CITY OF DENISON
HISTORIC PRESERVATION BOARD MEETING
AGENDA

Tuesday, November 21, 2023

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, November 21, 2023, 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. Comments related to the Public Hearings listed below, will be heard when the specific hearing starts.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Receive a report, hold a discussion, and take action on approving the Minutes from the November 7, 2023, Meeting.

B. Receive a report, hold a discussion, and take action on a variance for signage on building and a monument sign at 401 W. Woodard Street.

C. Receive a report, hold a discussion, and take action on adding an awning and signage to 231 W. Main Street.

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 17th day of November 2023.

_____
Karen L. Avery, Deputy City Clerk

In compliance with the Americans With Disabilities Act, the City of Denison will provide for reasonable accommodations for persons attending Historic Preservation Board Meeting. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 903-465-2720, Ext: 2437.

CITY OF DENISON
HISTORIC PRESERVATION BOARD MEETING
MINUTES

Tuesday, November 7, 2023

1. CALL TO ORDER

A. Swear in and administer oath to Rhonda Borgne as a member of the Historic Preservation Board. **[This item was completed prior to the meeting being called to order.]**

Announce the presence of a quorum.

Vice Chair Solomon called the meeting to order at 12:00 p.m. Board Members present were Linda Anderson, Rhonda Borgne, Kurt Cichowski, and Steve Riley.

Staff present were Donna Dow, Main Street Director; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; Kirk Kern, Jr., Interim Building Official; Robert Lay, Neighborhood Services Manager; and Karen L. Avery, Deputy City Clerk.

Note: Board Member Cichowski stated that today is Election Day and he is an Election Poll Worker. He will need to leave at 12:45 p.m. for his shift at 1 p.m. Also, with regard to Item No. 3.G, he is a member of St. Luke's Episcopal Church, so for the apparent appearance of any type of conflict of interest he will be recusing himself from this item (unless he has to leave prior to that time).

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 October 3, 2023, Meeting.

Board Action

Upon Board Member Cichowski's request, the next to last sentence, last paragraph on Page 4 of the Minutes, was corrected to read as follows: "Board Member Cichowski requested that the video be shown both at the beginning where Mayor Gott introduced the video with an emphasis on the importance of the historical preservation process, as well as at the 340 mark for the guidelines, processes, and approvals of the Historic Preservation Board."

On motion by Board Member Cichowski, seconded by Board Member Anderson, the Historic Preservation Board approved the October 3, 2023, Meeting Minutes, with correction noted by Board Member Cichowski.

B. Receive a report, hold a discussion, and take action on approving the Minutes from the October 17, 2023, Meeting.

Board Action

On motion by Board Member Riley, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved the October 17, 2023, Meeting Minutes.

C. Receive a report, hold a discussion, and take action on proposed storefront and adding paint. (2022-065H/2023-046H)

Board Action

Prior to Ms. Dow presenting this item, Board Member Cichowski stated Board Member Borgne would need to recuse herself from this agenda item as she has worked with the Applicant and this appears to be a conflict of interest. Board Member Borgne responded that, according to Texas Local Government Code she does not believe she has a conflict of interest. Board Member Riley also felt this was a conflict of interest for Board Member Borgne. Mr. Cichowski stated that – on the 3rd of October [2023] – he noted Ms. Borgne was working with Mr. Day – who will be in front of the Board for this agenda item [and the next agenda item]. Ms. Borgne stated she did not have a financial interest in the building. When asked by Deputy City Clerk Avery if she receives compensation from Mr. Day, Ms. Borgne stated "not right now." Deputy City Clerk Avery stated that if Ms. Borgne stated she does not have a conflict, the Board would have to take her word for it. The matter proceeded.

Donna Dow, Main Street Director, presented this agenda item and stated that this building is at 501 W. Main Street. Ms. Dow stated that the renderings previously approved by the Board for the storefront was not what was built. Ms. Dow stated that Mr. Day has requested that he be allowed to leave it as is and paint the building. Ms. Dow stated that the Applicant is here to speak on the item. Mr. Don Day then came forward and provided the following information for the record:

Name: Mr. Don Day
DFA, LTD.

Address: 110 E. Louisiana Street
McKinney, TX 75069

Mr. Day stated that the building at 501 W. Main Street was originally painted white (in the 1960's) and at some point after that, someone sandblasted the building and it removed the mortar between the joints. Because of bulging of the walls, steel plates were added and

they would like to paint the store to hide the plates. Mr. Day stated that he believes the building will look much better once it is painted. Board Member Cichowski stated that this project began in June 2022 with Mr. Day's original submission and discussed various slides in the packet. Mr. Cichowski pointed out that a "stop work order" was given to Mr. Day because the work was not according to the renderings he had submitted. Referencing the October 3, 2023, meeting, Mr. Cichowski stated that the Board approved the window installations as long as the historic style was maintained, to which Rosin Consultant suggested 1/1 sash windows, rather than 6/1. Mr. Cichowski referenced Mr. Day's October 20, 2023, letter to Director Dow stating that while he agrees with much of the letter, there are items that he does not agree with. Mr. Cichowski stated that 501 W. Main Street is not a landmark or listed in the National Register, but it is located in and contributing to a local historic district. Mr. Cichowski stated that Mr. Day's architect wrote that scopes of work shall comply with the requirements of those districts and their regulations. He then read verbatim from the Historic Preservation Ordinance the following: "City of Denison, Texas hereby declares that as a matter of public policy, the protection, enhancement and perpetuation of districts and landmarks of historic and cultural importance and significance are necessary to promote the economic, cultural, educational and general welfare of the public." Mr. Cichowski stated that while one of the intentions is to protect and enhance the City of Denison and its attractiveness to visitors and support the stimulus of the economy is one item that Mr. Day wrote about in his letter. He stated that the "City and its Main Street Department supports the integration of historic preservation and downtown development to create a working, growing and aesthetically pleasing business and cultural center. It seeks to provide and enhance economic vitality to our historic downtown district, while promoting the small-town character and charm that comprises Denison, Texas." Mr. Cichowski further stated that the purpose of the guidelines is to guide the rehabilitation of downtown while promoting reinvestment. He stated that the reason he wanted this mentioned in the minutes again is because at the October 3, 2023, the video was shown where Mayor Gott spoke in the introduction stating that ownership of the buildings requires a "sacred" responsibility to preserve and protect the building. Mr. Cichowski stated that he believes that everyone is in agreement on this and he also believes that the windows are something that can be put aside as they have already been agreed to. With regard to the painting, Board Member Cichowski referred to the October 3, 2023, Minutes, Page Four, where the Board felt that painting was necessary and the item that was tabled was the issues of the storefront and paint – with renderings and a new paint color palette to be provided. Mr. Cichowski added that it appears (from Mr. Day's letter) that the west wall is going to be painted gray, as well. He asked that, per the guidelines, a water repellant covering be used to make the paint permeable. Board Member Anderson stated that she prefers the taupe and black colors to the Egyptian Blue color. Board Member Cichowski stated that as a homeowner and a person that renovates homes, he did not find Mr. Day's rationale for not putting up a wood bulkhead compelling. He further stated that he believes that a long-term maintenance problem, water intrusion potentiality, the deterioration of glue to the window frame, drilling holes through the metal columns are all things that routine maintenance should be aware of and take care of that. Mr. Cichowski stated that there is a lot of wood in the building and noted that the consultant stated that if the Applicant did not want to use wood for the windows, he could modify the existing storefront to have an aluminum bulkhead. Mr. Day stated that he would

use an 18" wood bulkhead. Board Member Riley stated that he is acceptable with that. In response to Vice Chair Solomon's inquiry, Mr. Day stated that the bulkhead would be painted black to match the band's color. Board Member Anderson stated that she would not approve the item without the understanding that two different color schemes be used. Discussion ensued amongst the Board Members and Mr. Day regarding the paint color for the window "trimming" (inside the picture frame) and having two different colors (i.e., taupe or gray and black). Agreement was made by the Board and Mr. Day regarding an 18" bulkhead and black windows with gray trim/edging inside the picture frame.

On motion by Board Member Cichowski, seconded by Board Member Riley, it was unanimously approved by the Historic Preservation Board to approve the windows and paint scheme, as discussed; and bulkheads on the storefront, as depicted, at 501 W. Main Street.

D. Receive a report, hold a discussion, and take action on adding an awning to the exterior of 231 W. Main Street.

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the Deviled Egg Co. has been approved for an awning, but it did not have the business name on it and it was slightly different colors. Ms. Dow stated that Mr. Don Day also owns this building. Mr. Don Day then came forward and provided the following information for the record:

Name: Mr. Don Day
DFA, LTD.

Address: 110 E. Louisiana Street
McKinney, TX 75069

Discussion ensued amongst Mr. Day, Board Members, and staff regarding the "approved" colors and the colors shown in the packet because of the disparity in the colors. Mr. Day stated that yellow and blue will be used on the awning. Ms. Dow stated that she may have misunderstood, but red and orange were what were originally discussed. Mr. Day stated that after he signed the tenant, they changed from red to a different color. Ms. Dow stated that the colors look to be Robin's Egg Blue and Lilac.

Ms. Raechel Van Buskirk then came forward and provided the following information for the record:
Name: Ms. Raechel Van Buskirk

Address: 231 W. Main Street
Denison, TX

Ms. Van Buskirk stated that the blue is actually a deep navy blue, noting that she can obtain a swatch from the company. She stated that she is flexible and open to anything that the

Board suggests. She expressed to the Board that she is excited to be in Denison. Ms. Van Buskirk stated that they are doing business as Deviled Egg Company Cocktails and Appetizers and it will be advertised on their social media and other places. She stated that they had some challenges in Omaha having it strictly be named Deviled Egg Co. because it is not descriptive enough for people to understand everything that they do and offer. Board Member Anderson stated that it is difficult to look at a computerized color rendering and she cannot support the colors that are shown in the packet until she sees the colors "in the flesh."

Ms. Kathy Paulin then came forward and provided the following information for the record:

Name: Ms. Kathy Paulin

Address: 231 W. Main Street
Denison, TX

Ms. Paulin stated that she has the color palette on her phone and could show the Board, but they were still concerned that it was not a true rendering of the color. Vice Chair Solomon inquired if the Board approved one color and the company was changing the colors, but it was noted that the logo and signage are two different items / colors. The Board agreed that the Applicant should bring a true color swatch back to a future date for them to discuss.

Following discussion, on motion by Board Member Cichowski, seconded by Board Member Borgne, the Historic Preservation Board unanimously tabled the item for further discussion on November 21, 2023.

E. Receive a report, hold a discussion, and take action on adding signage to the exterior of 418 W. Main Street.

<u>Board Action</u>

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the Applicant is requesting to add signage to the building at 418 W. Main Street as they make improvements to the building. All other exterior work has previously been approved. Ms. Dow stated that Applicant is present to speak on the item today. Ms. Linda St. Clair then came forward and provided the following information for the record:

Name: Ms. Linda St. Clair
Denison Service League dba
Junior League of Grayson County (Operator of Bargain Box)

Address: 418 W. Main Street
Denison, TX

Ms. St. Clair stated that she represents the Junior League of Grayson County and they operate Bargain Box. She stated that they have fixed up the front of the building but still

need to add the signage. Board Member Riley stated the work done so far looks great. Board Member Cichowski stated that the black and white look very complimentary. Board Member Anderson stated that the project looks beautiful and she favors the option on the right (in the packet) – Option B. Ms. St. Clair stated they will be using Option B.

On motion by Board Member Anderson, seconded by Board Member Borgne, the Historic Preservation Board unanimously approved the addition of signage to the exterior at 418 W. Main Street.

Note: Board Member Cichowski left the dais and Council Chambers at 12:39 p.m. to serve as an Election Poll Worker.

F. Receive a report, hold a discussion, and take action on renovations to the exterior of 319 W. Chestnut Street.

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the Applicant is the new owner of 319 W. Chestnut Street and would like to make it into living space and commercial space, as described in her request. The building has been used for industrial type and store purposes in the past. Ms. Dow stated that Applicant is present to speak on the item today. Ms. Wendy Acosta then came forward and provided the following information for the record:

Name: Ms. Wendy Acosta

Address: 4707 Dripping Springs
Sherman, TX

Ms. Acosta presented color swatches to the Board for colors they are requesting to use on the building. Ms. Acosta stated that they want to bring this building back to life and create a high-end luxury loft living space on the second floor and retail and restaurant space on the first floor, noting that they would like to attract a higher-end restaurant into our downtown area. In response to Vice Chair Solomon's inquiry, Ms. Acosta stated that she sees value in all of the options and does not have a preference. Ms. Dow stated that Ms. Acosta had inquired if the building is currently non-contributing and if so, could it be brought back to contributing. Ms. Dow stated that she conferred with Rosin Consultants and read excerpts from their reply email as follows: "The 1930 Sanborn map notes "From plans;" as this was completed in January 1930, I would be comfortable saying this building was likely completed later in 1930 (so just barely within the current period of significance). The openings in the south (main) elevation are likely historic, and I definitely even more believe one or both of the wooden garage doors are historic. The west door likely was enlarged, but I can't say when. The Sanborn also notes that the building is a mixture of concrete, brick, and concrete block, meaning the exterior materials could date to 1930. The building as-is could be considered a contributor to the historic district due to its construction in 1930. The biggest alteration is the enlargement of that west garage bay, but I don't think that is a big deal since it could have originally had a garage door there."

Ms. Acosta stated that their intention is to bring symmetry back to the front of the building and to bring the west door, which is the newest one (roll-up), to the same size as the east door. She stated that in the colored renderings that were submitted it shows glass carriage doors but they are using something more similar to a carriage house style. Ms. Acosta stated that they have not decided on what the elevators will look like yet – whatever is needed for them to function and have the doors open out. Board Member Anderson applauded Ms. Acosta for taking on this this project. Vice Chair Solomon inquired about the upper windows and the Juliet balcony. Ms. Acosta stated that the building presents a lot of challenges and, with the exception of the gorgeous east wall in the tiny door, it does not have a lot of "pretty" going on. She stated that historically they would like for it to contribute with some historic charm. She noted that to bring some architectural elements to it that would make it a more beautiful building versus a square warehouse. Referring to a photo, Ms. Acosta said that it is the west side of the building as it currently is and the windows are horizontal panes. They would like to replicate those type of windows and replace with something visually the same. They would also like to add some architectural interest by adding a Juliet balcony similar to what is seen on Main Street now on the first building to the west of the open area. Ms. Acosta stated that Rosin Consultants suggested moving the rooftop to the back of the building instead of the front, noting that the AC units will be at the back because of everything that is going on with the roof. In response to Vice Chair Solomon's inquiry, Ms. Acosta stated that they have no plans for the rock wall, noting that it will stay the same but the door will be repainted. She stated that the speakeasy door will be repainted in one of the historically approved red colors called Decadent Red. The door currently is not functioning, it is just locked. Ms. Acosta noted that there will need to be some hardware added to it to secure it but it will be minimal. She believes that it is the most photographed area of the building. In response to Board Member Borgne's inquiry, Ms. Acosta stated that the rooftop access will be for tenants only. She stated that they also plan to build their personal loft there. Board Member Borgne inquired about the plexiglass handrail and Ms. Acosta asked her architect to speak to that. Ms. Sara Haley then came forward and provided the following information:

Name: Ms. Sara Haley
H&H Properties

Address: 7 Bluebonnet Trail
Greenville, TX 75402

Ms. Haley stated that railing around balcony was originally designed to be concrete planters that would be 42" high. She stated that it is possible to have seen them in photos of downtown Dallas lofts. They serve as protective railing but there is no way to pass by them. Ms. Haley stated that the only way to get beyond the railing or the planter is to go through a gate and the only personnel that would do that would be an HVAC service person. She stated they are trying to block the view completely of the TPO roof around the rooftop deck, but after speaking with their structural engineer, he highly advised that they change that to something less heavy. Ms. Haley stated that they are looking at either some type of iron or a planter box that looks like concrete (but made of something different), but it will still have the 42" height. Ms. Haley stated that the parapet that is

currently up there is less than 18" tall and it does not have a feel of any protection at all. She stated that that is part of the reason they wanted to provide the line of sight drawing to help realize that the current parapet is very low. Ms. Haley stated that they are pulling the rooftop deck in as much as possible and creating some aesthetically pleasing barrier there, but it will not be noticeable. She stated that you will not be able to see the roof at all and it will appear completely flat from the ground. Board Member Anderson inquired of Ms. Acosta about the renderings that were provided for the packet. Ms. Acosta stated that the reason these drawings were included in the packet (i.e., cottage housing with wood and black lanterns, etc.) is because she did not want Donna to have to wait on her in order to prepare the packets. The renderings that she provided to the Board at the beginning of the meeting includes the style of door that they would be using, which is more of a carriage house style and not the ultra-modern glass. Board Member Anderson stated that she is not a fan of inoperable shutters (on the 2nd story) but that is just a personal preference. Ms. Anderson asked if the shutters were negotiable and Ms. Acosta responded in the affirmative. Ms. Haley stated that they can make the shutters functioning. Discussion ensued regarding the issue of functioning versus non-functioning shutters. With regard to the color palettes to be used and the color renderings submitted, Ms. Haley stated that they are trying to create a visual interest with contrast colors so that it does not look like one big peach blob. They thought that by adding the third color it would give depth and dimension, but they are open to the Board's ideas if they have a solution on the colors. Ms. Haley stated that they are trying to insinuate that this is now a residence. Board Member Borgne inquired about utilizing ornamental effects. Ms. Acosta stated that they feel that the shutters lend itself more towards the carriage house feel. Discussed ensued regarding the use of shutters and if the guidelines allow this use. Vice Chair Solomon requested to discuss the color choices. Board Member Anderson stated that she prefers Option 3 as it provides diversity from the other colors in the District. Ms. Acosta stated that that particular color palette was inspired by a historic building in Greenville, South Carolina.

On motion by Board Member Riley, seconded by Board Member Borgne, the Historic Preservation Board accepted the application for proposed renovation at 319 W. Chestnut Street, as presented, with the exception of the shutters and Juliet balcony, until a rendering can be presented to the Board along with clarification as to what the Historic Preservation Design Guidelines provide for.

G. Receive a report, hold a discussion, and take action on roof replacement of 427 W. Woodard Street.

<u>Board Action</u>

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that St. Luke's Episcopal Church is requesting to re-roof the church. Ms. Dow stated that a representative of St. Luke's is present to speak on the item today. Mr. Stephen Walker then came forward and provided the following information for the record:

Name: Mr. Stephen Walker
St. Luke's Episcopal Church

Address: 427 W. Woodard Street
Denison, TX

Mr. Walker stated that he is the Senior Warden at St. Luke's Episcopal Church. He stated that it is their intention to reshingle the entire span of the pitched roof. He stated that it will be replaced with the same materials previously used so there will be no noticeable change aesthetically.

On motion by Board Member Anderson, seconded by Board Member Riley, the Historic Preservation Board approved the proposed roof replacement for 427 W. Woodard Street.

H. Receive a report, hold a discussion, and take action on the addition of a sign, awning, and ramp into the building at the rear exterior of 422 W. Main Street.

Note: Prior to any Board discussion, Board Member Riley stated that because of a prior relationship with the Applicant of 422 W. Main Street, he will be recusing himself from the discussion and action. Board Member Riley left the dais and Council Chambers.

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the Applicant is requesting to add a ramp, sign, and awning to the rear exterior of their building. Ms. Dow stated that the Applicant is present to speak on the item today. Mr. Patrick Melvin then came forward and provided the following information for the record:

Name: Mr. Patrick Melvin
Hey Sugar Candy Store

Address: 101 E. Main Street, Ste. 219
Denison, TX

Mr. Melvin stated that they are going on their third year here and are excited about that. They would like to make some modifications in the back to make things a little simpler for a whole lot of people. He stated that he had a lady that recently wanted to come into the store but was unable to because she was on a scooter. Mr. Melvin stated that because the back is not steep, they can add a ramp for scooters and wheelchairs. He stated that they want to have a sign on the back of the building so that everything will be ready when everything is torn up. Mr. Melvin stated that right inside their back door the floor is uneven so they want to level it out and repair it. They would also like to add lights on the awning in the back to provide more security on the alleyside.

On motion by Board Member Anderson, seconded by Board Member Borgne, the Historic Preservation Board approved the proposed ramp, sign, and awning for the rear exterior of 422 W. Main Street.

Board Member Riley returned to the Council Chambers and dais.

4. STAFF UPDATES

A. Staff will present the final proposed Design Guidelines and Historic Preservation Ordinance for review with only minor clerical changes from that approved by Historic Preservation Board.

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the final proposed Design Guidelines and Historic Preservation Ordinance were forwarded for inclusion in the next City Council meeting agenda as it does not require any more approval.

Ms. Dow stated that Board Members Anderson and Borgne are both filling unexpired terms which expire at the end of 2023 and they will then be eligible for new terms, if so desired.

Ms. Dow invited the Board to Texas Main Street training on Monday in Mesquite and provided details.

Board Member Anderson stated that she would be unable to attend the Board Meeting on November 21, 2023.

Ms. Dow stated that she recently visited the new owner of 34 Chophouse and stated that he has made three changes to the building. Ms. Dow was able to approve two changes in house but she believes there is more discussion needed on the third change, which is window film. Ms. Dow stated that he has changed the logo and took the vinyl sign off the black vinyl and left the black vinyl on there. The owner also added "34 Chophouse" over two of the windows, which Ms. Dow believes can be approved administratively. He also added window film because he was unaware that he had to receive approval. Ms. Dow stated that he had planned on adding the film to the 2nd floor also but stopped when he found out he needed approval. Ms. Dow stated that, according to our guidelines, this matter should come before the Board.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 1:29 p.m.

_____
KIRSTEN SOLOMON, Board Vice Chair

ATTEST:

_____
Karen L. Avery, Deputy City Clerk

Historic Preservation Meeting
Staff Report

Agenda Item
Receive a report, hold a discussion and take action on a variance for signage on building and a monument sign at 401 W. Woodard.

Staff Contact
Donna Dow, Historic Preservation Officer

ddow@cityofdenison.com
903-464-4452

Summary

- The applicant is requesting to add signage on the building face for the funeral home.
- An applicant is requesting a monument sign as well on the lawn which requires a variance.
- Letters will be 10" tall.

Background Information and Analysis
The former Bratcher Funeral Home at 401 W. Woodard has been under renovation. Nearing completion, they would like to add a sign. The sign on the building face (as shown on the diagram) is within the guidelines. The monument sign requires a variance as it is not appropriate for most properties in the historic district. This particular property has the space for a monument sign as it is a standalone building. The materials seem appropriate for the building.

Staff Recommendation

Staff recommends approval.

Prior Board or Council Action
The Historical Preservation Board has not previously considered this item.

Alternatives
The Historic Preservation Board may table, recommend denial, or recommend approval with conditions.

Proposed Motion

I make a motion to approve variance for the addition of a building sign and a monument sign at 401 W. Woodard.

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

Address of Property: 401 W. Woodard Street

Property Owner(s): Turrentine, Jackson, Morrow Funeral Home

Applicant Name: Stuart Irby

Relationship to Owner: One of the Owners

☐ *Check if same as Property Owner*

Applicant Mailing Address: 2525 Central Expy N. Allen, TX 75013

Applicant E-Mail Address: stuart@tjmfuneral.com Applicant Cell Phone Number: 214-585-1745

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: ☐ Wood ☒ Brick ☐ Stucco ☐ Other: _____	Name of Contractor: Billy Philpot Construction Has the building been previously painted? ☐ Yes ☒ No
Property's Current Primary Use: ☒ Commercial ☐ Residential ☐ Other: _____	Will changes being made change the primary use? ☒ No ☐ Yes. If yes, state new use:

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

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

Signage to be installed:

Location ☐ Window/door ☐ Building ☐ Pole ☒ Other: Ground	**Lighting** ☒ Exterior illumination ☐ Building illumination ☐ Non-white lighting ☐ Type: ☐ Other: _____	**Hardware** ☐ Screw mounting ☐ Wires ☐ Tension system ☐ Freestanding: ☒ Other: 1" metal posts
Colors ☒ Please list: brick to match existing brick black metal lettering	**Materials** ☒ Masonry Type: brick ☐ Vinyl ☒ Metal ☐ Canvas ☐ Other: _____	**Other signage elements** ☐ Please explain: _____

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

11/9/23
Date

Stuart Irby

Property Owner's Printed Name

OFFICIAL USE ONLY

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

LETTER OF INTENT

TO WHOM IT MAY CONCERN:

THE BRATCHER FUNERAL HOME IS GETTING SOME NEW SIGNS IN THE FOLLOWING LOCATIONS:

SOUTH ELEVATION:
NEW SIGNAGE ON THE WALL TO THE RIGHT OF THE ENTRANCE DOOR. SEE DRAWINGS.

NEW MONUMENT SIGN ON GROUND. METAL LETTERING ON SHORT BRICK VENEER WALL WITH CAST STONE CAPS. BRICK TO MATCH EXISTING BRICK ON FUNERAL HOME.

SEE DRAWINGS FOR SIGN LOCATIONS.

SINCERELY,

JST ARCHITECTS

EXTERIOR MATERIALS LIST

EXISTING BUILDING:
BRICK - EXISTING - TO REMAIN AND NO CHANGE IN COLOR

NEW SIGNAGE:
METAL LETTERS - COLOR TO BE DARK BRONZE OR BLACK
MOUNTED TO WALL WITH 1" POSTS ON EXISTING BRICK WALL.
LOCATED ON WALL TO RIGHT OF ENTRANCE DOOR. SEE DRAWINGS

METAL LETTERS - COLOR TO BE DARK BRONZE OR BLACK
ON NEW BRICK WALL. BRICK TO MATCH COLOR AND TYPE OF EXISTING BUILDING BRICK.
NEW WALL LOCATED ON THE GROUND TO THE LEFT OF THE EXISTING BUILDING.
SEE DRAWINGS.

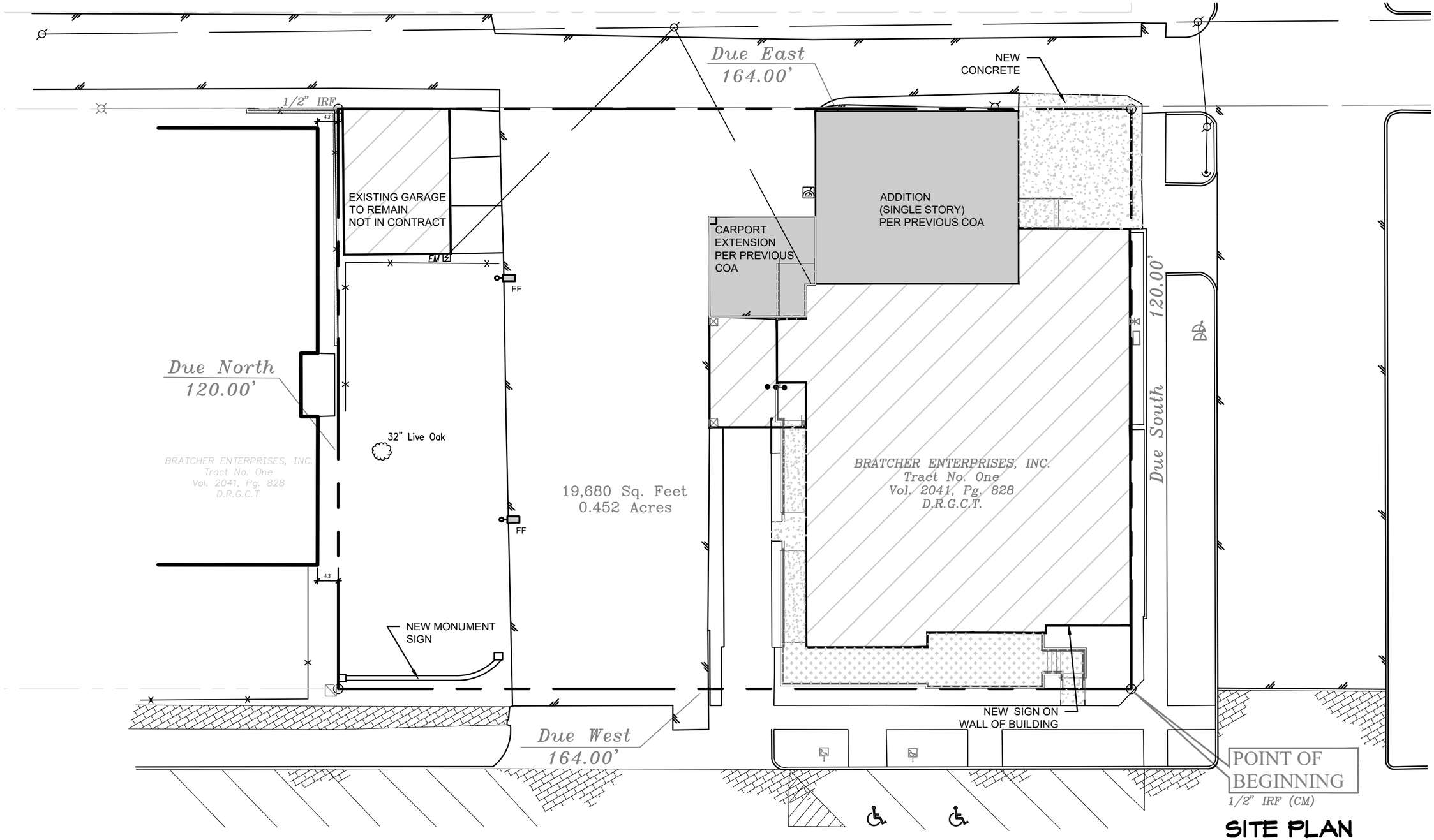
PHOTOS OF EXISTING BUILDING

PHOTOS OF EXISTING AREA FOR SIGN

JST ARCHITECTS
ARCHITECTURE | PLANNING | MAUSOLEUM | CEMETERY | INTERIORS

BRATCHER FUNERAL HOME
DENISON, TX

NOVEMBER 08, 2023
21354



SITE PLAN

SCALE: 1" = 20'-0"

JST ARCHITECTS

ARCHITECTURE | PLANNING | MAUSOLEUM | CEMETERY | INTERIORS

BRATCHER FUNERAL HOME
DENISON, TX

NOVEMBER 8, 2023
21354

SOUTH ELEVATION

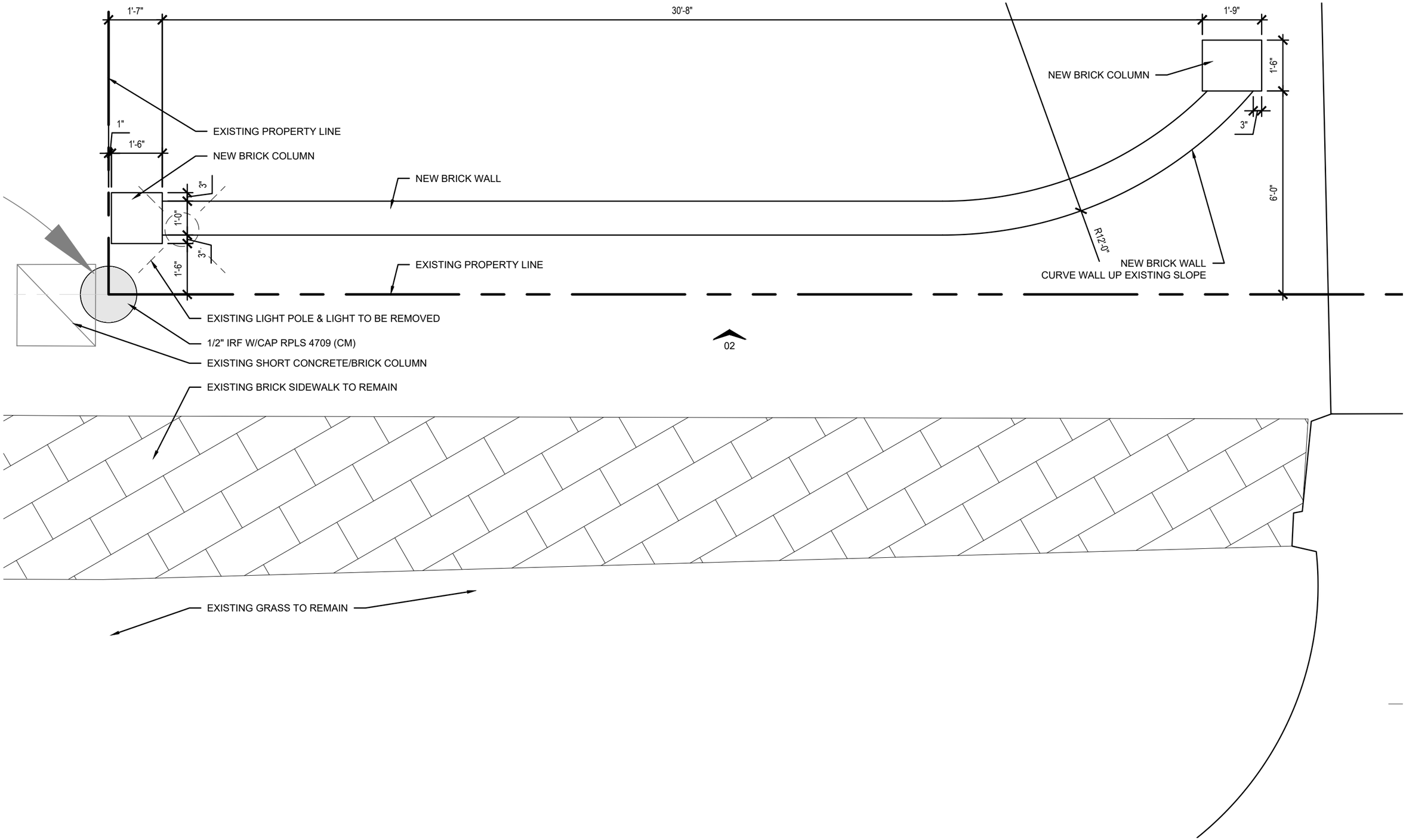
SCALE: 1/8" = 1'-0"

JST ARCHITECTS

ARCHITECTURE | PLANNING | MAUSOLEUM | CEMETERY | INTERIORS

BRATCHER FUNERAL HOME
DENISON, TX

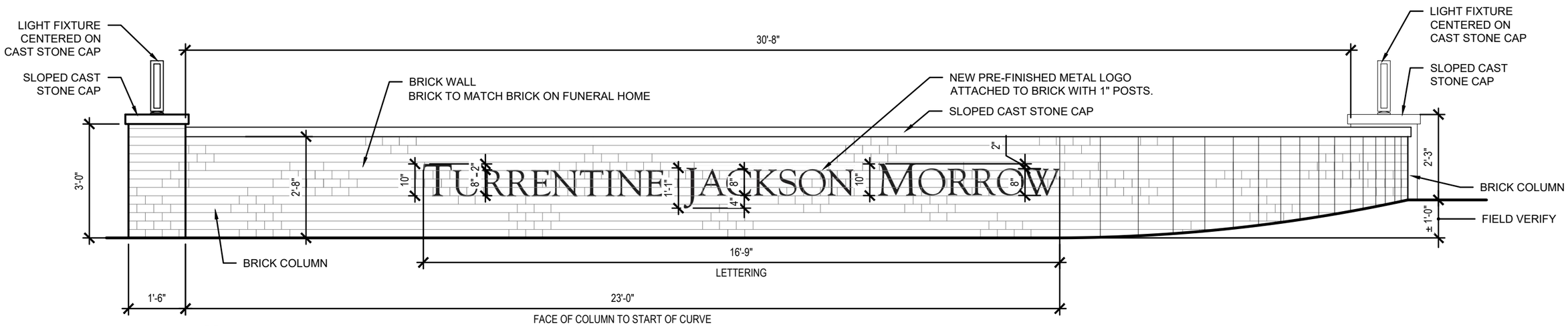
NOVEMBER 08, 2023
21354



01 SIGN SITE PLAN

SCALE: 3/8" = 1'-0"

November 8, 2023

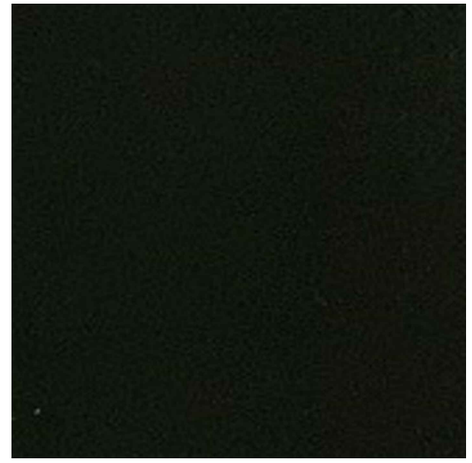


02 MONUMENT SIGN ELEVATION

SCALE: 3/8" = 1'-0"
November 8, 2023

EXISTING BRICK

LOCATIONS:
EXISTING BUILDING

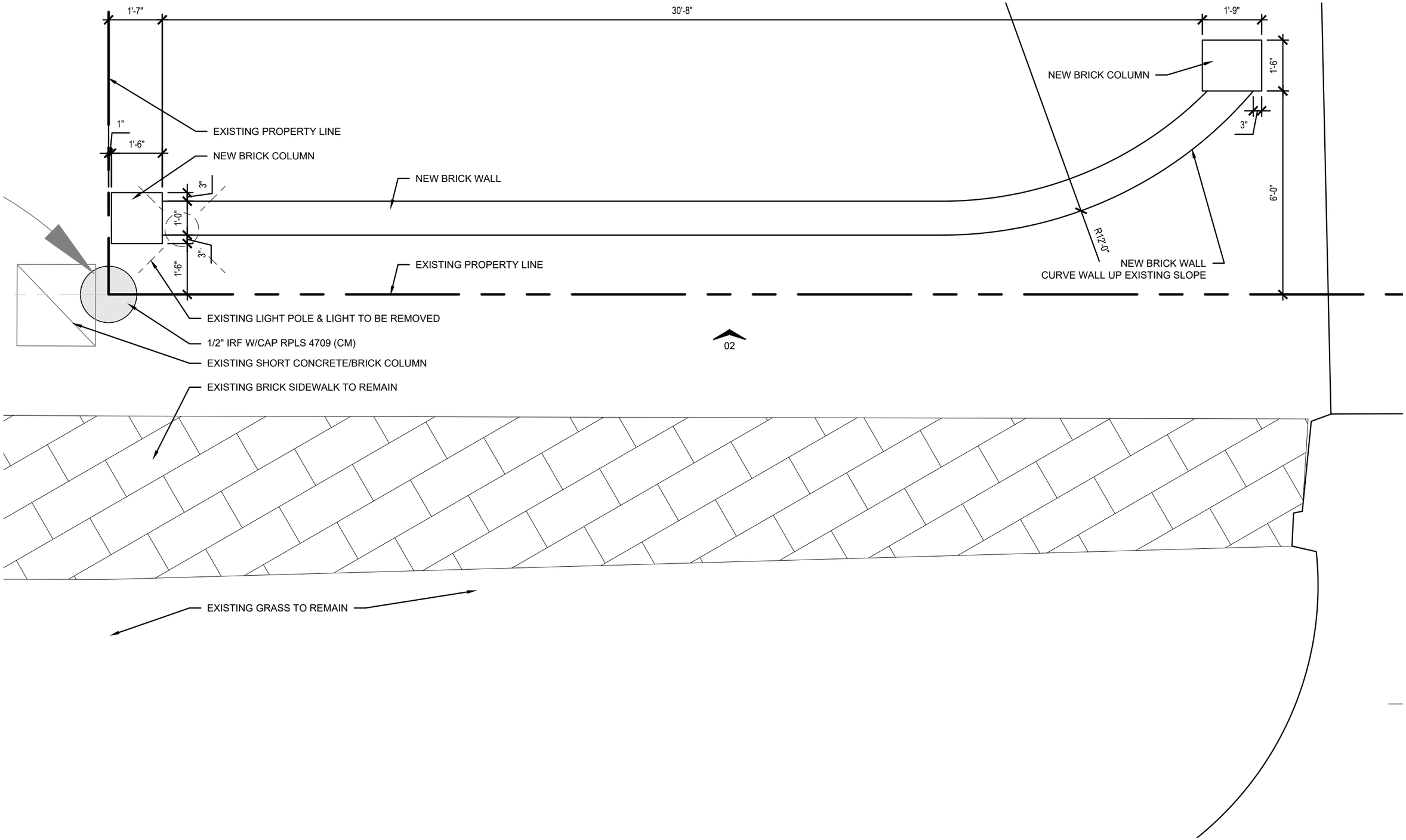


COLOR: BLACK

LOCATIONS:
NEW SIGNS: METAL LETTERING & 1" POSTS

COLOR: MATCH EXISTING BRICK COLOR

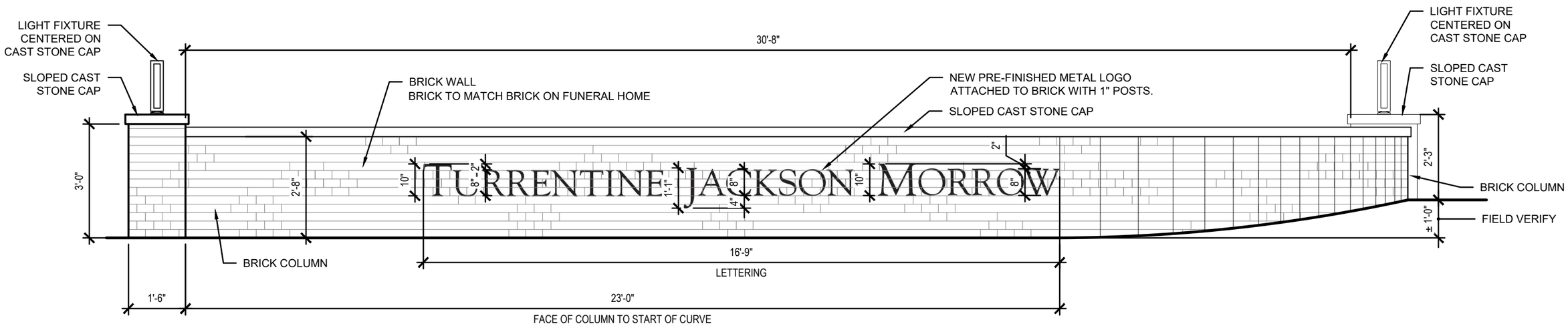
LOCATIONS:
NEW MONUMENT SIGN: BRICK WALL & COLUMNS



01 SIGN SITE PLAN

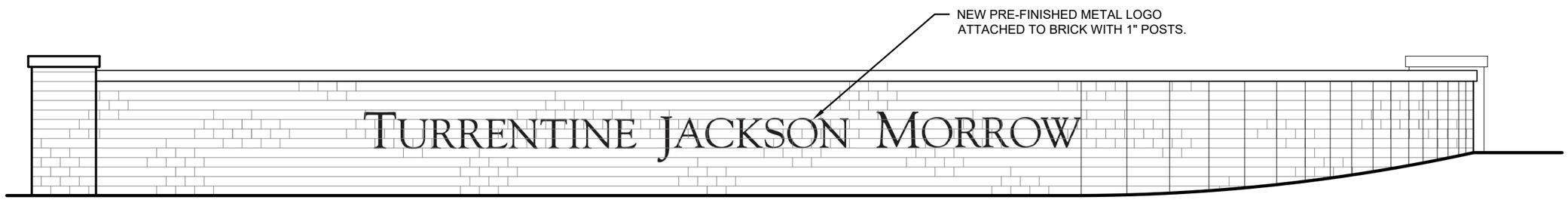
SCALE: 3/8" = 1'-0"

November 8, 2023



02 MONUMENT SIGN ELEVATION

SCALE: 3/8" = 1'-0"
November 8, 2023



02 **MONUMENT SIGN ELEVATION**

SCALE: 3/8" = 1'-0"
November 8, 2023

Historic Preservation Meeting
Staff Report

Agenda Item
Receive a report, hold a discussion and take action on adding an awning to the exterior of 231 W. Main.

Staff Contact
Donna Dow, Historic Preservation Officer

ddow@cityofdenison.com
903-464-4452

Summary

- The applicant is requesting to add an awning to the building at 231 W. Man.

  The awning has previously been approved but colors have changed..

Background Information and Analysis
The former Chase Bank building at 231 W. Main has been purchased and developed into retail and offices. The owner would like to give the exterior a fresh look. They are planning to add an awning as shown on the photograph.

This was previously approved but the colors have changed. The Sign Guidelines do not allow the descriptors at the bottom of the awning but all other details seem to be appropriate.

Staff Recommendation

Staff recommends approval with awning for items meeting Sign Guidelines.

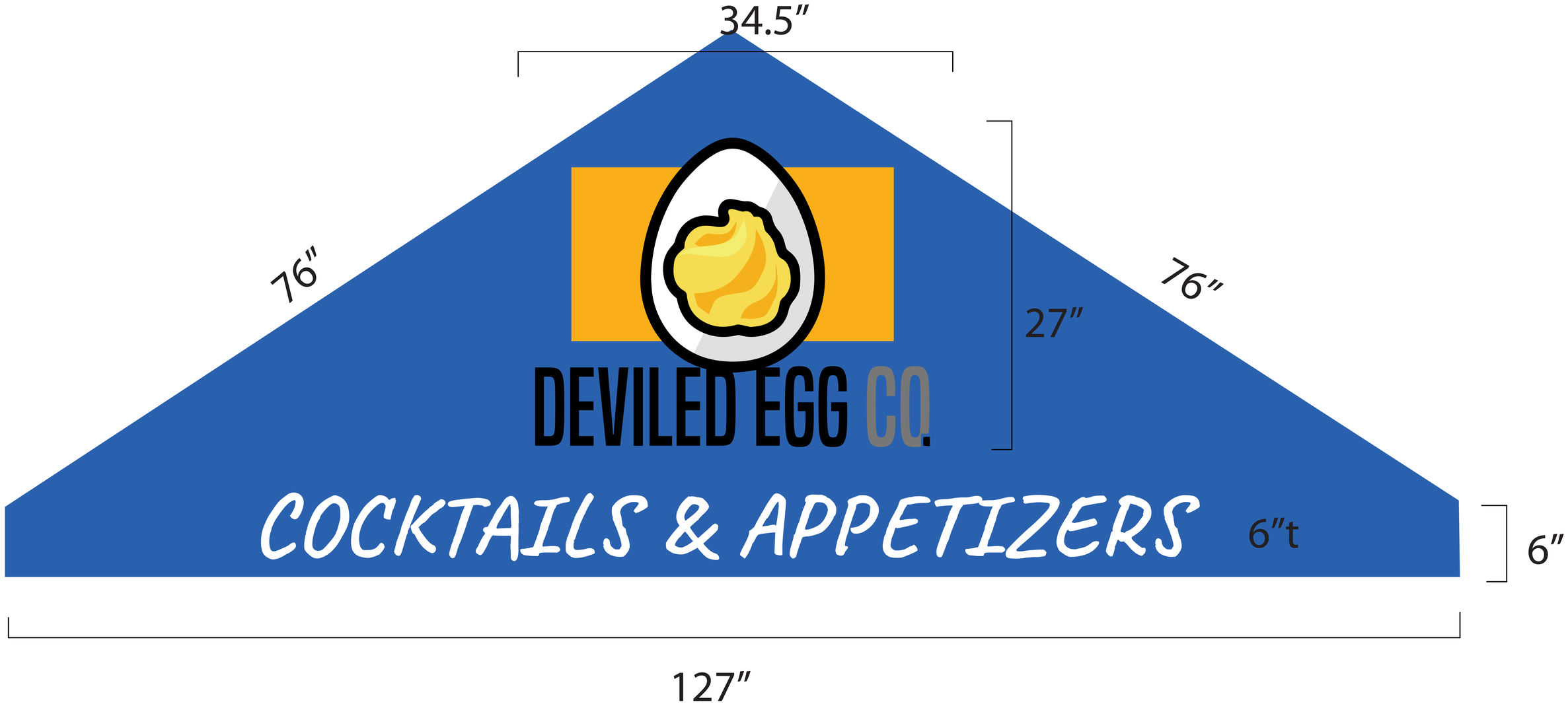
Prior Board or Council Action
The Historical Preservation Board has previously considered this item with different colors.

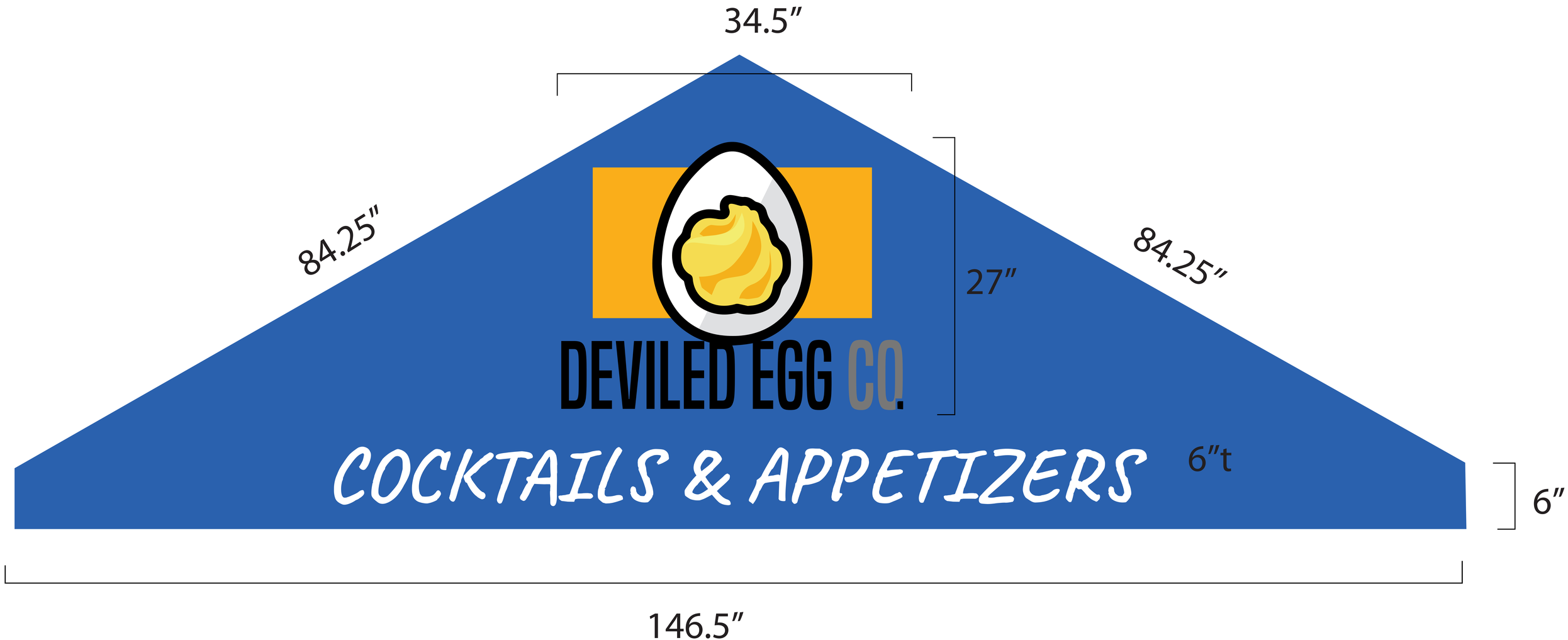
Alternatives
The Historic Preservation Board may table, recommend denial, or recommend approval with conditions.

Proposed Motion

I make a motion to approve the addition of an awning to the exterior of 231 W. Main.

231


34.5"
76"
76"
27"
DEVILED EGG CO.
COCKTAILS & APPETIZERS
6"t
6"
127"


34.5″
84.25″
84.25″
27″
DEVILED EGG CO.
COCKTAILS & APPETIZERS
6″t
6″
146.5″