



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

Tuesday, May 21, 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, May 21, 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 7, 2024, Meeting.
- 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).
- 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).
- 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).
- 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).

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 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 7, 2024

1. CALL TO ORDER

Announce the presence of a quorum.

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

Staff present were Mary Tate, Director of Development; Robert Lay, Neighborhood Services Manager; and Karen L. Avery, Deputy City Clerk.

2. PUBLIC COMMENTS

No Request to Speak Cards were received at this point in the meeting. Therefore, no public comments were received.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the April 16, 2024, Meeting.

Board Action

On motion by Board Member Anderson, seconded by Board Member Borgne, the Historic Preservation Board unanimously approved the April 16, 2024, Meeting Minutes.

- B. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the painting of the rear elevation and the placement of a sign and light fixture at the rear entry of 401 W. Main Street (Case No. 2024-020H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that Dance Xplosion Studio (Applicant) would like to make alley access improvements to the rear of 401 W. Main Street, which includes repainting the entire rear facade to the same black color that matches the trim of the primary façade and the side wall. Ms. Tate stated that the color is very faded and they are looking for a fresh update to that color. She stated

that they will also be adding the signage that is comprised of two black aluminum panels detailing the address, phone number, and the business name and logo. Ms. Tate stated that the sign to the top is separate and there are vinyl decals on the door. She stated that the sign does meet the requirements for the sign ordinance and there is a light over the existing doors, noting that they will be adding a gooseneck light fixture above the sign. Ms. Tate stated that staff recommends approval of this request. Ms. Tate stated that the Applicant was not present today to speak on the issue due to a dentist appointment for one of her children, noting that if there are any questions from the Board, they can pass them along or move forward as they see fit.

On motion by Board Member Riley, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness for the painting of the rear elevation and the placement of a sign and light fixture at the rear entry of 401 W. Main Street.

- C. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to place a sign and awning above the rear entrance of 418 W. Main Street (Case No. 2024-025H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this item is for the Bargain Box which is operated by the Junior League of Grayson County. She stated that they are requesting to place a black aluminum sign above their rear entrance, noting that they are not requesting lighting. The awning for which the organization is seeking approval consists of a painted steel frame with striped fabric in the colors of Cozy White and Lovely Long Song and Black. The dimensions of the awning are 24" tall, 80" wide, and 36" deep. The sign and awning are designed to match and complement the store front sign. Ms. Tate stated that staff recommends approval of the request. She stated that the Applicant is present to speak on the matter. The Board did not have any questions of staff or the Applicant.

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 place a sign and awning above the rear entrance of 418 W. Main Street.

- D. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to add painted Hardie Board, a fabric awning, and new front entry door to the façade of 230 W. Main Street (Case No. 2024-031H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that 230 W. Main Street was built in 1882. Ms. Tate stated that this matter came before the Board in October of 2022 and a Certificate of Appropriateness was approved for the removal of the box from the storefront. The COA at that time stated that whatever

rebuilding needs to be done after removal must be approved by the Board in a new case. Ms. Tate stated that this case fulfills that requirement. The Applicant has removed the box and the temporary covering will be replaced with Hardie board in the similar color of the building. She stated that the Applicant is seeking approval to place an elongated dome black fabric awning above the commercial storefront and extending along the storefront corner of Rusk Avenue. The Applicant is seeking approval to replace the existing entry door with a commercial black aluminum storefront door. Sidelights are not present. The first-floor storefront alterations could be reversed to replicate the open commercial character for which the building possessed during the twentieth century. Ms. Tate presented photos of what the building looked like in 1915. She stated that there was some renovation done in 1912 and then significant remodeling in the 1950's and 1960's. Ms. Tate stated that she did reach out to the Texas Historical Commission (THC) staff architect on two different occasions for his official statement of opinion, but she has not received a response. The building does maintain its integrity as a contributing building because the second floor has not been altered. Ms. Tate stated that staff does believe that the first-floor alterations can be reversed to the period of significance. Ms. Tate stated that the Applicant's Letter of Intent states that the cost for restoration back to the original façade is approximately \$200,000 and is cost prohibitive. Ms. Tate stated that she is not aware of other funding discussions, but possibly the Applicant can assist with that at the time when it is appropriate. Ms. Tate stated that, for the following reasons, staff did not recommend approval of the request: 1) requested alterations further detract from the historic integrity of the design and structure; 2) an awning is not appropriate to the style and stature of this building; and 3) additional funding opportunities may exist and should be explored. Ms. Tate stated that Applicant is present to speak on the matter. Mr. Tony Kaai came forward and provided the following information for the record:

Name: Mr. Tony Kaai, Representative for Applicant
Denison Development Alliance (DDA)

Address: 311 W. Woodard Street
Denison, TX 75020

Mr. Kaai stated that he is present on behalf of the Applicant, Phillip Shaffer. Mr. Kaai stated that there are two buildings left on Main Street that have not been renovated. He stated that they have completed 102 facades downtown and most of them are "cradle to grave," meaning that the staff (DDA) goes to the property owner, does all the paperwork, gets all the contractors, and negotiates with one thing in mind, and that is to upgrade the building to the closest they can get to historic (and a beautiful building). Mr. Kaai stated that this is a beautiful building on a beautiful corner, but it is unattractive. He stated that they have been working with the building owner, Phillip Shaffer, for quite some time. Mr. Kaai introduced DDA Board Member David Spindle, who is also involved in working on this building (and others). Mr. Kaai stated that when they met with Mr. Shaffer and his wife, they discussed getting the building back to the original historic look. They spent

months with different contractors obtaining bids and an insight into how it can be rebuilt. Mr. Kaai presented different photos depicting the way the building looks now with the temporary sealing of the removal areas; the way it would look with the addition of an awning; the actual area to be covered by the awning; and the storefront door replacement. Mr. Kaai stated that the building was clouded by black mold that was all over the building and they recently had the building “power washed” to remove the mold. They met with contractor Chip Piazza and another contractor regarding how they could rebuild the building to look like the original building. Mr. Kaai stated that the cost would be upwards of \$250,000, which included the door replacement. He stated that they met with Mr. Shaffer regarding the cost and was informed that the estimated cost was prohibitive for him. Mr. Kaai stated that after months of investigating and looking at different angles, they came up with an alternative and are proposing replacing the temporary siding with Hardie board and painting it to match the existing color of the temporary board that is currently on the building. They will then place an awning above the storefront which will extend along the storefront corner of Rusk Avenue. Mr. Kaai stated that they have met with some awning companies and received bids and are going through that process now.

Mr. David Spindle came forward and provided the following information for the record:

Name: Mr. David Spindle
Address: 1307 S. Lang Avenue
Denison, TX 75020

Mr. Spindle stated that the brick that is on the building now is not part of the original building. He stated that one of the photos referenced in the agenda packet is possibly when the building was a drugstore and a whole section was opened up at a later time. He stated that, going back in history, before the building was a bank, it was a private store. Mr. Spindle stated that to redo the whole front-end schematic they would have to hand make those bricks, which is a big part of the cost. Mr. Kaai stated that he only received one bid. He also noted that the building would look just like the building next door (Helvey Building) if these requests were approved. He stated that Mr. Shaffer requested the black awning, which would conceal the repairs. Discussion ensued amongst staff, Board Members, Mr. Kaai, and Mr. Spindle regarding the awning, storefront door, and Hardie board versus marble or stucco, painting of the Hardie board, etc. Board Members took issue with the depiction of the awning and preferred to see something more to scale before approving the request. They asked Mr. Kaai to bring back a conceptual design that was more in proportion with the awnings that are on Main Street. Chair Solomon asked Director Tate to elaborate on staff’s recommendation(s) and Ms. Tate stated that THC could prepare different mock-ups of what the best options for this building could be. She stated that she believes this could help with historically accurate and acceptable concept plans that could be provided to a contractor. Ms. Tate stated that she recognizes that one issue for Mr. Shaffer is funding but when you take those steps with THC, there are times then when there are funding opportunities after that.

Following discussion, Vice Chair Cichowski made a motion to approve a Certificate of Appropriateness to add painted Hardie board and a new front entry to the facade of 230 W. Main Street and table a decision on the fabric awning until further designs are brought to the Board.

Discussion ensued regarding aesthetic appropriateness and painting of the façade and Hardie board.

On amended motion by Vice Chair Cichowski, seconded by Board Member Riley, the Historic Preservation Board unanimously approved a request for Certificate of Appropriateness to add painted Hardie board, and paint above the Hardie board to match the color of the Hardie board as close as possible; add a new front entry door; and table the fabric awning decision until designs are brought back to the Board.

- E. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to remove the metal awning, repair any damage and replace with an awning; remove plywood covering transom cutouts, repair any damage and install transom windows on the front façade of ~~421-423~~ 123 – 125 W. Main Street (Case No. 2024-032H).

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the title of the item on the agenda contained an “administrative error” and the address of the property should read as 123 – 125 W. Main Street. Ms. Tate that the Applicant is seeking approval for the removal of the metal awning. She stated that it is the Applicant’s intent to replace it with another awning, however, drawings and material details were not included in this application. Ms. Tate stated that the Applicant intends to remove the plywood that is covering where transom windows previously existed. The Applicant will repair any damage to framing before installing new transom windows. Ms. Tate stated that a previous owner submitted an application in 2018 for a complete façade restoration, but that work was never completed. Ms. Tate stated that 123 was constructed as a two-story building with a commercial storefront and tie-rod awning, but now it is a single-story building. She stated that 125 was always a one-story building and in the 1980’s a remodel took place. The Rosin report states that the building has poor integrity and is non-contributing as it stands today. Should it be reversed, it could possibly be contributing again. Staff recommends approval of removing the awning, replacing the plywood over the transom cutouts, and making any repairs necessary to install transoms. Ms. Tate stated, however, given that staff does not know what the new awning will look like nor do they know the kind of windows, staff would not recommend that the Board approve that part until those drawings are finalized and brought back before the Board.

On motion by Board Member Borgne, seconded by Vice Chair Cichowski, the Historic Preservation Board unanimously approved a request for Certificate of Appropriateness to remove the metal awning and repair any damage; remove the plywood covering transom cutouts and repair any damage to 123-125 W. Main Street.

4. STAFF UPDATES

Mary Tate, Director of Development, informed the Board that she administratively approved Certificates of Appropriateness for the following:

- 327 W. Crawford, Sign, like for like replacement
- 700 W. Main, D3 construction material and fencing
- 205 W. Main, new vinyl signage and graphics
- 410 W. Main, new vinyl signage and graphics
- 121 W. Main, new vinyl signage
- 119 W. Main, routine maintenance – power wash, paint touch-ups

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:03 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 add a triangle, fabric awning over the rear entry door at 407 W. Main Street (Case No. 2024-029H).

Staff Contact

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

Summary

- Applicant is requesting approval for the placement of a triangle, fabric awning above the rear entrance at 407 W. Main Street.
- The existing sign will be moved up and the awning placed below.
- Fabric will be black; dimensions are 21”H x 6’W x 36” projection

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

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

Background Information and Analysis

In preparation for the D3 construction, the property owner is making improvements to the rear facade to ensure access for his customers. The black, triangular awning will be added above the existing door. Please note that stairs were included in the application but are not part of this case because they are not a permanent fixture.

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: 407 W. MAIN

Property Owner(s): GEORGE KARAM

Applicant Name: GEORGE KARAM

Relationship to Owner: OWNER

Check if same as Property Owner

Applicant Mailing Address: 407 W. MAIN DENISON TX.75020

Applicant E-Mail Address: _____ Applicant Cell Phone Number: 903 819 9148
GHKARAM@HOTMAIL.COM

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 checked="" type="checkbox"/> Other: <u>METAL SIDING</u>	Name of Contractor: <u>TONY DURAN 9032713550</u> Has the building been previously painted? <input type="checkbox"/> Yes <input checked="" 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: _____

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 checked="" type="checkbox"/> Other addition: <u>STAIRS + AWNING</u>	<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 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.



Property Owner's Signature

4-23-2024
Date

GEORGE KARAM

Property Owner's Printed Name

OFFICIAL USE ONLY

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

BRD INDUSTRIES

ESTIMATE 6501

Date: February 19, 2024

Attention:

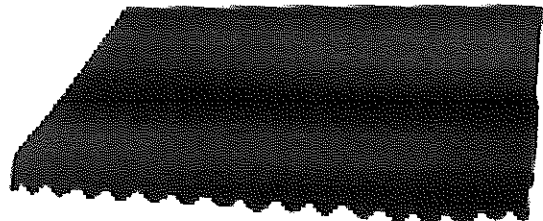
Wayne's Shoe and Boot Repair

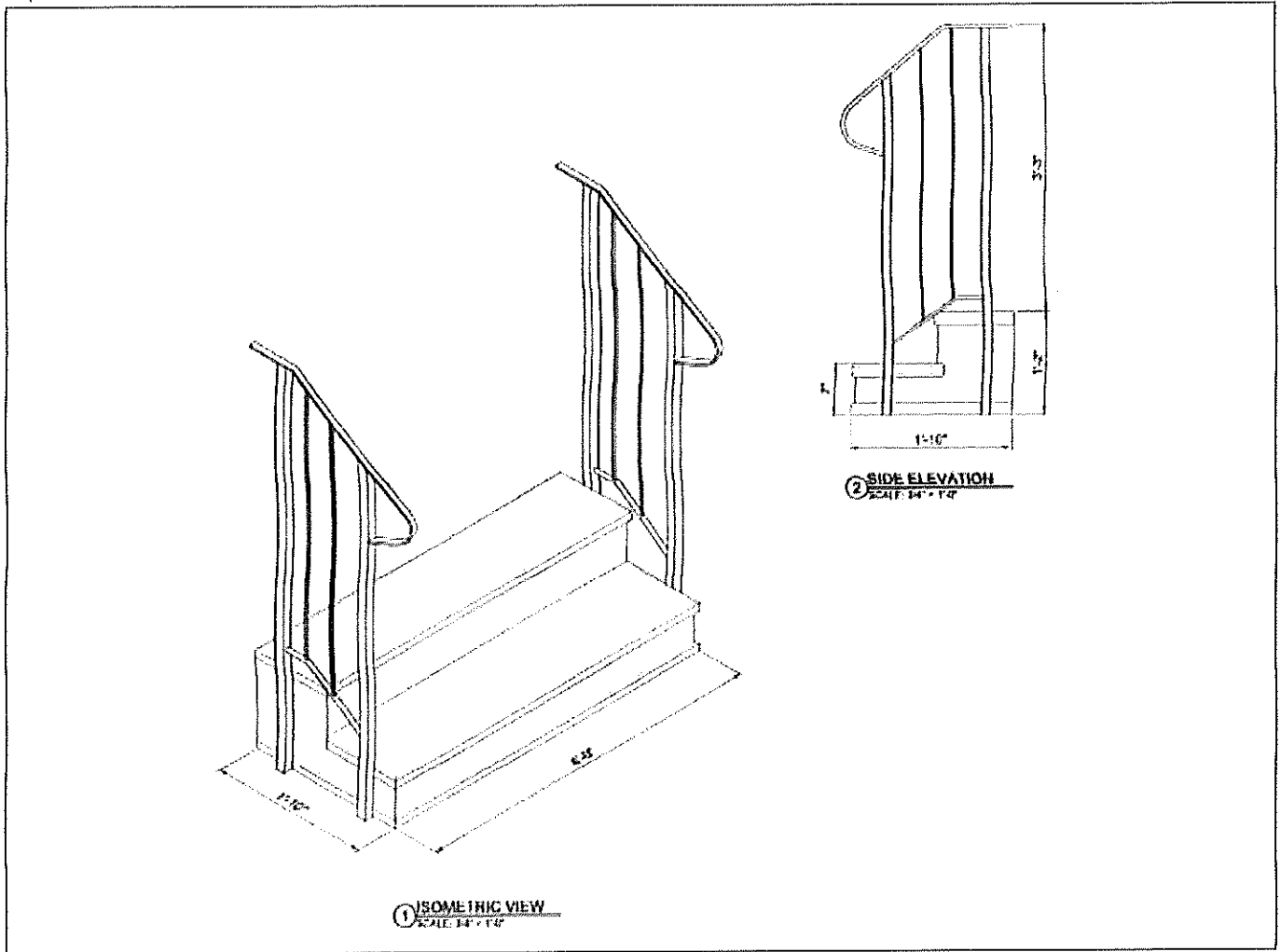
407 W Main St

Denison, TX 75020

903-465-9301

DESCRIPTION	COST
Build and install a triangle awning for back door. Dimensions: 21"H x 6' W x 36"Projection Awning will covered with solid color sunbrella material.	\$950
Price includes labor and materials	
Tax @ 8.25%	78.38
Total	1028.38





Wayne's
Shoe Shop
BOOT & SHOE REPAIR
903-465-9301
WAYNE'S BOOT & SHOE REPAIR
903-465-9301



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 retroactively approve the painting of the commercial front doors at 607 W. Main Street (Case No. 2024-033H).

Staff Contact

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

Summary

- The applicant painted the commercial front doors without requesting or receiving approval from the HPB.
- The paint color is complementary to the other accent colors and it also complies with the Design Guidelines.

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

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

Background Information and Analysis

Applicant was notified by the Main Street Manager that a CoA was required for any painting as well as signage. The signage was approved administratively.

The applicant promptly completed the application and stated they were unaware of the requirement to apply for a CoA.

Financial Considerations

If request is denied, business owner will incur additional costs to repaint the door.

Prior Board or Council Action

NA



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 install transom windows and a tie-rod awning. (Case No. 2024-034H).

Staff Contact

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

Summary

- The applicant is seeking approval to install new transom windows and add a tie-rod awning.

Staff Recommendation

Staff recommends approval of the request to install new transom windows and add a tie-rod awning in the likeness of the attached image.

Recommended Motion

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

Background Information and Analysis

123 W. Main Street was constructed in the late 1800's as a two-story building with a commercial storefront and a tie-rod awning. The second floor was removed in the late 1960's to provide the building with a more modern feel.

The HPB approved the removal of the metal awning at its meeting on May 7th, 2024. The HPB also approved the request to make necessary repairs to any issues discovered after removing the awning.

Before the owner will move forward with any removal or repairs, they would like approval for all of the requested façade improvements. This includes making any repairs to the transom cutouts, installing new transom glazing, and adding a tie-rod awning.

Financial Considerations

NA

Prior Board or Council Action

The HPB approved the removal of the metal awning that currently exists as well as any necessary repairs needed.

Alternatives

NA

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



Revision Date: 05/2021
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Address of Property: 123 W. Main

Property Owner(s): Veronica Davis

Applicant Name: Veronica Davis

Relationship to Owner: _____

Check if same as Property Owner

Applicant Mailing Address: 123 W. Main Denison Texas 75020

Applicant E-Mail Address: Veronica Davis <vori@browndavisca.com> Applicant Cell Phone Number: 903-463-3765

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 checked="" 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> <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: <i>Please provide samples and list all colors.</i></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: <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i></p> <ul style="list-style-type: none"> <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> <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 checked="" type="checkbox"/> Other addition: _____ <small>Taking over owner's awning, replacing with historical correct awning.</small> 	<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 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 type="checkbox"/> Please list: _____ _____ 	<p>Materials</p> <ul style="list-style-type: none"> <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> <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.

Veronica Davis
Property Owner's Signature

5-2-24
Date

Veronica Davis
Property Owner's Printed Name

VERONICA DAVIS

OFFICIAL USE ONLY

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

5/2/2024

123 W Main Street

Denison Texas

RE: Certificate of Appropriateness Letter of Intent for 123 W. Main Street

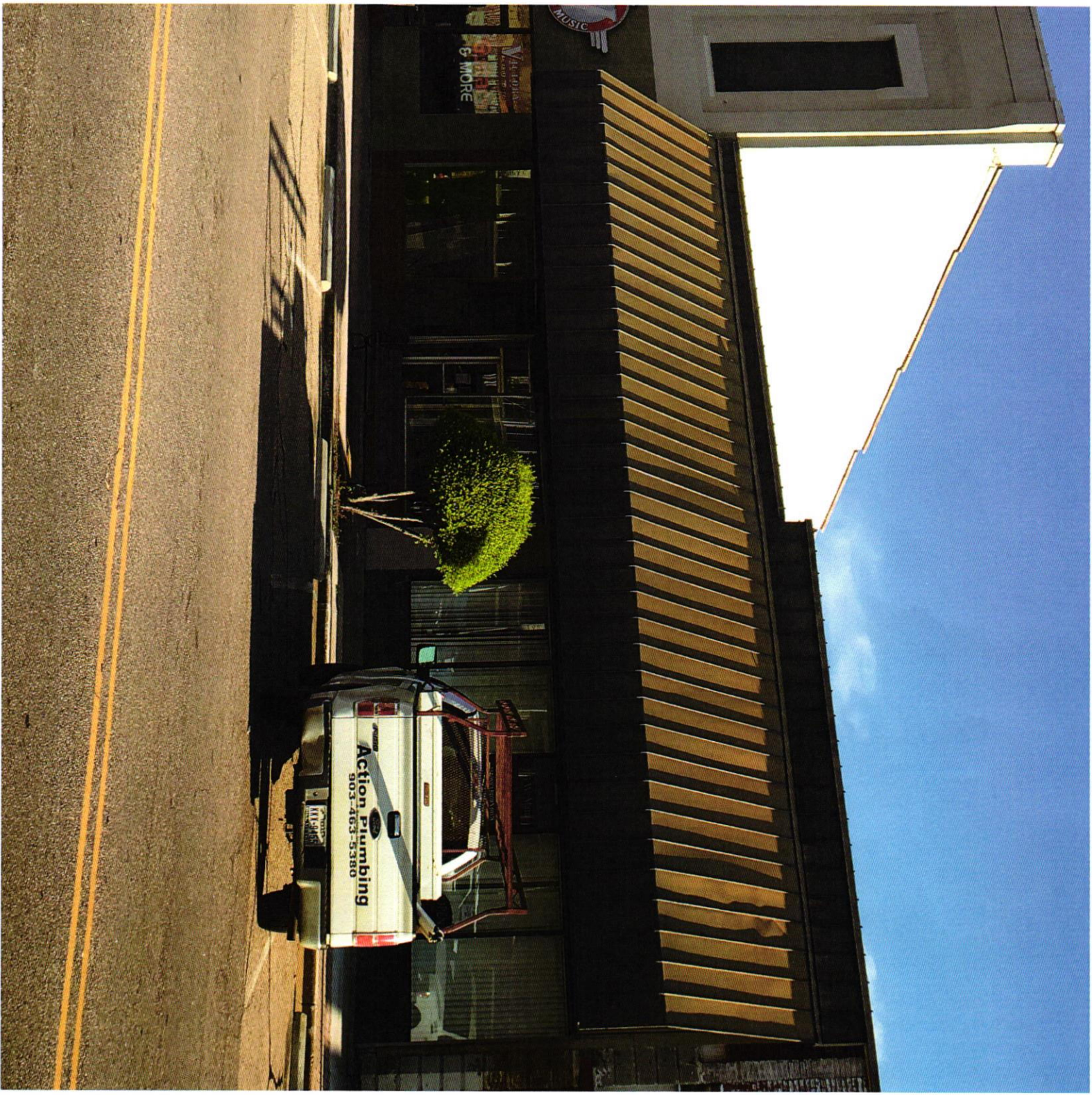
Historic Preservation Board,

Our intent for 123 W. Main is to remove all metal on the outside of the building that is covering previous transom window cut outs. We intend to remove the plywood boarding that is currently covering the transom window cut outs. Inspect for damage, repair any damage, and replace with new transom windows. We also intend to remove the existing awning, repair anything that is uncovered and replace the awning with a new one. Thank you for your consideration to restore 121-123 W. Main awning and transom windows back to historic form.

Thank you,

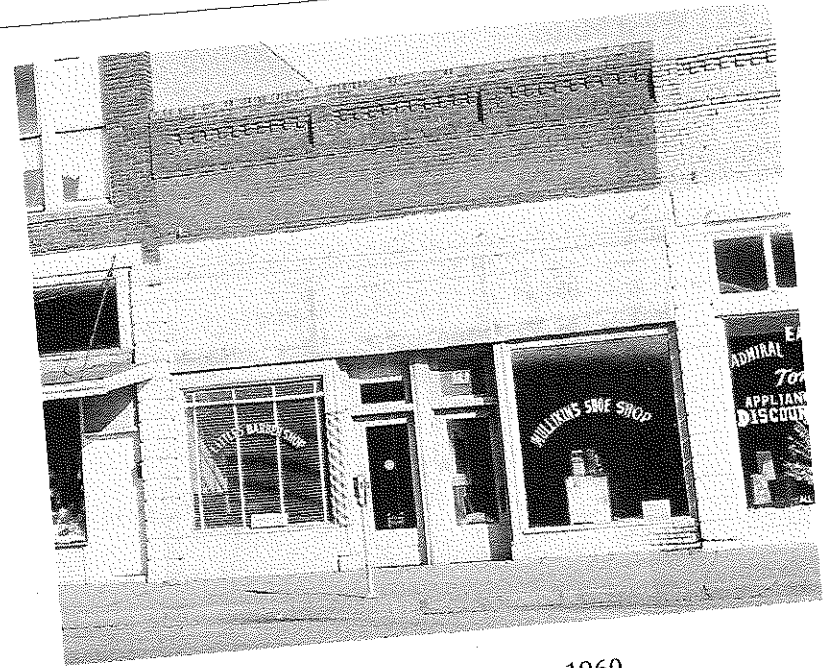
Veronica Davis

903-463-3765





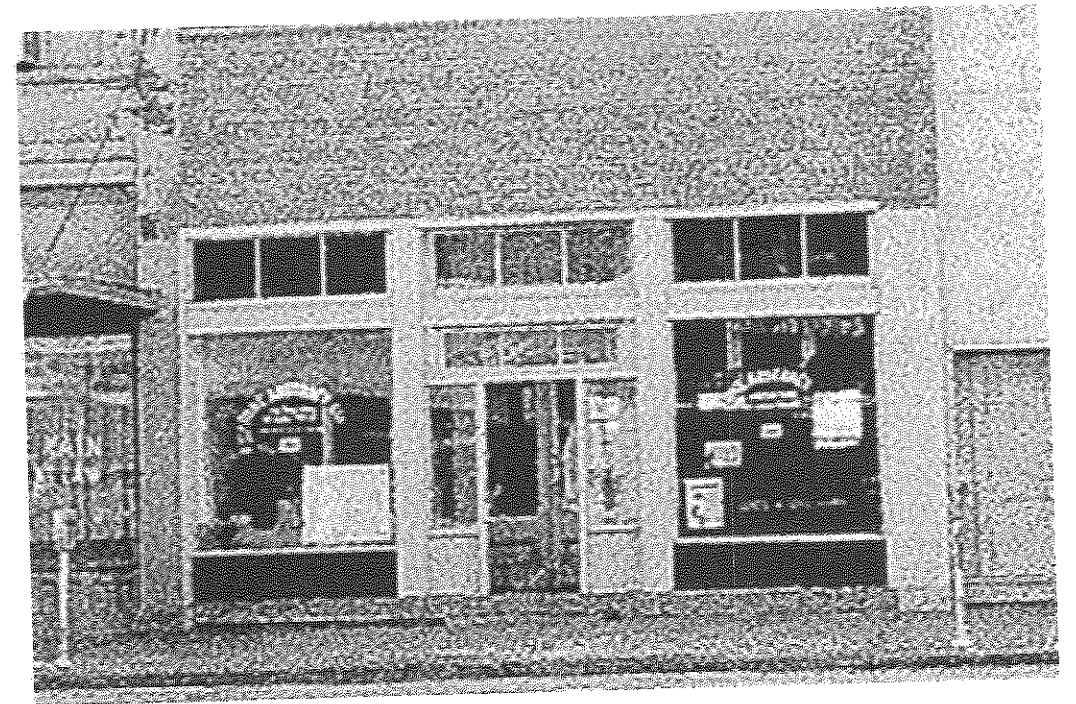




The Goldsall Building, ca. 1960



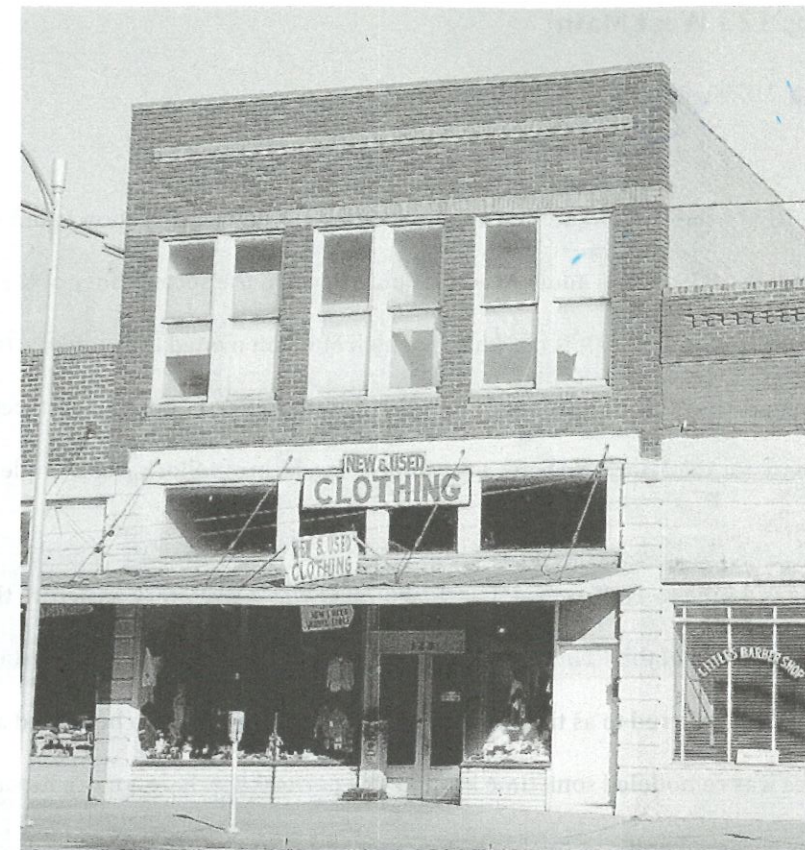
The Goldsall Building, 2019



The Tone Building, ca. 1960



The Tone Building, 2019



The Munson Building, ca. 1960



The Munson Building, 2019

TOLEDO



FINANCE

LOANS
— TRADITIONAL —
INSTALLMENT LOANS
APPLY ONLINE AT TOLEDOCORP.COM
SINCE 1967

605

NIGHT DROP BOX ↓

605
TOLEDO FINANCE CORPORATION
(903) 463-1840
MONDAY-FRIDAY 8:30AM - 5:30PM
CLOSED SATURDAY

NO COLLECTING

LOANS
— AFFORDABLE MONTHLY —
PAYMENTS
APPLY ONLINE AT TOLEDOCORP.COM
SINCE 1967

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 add a fabric awning to the façade of 230 W. Main Street (Case No. 2024-035H).

Staff Contact

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

Summary

- The applicant has removed the box covering as was approved in Case No. 2022-064H.
- The HPB approved the painting of the Hardie board at its May 7th, 2024 meeting. Several HPB members in addition to City and DDA staff have consulted on the painting and how to best accomplish this with bands of black and a taupe color that best matches the building color.
- 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.

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

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

Background Information and Analysis

230 West Main Street was built in 1882. In 1912, when the National Bank of Denison purchased the building, the building underwent a façade renovation. Additional storefront alterations took place in the 1950's and 60's. The 2017 Historic Resources Survey denotes 230 W. Main as a contributing building with fair integrity due to the intact second story. The first-floor storefront alterations could be reversed to replicate the open commercial character for which the building possessed during the early twentieth century.

The HPB approved replacing the temporary covering with permanent Hardie Board as well as painting of the Hardie board and the cement area above the covering. These improvements are depicted in the attached images. During the May 7th meeting, the HPB also approved adding a new commercial storefront door.

Efforts have been made to find a middle ground that take into consideration the desires of the building owner and what staff and HPB members find to be an acceptable solution to the awning.

Financial Considerations

NA

Prior Board or Council Action

See above comments.

4-26-24

Re: HP application for Certificate of Appropriateness - 230 West Main

Dear Mary:

I have completed the removal of the "box" that covered a portion of the front and side of my building. After removal, the building was "put in the dry" with some temporary building materials. I have selected a contractor to replace the temporary siding and replace it with Hardie board. When completed it will look just like Photo 1 except the exposed brick on the corners will be covered with Hardie board. There is an area above where the "box" was removed that has been painted. We will paint that and the Hardie board the same color to closely match the existing color of the temporary board that is currently on the building. We want to match the general color of the building even though the entire area will be covered with a cloth awning as depicted in Photo 2. The repaired area will still be visible if you look up under the awning when entering the building.

I also want to replace the front entry door with something very similar to Photo 4.

I spent several months getting bids and drawings to take the building back to its original façade. The estimated cost was well over \$200,000 and that was cost prohibitive for me.

Respectfully submitted,

Phillip Shaffer

Photo 1, temporary sealing of the removal areas.



Photo 2 - Awning



Photo 3, Actual area to be Covered by Awning



Photo 4, Door replacement









