



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

Tuesday, April 16, 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, April 16, 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 April 2, 2024, Meeting.
- B. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness to add permanent LED strip lighting around the roofline of 131 W. Main Street (Case No. 2024-019H).
- C. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness for the placement of a fire escape ladder at 114 N. Houston Street (Case No. 2024-023H).

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 12th day of April 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, April 2, 2024

1. CALL TO ORDER

Announce the presence of a quorum.

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

Staff present were Donna Dow, Director of Main Street; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; Kirk Kern, Jr., Chief Building Official; 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 March 19, 2024, Meeting.

Board Action

On motion by Board Member Borgne, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved the March 19, 2024, Meeting Minutes.

- B. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness to clean and repair deteriorating masonry on the rear facade, paint the rear brick façade and add alleyway stairs and railing at 325 W. Main Street (Case No. 2024-018H).

Board Action

Donna Dow, Director of Main Street, presented this agenda item. Ms. Dow stated that the Board has seen several cases regarding this project (325 W. Main Street) already and this should be the final step. The Applicant is requesting approval for masonry repairs, cleaning and painting of the rear brick elevation, and the addition of rear-entry stairs and

railing for the submitting design. In response to Board Member Borgne's inquiry, Ms. Dow stated that the Applicant has already gone through Board approval for the (HPB Design Guidelines approved) paint colors. In response to Board Member Riley's inquiry, Ms. Dow stated that the brick could be painted. Ms. Dow stated that Ms. Tate, Director of Development, recommended approval of this item but the Board could have their own discussion as to whether or not it should be painted. Ms. Dow stated that this is the "Pop Around the Corner" building and the front is painted, noting that next door (327 W. Main Street) the back is painted. Ms. Dow stated that the Design Guidelines state that if brick is already painted, then it is acceptable to paint. Vice Chair Cichowski stated that with the imminent closure of the 300 Block of Main Street, the business owner is endeavoring to bring people to the back entry of the building. Ms. Dow stated that the color they are desiring to paint is similar to the building next door. Board Member Anderson stated that, if approval is made to allow painting of the bricks, she feels the Board would need to make very clear that it was, in fact, an exception made for these particular reasons that the building was painted. She inquired if the Board would agree that the brick would be aesthetically better being painted. Vice Chair Cichowski stated that Section 4.04.4 in the Design Guidelines states "Do not ... 'paint' historically unpainted masonry surfaces. This treatment can trap moisture in the walls...", noting that it goes on to speak to the types of paint that can be used. He pointed out that the Board is focused on the historic part of the building which is the main facades and the entrance alleyways. Vice Chair Cichowski stated that he believes it would be acceptable to make an exception for this because the new mural at Two Chicks is obviously painted. Board Member Borgne agreed and stated that she likes the effort that everyone is taking in preparing for the closure of the street; however, she stated that she is just trying to hold the Board accountable to the Guidelines as they apply and did not understand the Guidelines to indicate only Main Street facing. Ms. Borgne stated that she believes the stairs, themselves, will dress up that entrance. Board Member Riley stated, for the record, that the Board is considering the rear façade because it "required" to come before the Board and they want to have consistency with the cases. Board Member Borgne stated that the electrical – as seen in the photo – is not attractive. She noted that Café Blackbird had all of their electrical painted black and it looks attractive. Ms. Borgne stated that what is standing out to her in these photos is all of the aluminum. Discussion ensued amongst the Board Members regarding the painting of the rear brick façade and adherence to the HPB Ordinance and Design Guidelines. It was the consensus that the Applicant bring a sample of the paint color to a future meeting, as was previously instructed by the Development Director.

On motion by Vice Chair Cichowski, seconded by Board Member Riley, the Historic Preservation Board unanimously approved the request for Certificate of Appropriateness to clean and repair the deteriorating masonry on the rear façade, add an alleyway stairs and railing at 325 W. Main Street, and have the paint decision brought back to the Historic Preservation Board prior to painting.

4. STAFF UPDATES

Grant Yoder, Main Street Coordinator, provided the Board with information regarding the Texas Historical Commission's Real Places 2024 Conference in Austin, Texas. He stated that he will not be attending the Conference in person but viewing it virtually in the Katy Depot Conference Room. Mr. Yoder invited the Board Members to join him in viewing the classes and seminars. He stated that they chose some of the seminars that align with cases on Main Street (i.e., wooden windows and framing). Mr. Yoder provided a printed schedule to the Board Members and informed them that if there were a class that they would prefer to view (instead of what staff signed up for), they can also sign up for that particular class.

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 add permanent LED strip lighting around the roofline of 131 W. Main Street (Case No. 2024-019H).

Staff Contact

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

Summary

- This case is similar to the request approved on March 5th, 2024 for 400 W. Main Street.
- The applicant would like to add permanent LED strip lighting to the roof line along the Main Street and Austin Avenue sides of the building.
- The primary color will be white lighting with the ability to program other colors.

Staff Recommendation

Staff recommends approval of this request with the same stipulations granted to 400 W. Main that the primary color be white lighting with the ability to change colors for holidays on a temporary basis (90 days or less) as defined in the Sign Ordinance.

Recommended Motion

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

Background Information and Analysis

131 W. Main is a two-story structure situated on the northeast corner of W. Main Street and Austin Avenue (U.S. Hwy 69). This is a prominent location and high traffic area due to U.S. Hwy 69. The applicant is requesting to install permanent LED strip lighting along the top edge of the building along Main Street and Austin Avenue. Normal lighting color would be white lights. Color can be controlled with an app on a phone. The applicant would like to turn control of the color over to the City of Denison. The Main Street Manager is in discussions with Inception Lighting to discuss details pertaining to this and other potential lighting within the district.

Financial Considerations

Property owner will be required to maintain and replace lighting as needed and in a timely manner should this request be approved.

Prior Board or Council Action

Previous action for similar case noted above.

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: 131 West Main Street, Denison, Tx. 75021
 Property Owner(s): ROBGUY Properties Denison LLC (dba The Horse's Axe)
 Applicant Name: Michael Roberts
 Relationship to Owner: President

Check if same as Property Owner

Applicant Mailing Address: 2213 Fairfax Trail, Denton, Tx. 76205

Applicant E-Mail Address: mike@horsesaxe.com Applicant Cell Phone Number: 214-538-4548

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 checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <u>Inception Lighting</u> <hr/> 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 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> <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 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 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 checked="" type="checkbox"/> Please explain: <u>lighting long the top edge</u> <u>of building</u>

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 checked="" type="checkbox"/> Exterior illumination <input checked="" 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.



4/1/2024

Property Owner's Signature

Date

Michael Roberts

Property Owner's Printed Name

OFFICIAL USE ONLY

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

The Horse's Axe

131 West Main Street

Denison, Tx. 75021

The Horse's Axe would like to partner with Inception Lighting Company to install permanent LED strip lighting along the top edge of the building along Main Street and Austin Avenue. Normal lighting color would be white lights. Color can be controlled with an app on your phone. We would like to turn control of the color over to the City of Denison.

From www.Inceptionlighting.com:

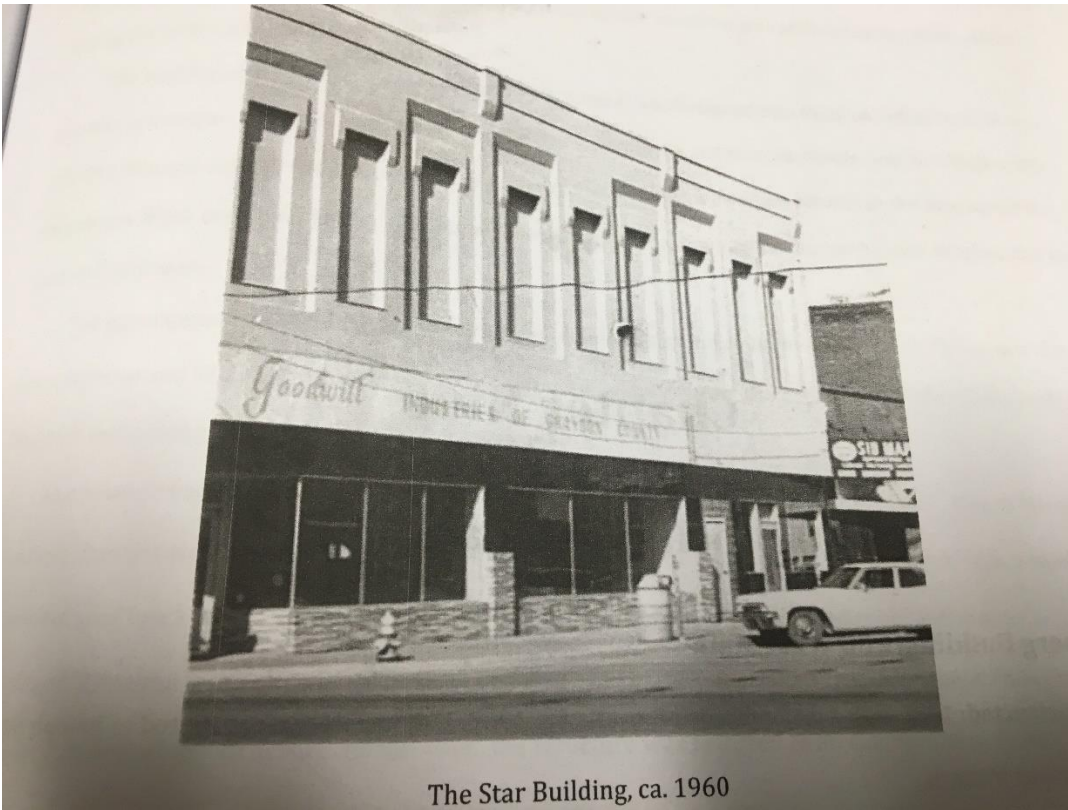
Inception Lighting's Permanent Lighting System brightens and highlights your building's architecture through energy-efficient color LEDs. The custom lighting control is now at your fingertips. The architectural accent and landscape lighting are covered in discreet decorative molding during the day. In addition to its visual appeal, our products will help you run a sustainable operation from anywhere at any time and contribute to the welcoming attribute of customer experience.

Pictures of buildings with lighting from Inception Lighting:





Historical picture of building:



The Star Building, ca. 1960

Current picture of building:



Historic Preservation Board Staff Report



Agenda Item

Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness for the placement of a fire escape ladder at 114 N. Houston Street (Case No. 2024-023H).

Staff Contact

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

Summary

- Applicant is requesting to place a fire escape ladder on the north facing exterior wall, approximately 3 feet off of the rear wall.
- This is required by code for fire egress and will allow for roof access for maintenance purposes.
- Current access is not sufficient and does not meet code.
- The ladder will be custom made to meet the required specifications.

Staff Recommendation

Staff recommends approval based on the Fire Marshal and Building Official's recommendations.

Recommended Motion

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

Background Information and Analysis

114 N. Houston Street is known as the Peanut Building because of its past use as a peanut factory. The property has sat vacant for many years. Both the 2013 and 2017 Historic Resources Survey evaluations determined the structure to be a non-contributing building due to alterations to the primary façade and loss of integrity. For these reasons and to meet code for new uses, the addition of the fire escape ladder does not further detract from the building in any way.

The ladder will be custom made from steel to meet the specifications as required by the Fire Marshal.

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: 114 N Houston Ave Denison TX 75021

Property Owner(s): Cam Anderson

Applicant Name: Eric Collier

Relationship to Owner: General Contractor

Check if same as Property Owner

Applicant Mailing Address: 3612 Fawn Meadow Trail Denison TX 75020

Applicant E-Mail Address: jonathan.farrell@integrastruct.com Applicant Cell Phone Number: 2397382812

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 checked="" type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <u>Alpha & Omega Construction LLC</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 checked="" type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features
<p>Additions</p> <input type="checkbox"/> Addition to primary facade <input type="checkbox"/> Other addition: _____	<p>Demolition</p> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<p>Other</p> <input checked="" type="checkbox"/> Please explain: <u>Fire Escape Ladder System</u> _____

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

Date

Cam Anderson

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 (LOI)

Jonathan Farrell

5102 Twin Oaks Ct.

Denison, TX 75020

Jonathan.farrell@integrastruct.com

City of Denison

Historical Preservation Board

300 W Main Street

Denison, TX 75020

Subject: Fire Escape Ladder System

Dear, Historical Preservation Board,

I am writing to express my interest and intent at 114 N Houston Ave. This historic 2 story peanut factory is needing a fire escape ladder installed on the North facing exterior wall. This will allow for roof access as well meeting code for fire egress. This fire ladder will also be used as purpose as roof access for maintenance. Currently, the only roof access is a small scuttle inside the building which is not accessible from the second-floor level without a 12' ladder. I have spoken with the Fire Marshal, Harlan Owens on this as well. He is working on sending me the specific dimensions and code requirements on fire ladder systems for this specific building. Once I have those details, the ladder will be hand made to specifications.

Thank you

proposed ladder location

3ft

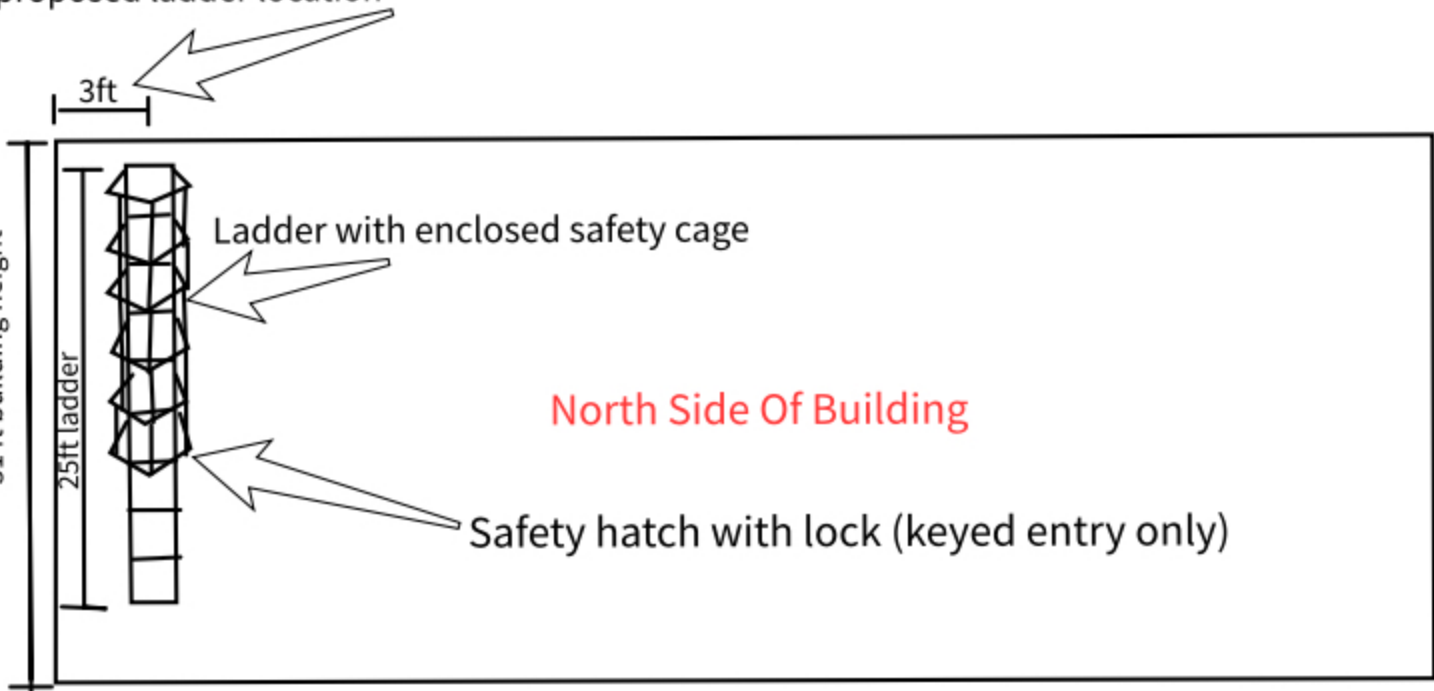
31 ft building height

25ft ladder

Ladder with enclosed safety cage

North Side Of Building

Safety hatch with lock (keyed entry only)



Top Step Height 25 ft

Rung Dia. 3/4 in

Rung/Step Spacing 12 in

Step Width 16 in

Overall Height 25 ft 3 in

Overall Width 26 in

Load Capacity 300 lb

