



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

Tuesday, April 16, 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; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; Kirk Kern, Jr., Chief Building Official; Robert Lay, Neighborhood Services Manager; Novardo Johnson, Neighborhood Services Supervisor; Harlan Owens, Fire Marshal; 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 2, 2024, Meeting.

Board Action

On motion by Vice Chair Cichowski, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved the April 2, 2024, Meeting Minutes.

- B. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness to add permanent LED strip lighting around the roofline of 131 W. Main Street (Case No. 2024-019H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this request is similar to the request the Board received for 400 W. Main Street on March 5, 2024, in which the Board chose to approve the item with stipulations. She stated that this is for The Horse's Axe. Ms. Tate stated that the Applicant would like to add permanent LED strip lighting to the roof line along the Main Street and Austin Avenue sides of the building. The primary color will be white lighting with the ability to program

other colors. Ms. Tate stated that the building owner is in discussions with Ms. Donna Dow (Main Street Director) about how to maintain control of the colors and who has control of the colors. Ms. Tate stated that this is a prominent location and high traffic area due to U.S. Hwy. 69. Staff recommends approval of this request with the same stipulations granted to 400 W. Main Street – in that the primary color be white lighting, with the ability to change colors for holidays on a temporary basis (90-days or less) as defined in the Sign Ordinance. Ms. Tate stated that the company that will be placing the lighting is Inception Lighting Company, the same company that placed the lighting in Grapevine. Ms. Tate stated that the Applicant is here to speak on the item. Mr. Michael Roberts then came forward and provided the following information for the record:

Name: Mr. Michael Roberts

Address: 131 W. Main Street
Denison, TX

Mr. Roberts stated that he met the owner of Inception Lighting Company a few months ago and he subsequently introduced them to Donna Dow. He stated that he started a discussion with Ms. Dow regarding control of the color, noting that he would turn that over to the City completely. He does not want it to turn into an issue on Main Street but just wants to be part of the community. Mr. Roberts stated that – if the City wished to control all Main Street lighting – they could have an app with the ability to control all of Main Street with one click. Mr. Roberts again stated that he does not want to control the color but wants the City to decide what color it should be during whatever holiday is going on. Mr. Roberts stated that Inception Lighting has a great track record with lighting in different cities. He also noted that the way they install it is placing discreet molding above the lighting in a color that matches the building, adding that during the daytime it is unnoticeable. Discussion ensued amongst staff, Board Members, and Applicant regarding stipulations and control of lighting.

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 add permanent LED strip lighting around the roofline of 131 W. Main Street, to be predominantly white with the potential for different colors and to be determined by future ordinance amendments.

- C. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness for the placement of a fire escape ladder at 114 N. Houston Street. (Case No. 2024-023H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this request is for the Peanut Factory, which has been vacant for over twenty (20) years. Ms. Tate stated that both the 2013 and 2017 Historic Resources Survey evaluations determined the structure to be a non-contributing building due to alterations to the primary façade and loss of integrity. Ms. Tate stated that, for these reasons and to meet code for

new uses, the addition of the fire escape ladder does not further detract from the building in any way. She stated that the approximate location of the ladder is on the north elevation towards the rear (being placed three feet off the rear of the building facing the north direction). This is required by code for fire egress and will allow for roof access for maintenance purposes. Ms. Tate stated that the Applicant is here to speak on the item. Mr. Jonathan Farrell then came forward and provided the following information for the record:

Name: Mr. Jonathan Farrell
Address: 114 N. Houston Street
Denison, TX

Mr. Farrell stated that the owner of the building came to him with an intended purpose of doing some remodeling. He stated that in examining the building they came across multiple issues. Mr. Farrell stated that part of their intent is to start with a preliminary ladder system to gain access to the roof, whether that be for HVAC systems and/or roof replacement, which is going to have to happen soon (given their initial inspection). Mr. Farrell stated that they want to close in the ceiling system inside the building as it is all open trusses. Mr. Farrell stated that there is a scuttle access and by closing up the ceiling, they would be sealing up the scuttle access. Mr. Farrell inquired if they should add some sort of locked gate or hatch on the bottom of the ladder system for safety purposes. Staff informed Mr. Farrell that he should speak with the Fire Marshal after the meeting.

On motion by Board Member Borgne, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness for the placement of a fire escape ladder at 114 N. Houston Street

4. STAFF UPDATES

Mary Tate, Director of Development, informed the Board that she has a few administratively approved applications that she will be signing off on and she will place those on the next agenda.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:19 p.m.


KIRSTEN SOLOMON, Chair

ATTEST:


Karen L. Avery, Deputy City Clerk