addition of new vinyl signage to front door
- 507-509 W. Main Street – Retouch paint on rear façade of building and window casings using colors “Southern Peach” and white, respectively
- 506 W. Main Street – Addition of new vinyl signage to front and rear doors/windows showing the business name, business hours, and services offered

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:25 p.m.


KIRSTEN SOLOMON, Chair

ATTEST:


Karen L. Avery, Deputy City Clerk