



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

Tuesday, May 21, 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 Linda Anderson, Rhonda Borgne, and Steve Riley. Vice Chair Kurt Cichowski was absent.

Staff present were Mary Tate, Director of Development; Donna Dow, Director of Main Street; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; Kirk Kern, Jr., Chief Building Official; 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 May 7, 2024, Meeting.

Board Action

On motion by Board Member Anderson, seconded by Board Member Borgne, the Historic Preservation Board unanimously approved the May 7, 2024, Meeting Minutes.

- B. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to add a triangle, fabric awning over the rear entry door at 407 W. Main Street (Case No. 2024-029H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that Applicant is requesting approval for the placement of a triangle, fabric awning above the rear entrance at 407 W. Main Street. Ms. Tate stated that this request is for Wayne's Shoe

Shop and stated that the existing sign will be moved up and the awning placed below. Ms. Tate stated that the Applicant included an image of a staircase for the packet, however, that is not a permanent set of stairs and is not to be included in this application or request. She stated that, in preparation for the D3 construction, the Applicant is making improvements to the rear façade to ensure access for his customers. Ms. Tate stated that staff will work with Applicant on the placement of the dumpsters, as well, as that was one of his concerns. Ms. Tate noted again for the record that this request is just to add the fabric awning. She stated that the Applicant is not present today to speak to the matter.

On motion by Board Member Riley, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved the request for a Certificate of Appropriateness to add a triangle, fabric awning over the rear door entry at 407 W. Main Street.

- C. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to retroactively approve the painting of the commercial front doors at 607 W. Main Street (Case No. 2024-033H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this request is from the “Pen and Page Weathered Books.” Ms. Tate stated that Donna Dow, Director of Main Street, contacted the business owner to let them know that a Certificate of Appropriateness (CoA) was required for the signage, as well as the painting of the front door. Ms. Tate stated that the signage was administratively approved and is not part of this application. Ms. Tate stated that the painting of the doors is what the Applicant is seeking a CoA for. She stated that the color is complementary to the accent colors. Ms. Tate stated that it is at the Board’s discretion to make a recommendation on whether they will approve a COA retroactively or if they would like more information regarding the color. Ms. Tate stated that the Applicant is not present today to speak to the matter. In response to Chair Solomon’s inquiry, Ms. Tate stated that there is a penalty of up to \$500 if a Certificate of Appropriateness is not obtained prior to painting. She stated that, in her opinion, that penalty is a little excessive; however, it is up to the Board. Ms. Tate stated that they can still obtain a permit (i.e., Miscellaneous Historic Permit) for \$50 and that would be staff’s recommendation. In response to Board Member Borgne’s inquiry, Director Dow stated that the Applicant indicated that the color (of the paint for the door) is on the approved palette. Discussion ensued regarding the penalty fee(s) versus the permit fee of \$50.

On motion by Board Member Riley, seconded by Board Member Borgne, the Historic Preservation Board unanimously approved the request for a Certificate of Appropriateness to retroactively approve the painting of the commercial front doors at 607 W. Main Street, along with the addition of the appropriate permit (\$50) [Commercial - Cell Tower, Communications, Simple, Historical].

- D. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to install transom windows and a tie-rod awning. (Case No. 2024-034H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the address was inadvertently left off the agenda title and is 123 W. Main Street. This is a case brought back to the Board from the last meeting on May 7, 2024, at which time the Board approved the removal of the metal awning and any repairs that might arise from the removal. Ms. Tate stated that the Applicant is not comfortable moving forward until the entire project is approved. This includes making any repairs to the transom cutouts, installing new transom glazing, and adding a tie-rod awning. Ms. Tate stated that the Applicant expressed to her and Mr. Tony Kaai (DDA) that this work would look similar to the building across the street. Ms. Tate stated that Applicant is requesting approval of a Certificate of Appropriateness to move forward. She stated that she would like to request that the Board add some type of stipulation in the recommended motion that if the request does not turn out the way the Board requests, then they have the ability to go back and say “this does not match, etc., etc.” In response to Board Member Borgne’s inquiry, Ms. Tate stated that staff will add the words “Exhibit A” to the photo that was presented (“Toledo Finance Building”) and the motion make can reference “Exhibit A” in their motion.

On motion by Board Member Borgne, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved the request for a Certificate of Appropriateness to install transom windows and a tie-rod awning at 123 W. Main Street, as presented in the example of Exhibit A (Toledo Finance Building), located across the street from the subject property.

- E. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to add a fabric awning to the façade of 230 W. Main Street (Case No. 2024-035H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this case was brought before the Board at its May 7, 2024, meeting, at which time the Board approved the replacement of the temporary Hardie board with permanent Hardie board and painting of the cement area above the covering. Ms. Tate stated that the Applicant is seeking approval to place a black umbrella fabric awning above the commercial storefront and extending along the storefront corner of Rusk Avenue. Ms. Tate stated that there was some discussion held with Historic Preservation Board Members and other members of the community and Denison Development Alliance (DDA) staff regarding an agreement with the property owner and what might look best for the building. Ms. Tate stated that the “black banding” (the thin black line that separates the stone from the Hardie board) separates the stone from the Hardie board and gives it a sense of the rest of the building. Where the banding is near the top of the cornice, the Applicant would still like to have an awning. Ms. Tate noted that the shape is different from what was submitted at the last meeting, but it still goes around the side of the building. Ms. Tate stated that the Applicants

– Mr. and Mrs. Phillip Shaffer – are present to answer any questions the Board might have. Mr. Shaffer then came forward to address the Board and provided the following information for the record:

Name: Mr. Phillip Shaffer
Address: 230 W. Main Street
Denison, TX 75020

Mr. Shaffer stated that the only decision that remains is what type of awning to use. He stated that they had to choose between the straight/rectangular awning or the rounded/curved (umbrella) awning (as depicted in Photo #2 submitted with the application packet). Mr. Shaffer stated that he and his wife prefer the umbrella awning in Photo #2, which matches the awning at Helvey-Wagner Surveying at 222 W. Main Street (next door to his office). Board Member Anderson stated that, in her opinion, the rectangular awning is more compatible with the architecture of the building. In response to Chair Solomon's inquiry, Ms. Tate stated that even with the addition of an awning to the building, the building will still maintain its "contributing" status.

On motion by Board Member Riley, seconded by Board Member Borgne, the Historic Preservation Board unanimously approved the request for a Certificate of Appropriateness to add a fabric awning to the façade of 230 W. Main Street, as depicted in Photo #2 (umbrella awning) submitted by the Applicant.

4. STAFF UPDATES

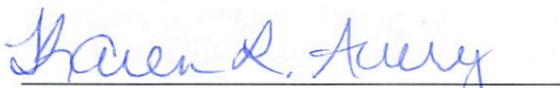
Mary Tate, Director of Development, presented this agenda item. Director Tate stated that she administratively approved the signage at Pen and Page Weathered Books, 607 W. Main Street.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:23 p.m.


KIRSTEN SOLOMON, Chair

ATTEST:


Karen L. Avery, Deputy City Clerk