



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

Tuesday, June 04, 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, June 4, 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. 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 May 21, 2024, Meeting.
- B. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to make rear elevation improvements to 202 W. Main Street to include replacing the door and 2nd story windows. (Case No. 2024-030H)

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 31st day of May 2024.

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, 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

Historic Preservation Board Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to make rear elevation improvements to 202 W. Main to include replacing the door and 2nd story windows (Case No. 2024-030H).

Staff Contact

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

Summary

- The applicant would like to replace the three existing nine over nine double-hung windows with windows similar to those on the front façade.
- Applicant is seeking approval to replace the existing aluminum door with a black commercial storefront door of similar dimensions.
- The boarded-up windows will remain boarded for the time being.

Staff Recommendation

Staff recommends approval of the storefront door. Staff does not recommend total replacement of the windows per Chapter Five of the Denison Downtown Design Guidelines in which treatment of historic windows is detailed and references repair over replacement if deterioration is limited.

Recommended Motion

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

Background Information and Analysis

The rear elevation of 202 W. Main has undergone several alterations including the painting of the lower story brick, door replacement, boarding up of the ground floor windows, and the addition of a ramp and awning. Despite those modifications, the second story is intact with the original fenestration and windows. Per the Secretary of Interior's Standards for Rehabilitation and the Denison Downtown Design Guidelines, historic windows should be repaired rather than replaced when possible. Upon visual inspection, it appears as if the windows are in good condition with window sashes, muntins, and frames properly aligned. One pane of glass is broken on the right-side window at the bottom right corner.

Financial Considerations

Historic window repair can be costly, but it is recommended that applicant and building owner evaluate all options before moving forward.

Prior Board or Council Action

202 W. Main underwent HPB approved façade improvements beginning in 2020 with the removal of the metal slipcover.

Alternative

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: 202 W Main St., Denison, Tx 75020

Property Owner(s): Los Hermanos LLC

Applicant Name: Ashlyn & Nick Fajerson

Relationship to Owner: tenants

Check if same as Property Owner

Applicant Mailing Address: 4520 Elementary Dr., Whitesboro. Tx 76273

Applicant E-Mail Address: ashlynfajerson@gmail.com Applicant Cell Phone Number: 9034362920

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.

Form with two columns: Building Primary Material Type (Wood, Brick, Stucco, Other) and Name of Contractor (Sergio Lopez); Property's Current Primary Use (Commercial, Residential, Other) and Will changes being made change the primary use? (No, Yes)

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

| | | |
|--|---|---|
| <p>Masonry</p> <ul style="list-style-type: none"> <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> <ul style="list-style-type: none"> <input type="checkbox"/> Removing Paint <input type="checkbox"/> Repairing/replacing/removing wood <input type="checkbox"/> Coating, including chemical preservatives | <p>Painting: Please provide samples and list all colors.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Brick: _____ <input type="checkbox"/> Other masonry: _____ <input type="checkbox"/> Wood: _____ <input type="checkbox"/> Other façade elements: _____ |
| <p>Windows</p> <ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Replacing | <p>Entrances: including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Entrance repair/replacement <input type="checkbox"/> Entrance removal <input type="checkbox"/> Porch removal <input type="checkbox"/> Porch closure/enclosure | <p>Roof: including dormers, chimneys, slates, tiles, shingles, metal, etc.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing roof <input type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features |
| <p>Additions</p> <ul style="list-style-type: none"> <input type="checkbox"/> Addition to primary facade <input type="checkbox"/> Other addition: _____ | <p>Demolition</p> <ul style="list-style-type: none"> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ | <p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: _____ |

Signage to be installed:

| | | |
|---|---|--|
| <p>Location</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____ | <p>Lighting</p> <ul style="list-style-type: none"> <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> <ul style="list-style-type: none"> <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> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Please list: _____ White _____ | <p>Materials</p> <ul style="list-style-type: none"> <input type="checkbox"/> Masonry Type: _____ <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____ | <p>Other signage elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> 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.

Authentisign
Tommy Shields

05/07/24

Property Owner's Signature

Date

Tommy Shields

Property Owner's Printed Name

OFFICIAL USE ONLY

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

202 W Main Exterior Improvements

We are hoping to replace the back door, back windows, and place our logo on the front windows in vinyl.

The proposed back door and windows will mimic the storefront recently replaced. We are wanting a black trim door and black trim windows that are able to be opened per the fire marshal's request to code. The door will look similar to the picture of a door included, only black frame. The windows will look similar to the ones already in.

Included are pictures of proposed changes to both.

We have included pictures of the white vinyl logo we would like on both of our store front windows.

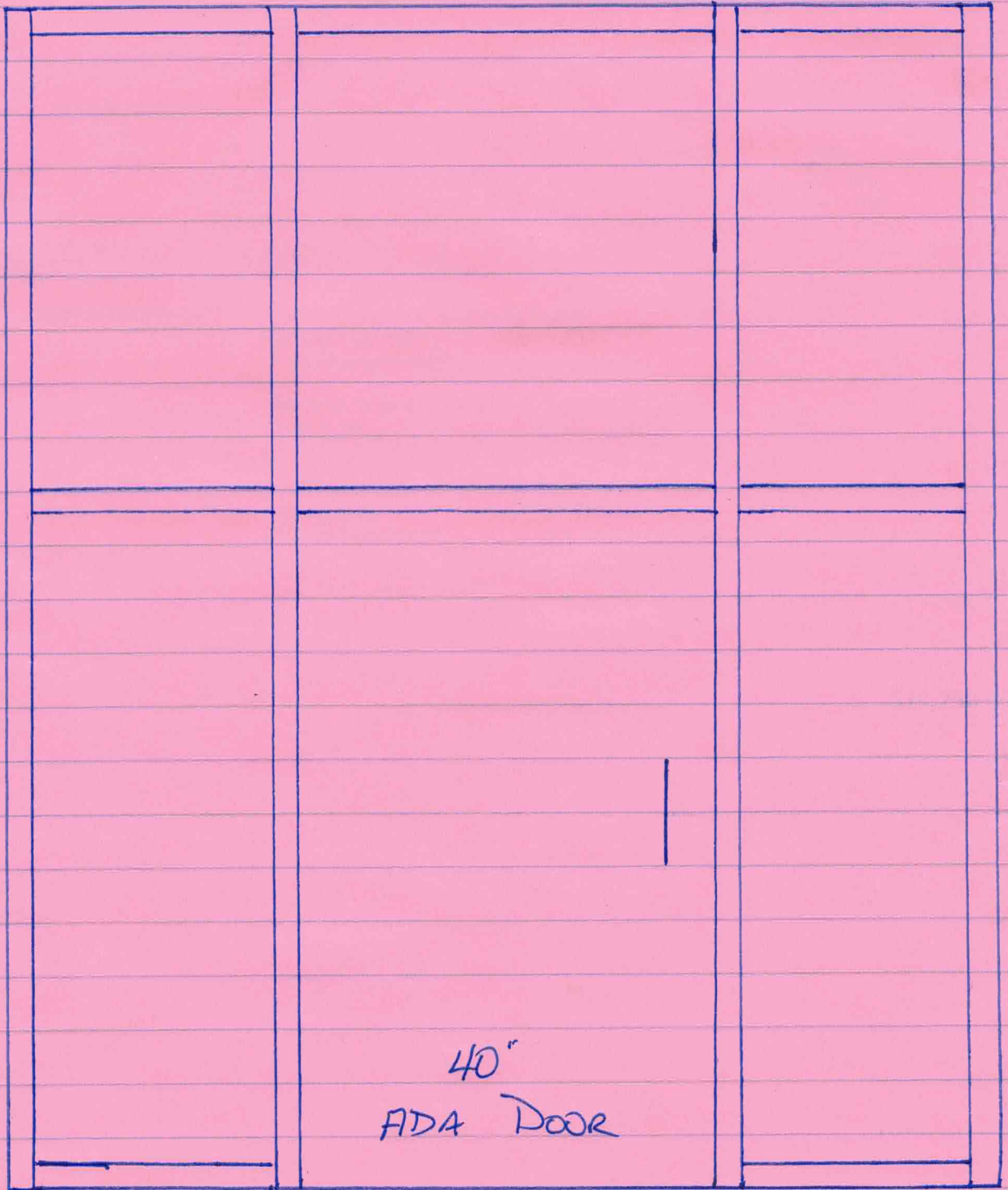
Thank you for your consideration.



BRONZE ALUMINUM STOREFRONT
2x4 1/2 METAL

PLG
CIR ⊕ GLASS

120"



40"
ADA DOOR

78"

3- 48x98 BRONZE EXTER. / WHITE INTER.
VINYL WINDOWS S/H PLG
CIR 18 LITE

RAYNAL



202 main



200

204







