



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

Tuesday, August 6, 2024

After determining that a quorum is present, the Historic Preservation Board of the City of Denison, Texas will convene in a Regular Meeting on **Tuesday, August 6, 2024, at 12:00 PM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas at which the following items will be considered:

1. CALL TO ORDER

2. PUBLIC COMMENTS

Citizens may speak on items listed on the Agenda. A “Request to Speak Card” should be completed and returned to the City Clerk upon arrival, prior to the Board reaching the Public Comment section of the agenda. Citizen comments are limited to three (3) minutes, unless otherwise required by law.

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.
- 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).
- 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).

4. STAFF UPDATES

5. ADJOURNMENT

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front windows of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 2nd day of August 2024.

Christine Wallentine, City Clerk



**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~~d~~).

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.

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

Historic Preservation Board Staff Report



Agenda Item

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).

Staff Contact

Mary Tate, Director of Development Services
mtate@cityofdenison.com

Summary

- Applicant is requesting to paint the bulkheads, window framing and other features 3of the first-floor façade.
- The portions to be painted are already painted, but deterioration is evident.

Staff Recommendation

Staff recommends approval of the request.

Recommended Motion

The Historic Preservation Board may approve, deny, or table the request.

Background Information and Analysis

120 W. Main Street is known as the O'Maley Building and is considered to be the only intact 19th century storefront remaining in Denison. Constructed in 1898, the building retains the majority of its original features.

The applicant understands the importance of retaining the building's historic significance and wishes to paint the storefront façade in the color of "Blueridge Fir 5004-4B" from the City's suggested historic color palette. The storefront is currently painted in a hunter green shade with accents of maroon. Blueridge Fir is similar in color. The existing paint is chipped and faded.

Financial Considerations

NA

Prior Board or Council Action

NA

Alternatives

NA

City of Denison
Application for Certificate of Appropriateness
 300 W. Main Street, PO Box 347
 Denison, TX 75020
planning@cityofdenison.com
 903-465-2720



Revision Date: 05/2021
 Page 1 of 3

Address of Property: 120 W MAIN ST

Property Owner(s): DCE HOLDINGS LLC

Applicant Name: DC RAMSEY

Relationship to Owner: _____

Check if same as Property Owner

Applicant Mailing Address: PO BOX 946 DENISON, TX 75021

Applicant E-Mail Address: _____ Applicant Cell Phone Number: 919 749 5349

Please submit this completed application with the following supplemental items attached:

- Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- Current photograph of property
- Historical photograph of property (if available)
- A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- Site Plan or photograph of site with proposed changes
- Drawing of proposed changes, including dimensions of each element being added/removed
- Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.

Bold items required for all projects.

Attachments should be 11" X 17" or smaller.

Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <u>NEW HARP (TREVOR HOLZBOG)</u> Has the building been previously painted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property's Current Primary Use: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other: _____	Will changes being made change the primary use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, state new use: _____

I hereby certify that I have examined this application and know the information presented herein to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified or not. If a Certificate of Appropriateness (COA) is issued, it is my responsibility to verify if a Building Permit is necessary before beginning work, and to verify if inspections must be done upon completion of work. The granting of a COA does not give authority to violate or be exempt from the provisions of any other local, state, or federal law regulating construction or performance of construction.

Work done without an applicable COA may result in a fine, and removal of unauthorized construction required.

DC Ramsey
Property Owner's Signature

7/22/24
Date

DC RAMSEY
Property Owner's Printed Name

OFFICIAL USE ONLY

Staff Received:	Case Number:	Receipt #:
Select one: Contributing/Non-contributing	Date Received:	Built Circa:

Dear Members of the Denison Historical Board,

I am writing to seek approval for painting the exterior of my building located at 120 W Main Street, Denison.

My proposed paint color was chosen from the city's list of color options. "BLUERIDGE FIR 5004-4B".

We understand the importance of maintaining the historical significance of our downtown area and we are committed to ensuring that the project respects and upholds the historic character of the property and the district.

Please see attached for Certificate of Appropriateness along with 3 photos: historic, current, and rendering of building with proposed new paint color.

Thank you for your time and consideration. I look forward to your guidance and approval to proceed with this project.

Sincerely,

Evan and DC Ramsey



MAIN STREET CANYON

MAIN STREET
FINE

TEXAS
FARM
BUREAU
INSURANCE

TEXAS
FARM
BUREAU
INSURANCE





120



HO

MON-
W
THUR
S
SU

GIFT BASKET



O'MALEY'S 120 DIAMONDS, WATCHES AND JEWELRY BOUGHT & SOLD.

1898

WERNER BUILDING
1895

SMALL
RAIL
ROAD
STEAM
SHIP
TICKET
OFFICE
&
RATES

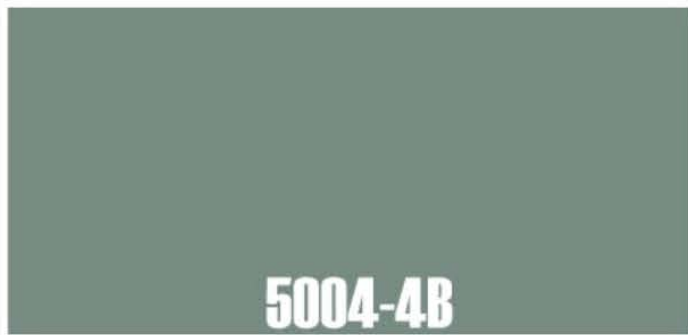
J. M. O'MALEY

J. M. O'MALEY

120 West Main



BLUERIDGE FIR



5004-4B

LRV ⓘ

21

RGB

118, 139, 130

HEX

#768B82

Historic Preservation Board Staff Report



Agenda Item

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).

Staff Contact

Mary Tate, Director of Development Services
mtate@cityofdenison.com

Summary

- This is a City-initiated request for the placement of a custom sculpture at the entrance of Forest Park.

Staff Recommendation

Staff recommends approval of the request.

Recommended Motion

The Historic Preservation Board may approve, deny, or table the request.

Background Information and Analysis

The Pool Family commissioned Casni Studio to design and construct a yellow jacket sculpture. The sculpture will be 7 feet tall and constructed of a metal material similar to that of the other Casni sculptures located throughout the City.

The Main Street Design Committee approved the design and recommended that the sculpture be placed in the greenspace semi-circle to the North of the Forest Park/ Touchdown Alley Arch. This differs from the original proposed location of being placed within the fence in the same general location.

Financial Considerations

NA

Prior Board or Council Action

NA

Alternatives

NA

City of Denison
Application for Certificate of Appropriateness
 300 W. Main Street, PO Box 347
 Denison, TX 75020
planning@cityofdenison.com
 903-465-2720



Revision Date: 05/2021
 Page 1 of 3

Address of Property: 300 W. Crawford

Property Owner(s): City of Denison

Applicant Name: Casni Studios

Relationship to Owner: Artist

Check if same as Property Owner

Applicant Mailing Address: 110 S. Houston, Denison, TX 75020

Applicant E-Mail Address: [REDACTED] Applicant Cell Phone Number: 903-271-1772

Please submit this completed application with the following supplemental items attached:

- Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- Current photograph of property
- Historical photograph of property (if available)
- A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- Site Plan or photograph of site with proposed changes
- Drawing of proposed changes, including dimensions of each element being added/removed
- Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.

Bold items required for all projects.

Attachments should be 11" X 17" or smaller.

Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: _____ Has the building been previously painted? <input type="checkbox"/> Yes <input type="checkbox"/> No
Property's Current Primary Use: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other: _____	Will changes being made change the primary use? <input type="checkbox"/> No <input type="checkbox"/> Yes. If yes, state new use: _____

Please check all that apply regarding the work to be done at the property:

<p>Masonry</p> <input type="checkbox"/> Type <input type="checkbox"/> Repointing <input type="checkbox"/> Cleaning <input type="checkbox"/> Removing paint <input type="checkbox"/> Repairing/replacing/removing <input type="checkbox"/> Coatings, including water repellent coatings	<p>Wood</p> <input type="checkbox"/> Removing Paint <input type="checkbox"/> Repairing/replacing/removing wood <input type="checkbox"/> Coating, including chemical preservatives	<p>Painting: <i>Please provide samples and list all colors.</i></p> <input type="checkbox"/> Brick: _____ <input type="checkbox"/> Other masonry: _____ <input type="checkbox"/> Wood: _____ <input type="checkbox"/> Other façade elements: _____
<p>Windows</p> <input type="checkbox"/> Repairing/replacing sashes <input type="checkbox"/> Changing number size, location, or glazing pattern <input type="checkbox"/> Cutting new windows <input type="checkbox"/> Closing or blocking <input type="checkbox"/> Replacing	<p>Entrances: <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i></p> <input type="checkbox"/> Entrance repair/replacement <input type="checkbox"/> Entrance removal <input type="checkbox"/> Porch removal <input type="checkbox"/> Porch closure/enclosure	<p>Roof: <i>including dormers, chimneys, slates, tiles, shingles, metal, etc.</i></p> <input type="checkbox"/> Repairing roof <input type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features
<p>Additions</p> <input type="checkbox"/> Addition to primary facade <input type="checkbox"/> Other addition: _____	<p>Demolition</p> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<p>Other</p> <input type="checkbox"/> Please explain: _____ _____

Signage to be installed:

<p>Location</p> <input type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____	<p>Lighting</p> <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: <input type="checkbox"/> Other: _____	<p>Hardware</p> <input type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: <input type="checkbox"/> Other: _____
<p>Colors</p> <input type="checkbox"/> Please list: _____ _____	<p>Materials</p> <input type="checkbox"/> Masonry Type: _____ <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____	<p>Other signage elements</p> <input checked="" type="checkbox"/> Please explain: _____ _____ <p style="font-size: 1.2em; margin-top: 10px;">Public Art</p>

I hereby certify that I have examined this application and know the information presented herein to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified or not. If a Certificate of Appropriateness (COA) is issued, it is my responsibility to verify if a Building Permit is necessary before beginning work, and to verify if inspections must be done upon completion of work. The granting of a COA does not give authority to violate or be exempt from the provisions of any other local, state, or federal law regulating construction or performance of construction.

Work done without an applicable COA may result in a fine, and removal of unauthorized construction required.



Property Owner's Signature

July 25, 2024
Date

Bobby Atteberry

Property Owner's Printed Name

OFFICIAL USE ONLY

Staff Received:	Case Number:	Receipt #:
Select one: Contributing/Non-contributing	Date Received:	Built Circa:



July 26, 2024

Mary Tate
Historic Preservation Officer / Director of Development Services
300 W. Main Street
Denison, TX 75021

Dear Mary Tate,

The Pool family would like to provide a sculpture of a Yellow Jacket near Munson Stadium in Forest Park. The sculpture is to be completed by Casni Studio and feature a yellow jacket with the base similar to the Denison Forward sculpture in front of the burned lots. The sculpture is planned to be 7 feet tall and positioned in the North East corner of Forest Park. Casni Studio has provided many sculptures downtown including the Denison Forward sculpture as well as the backdrop for the recent Dia De Los Muertos Festival.

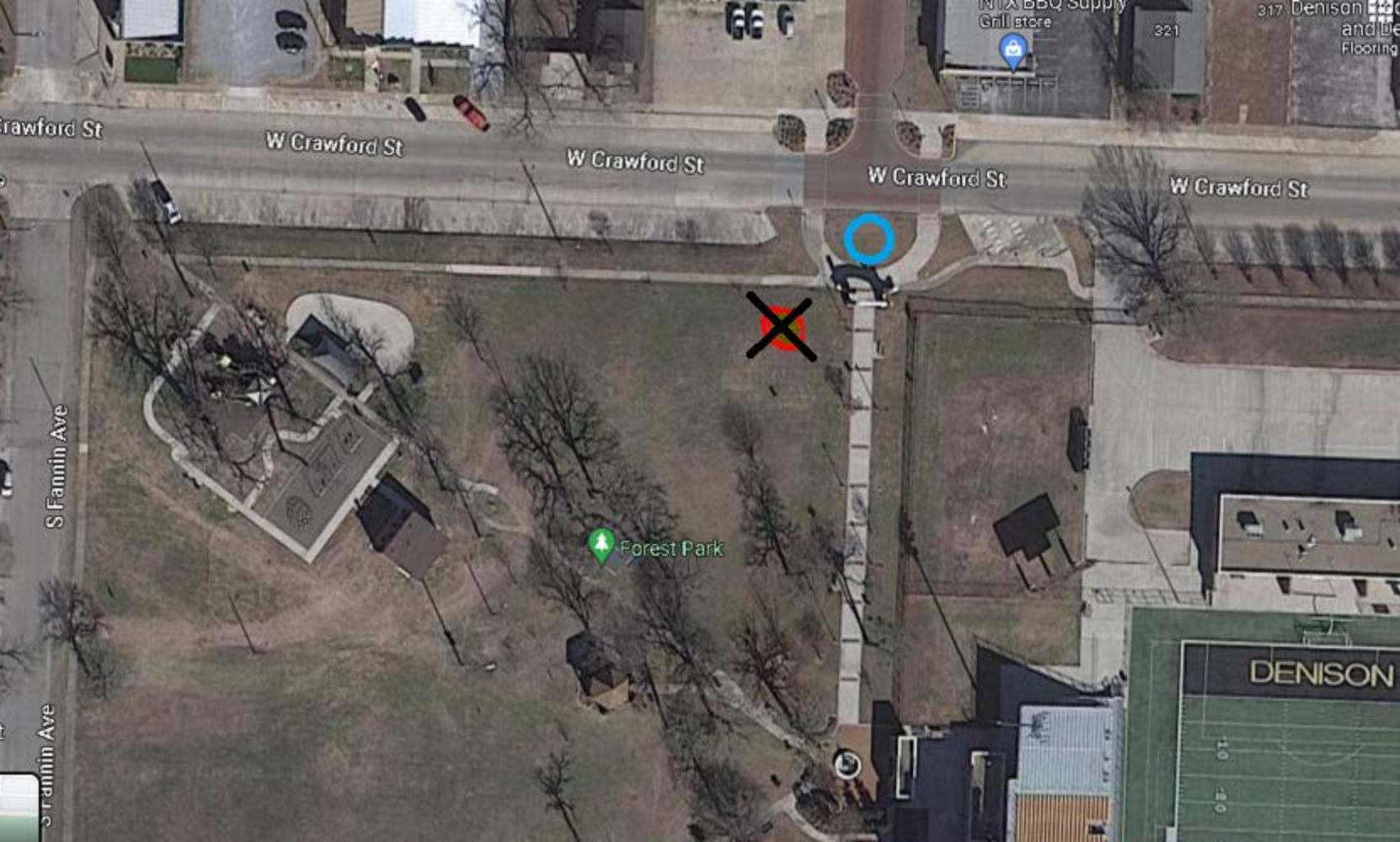
The Design Committee has approved the design but recommend that the sculpture be placed in the greenspace semi-circle to the North of the Forest Park / Touchdown Alley Arch. Concerns were discussed of prohibiting events in Forest Park at the current proposed location.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Grant Yoder", with a large, sweeping flourish extending to the right.

Grant Yoder
Main Street Coordinator for the City of Denison
101 E. Main Street, Suite 103
Denison, TX 75020
903-647-8510
gyoder@denisontx.gov



Crawford St

W Crawford St

W Crawford St

W Crawford St

W Crawford St

S Fannin Ave

S Fannin Ave

Forest Park

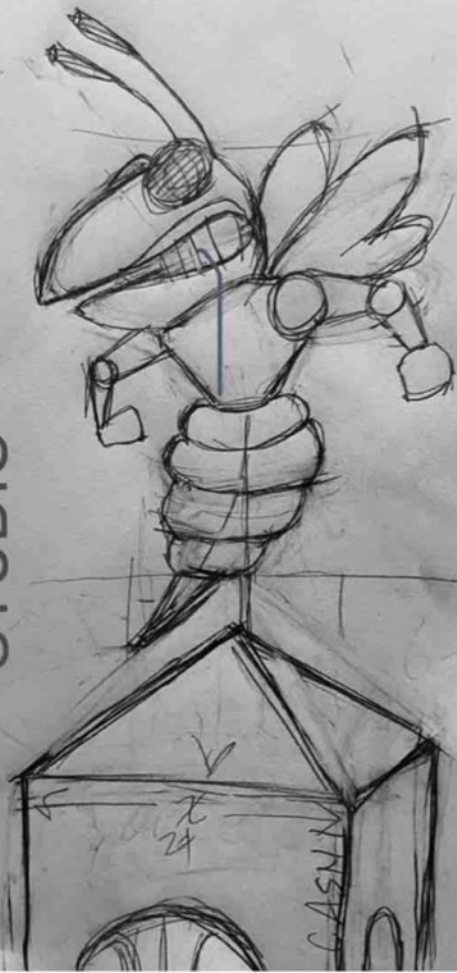
DENISON

NIX BBQ Supply
Grill store

317 Denison
and De
Flooring



CASNH
STUDIO



3645

24
X
4/24