



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

Tuesday, March 5, 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, March 5, 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 February 20, 2024, Meeting.
- B. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to add LED strip lighting around the roofline of 400 W. Main Street.
- C. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for new construction on the site of 321 W. Main Street (Case No. 2024-013H).
- D. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to place a feather sign (flag) in front of 325 W. Main Street during D3 construction (Case No. 2024-014H).
- E. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness to remove metal accent skirting along roof, replace roof, and add custom metal screening enclosures around the A/C units at 430 W. Chestnut Street (Case No. 2024-015H).

4. STAFF UPDATES

- A. Historic Preservation Board Members and City Staff will be participating in training for the remainder of the afternoon following the adjournment of the meeting. The training will be conducted by the Texas Historical Commission's Certified Local Government Coordinator.

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 1st day of March 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, February 20, 2024

1. CALL TO ORDER

Announce the presence of a quorum.

Vice Chair Kirsten 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 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., Interim 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. Hold a discussion and take action on the selection of a Chair and Vice Chair, each to serve a one-year term.

Board Action

On motion by Board Member Borgne, seconded by Board Member Riley, the Historic Preservation Board appointed Kirsten Solomon as Board Chair.

On motion by Board Member Anderson, seconded by Chair Solomon, the Historic Preservation Board appointed Kurt Cichowski as Board Vice Chair.

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

Board Action

Board Member Borgne requested that the word “pained” in the following sentence be changed to “paned” [page two, paragraph two]: “*She stated that she does applaud all of*

the work being done on the building but reiterated that the only problem she is having is the glass on the front all the way down and it would seem that they could at least be paned.”

On motion by Vice Chair Cichowski, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved the January 16, 2024, Meeting Minutes, with the noted correction.

- C. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness to add LED strip lighting around the roofline of 400 W. Main Street.

Board Action

Prior to Director Tate presenting the item, Vice Chair Cichowski stated that the street name in the staff report should be corrected to reflect Burnett Avenue instead of Barrett Avenue. Ms. Tate concurred.

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the Applicant would like to place LED strip lighting along the roofline of 400 W. Main Street on both the Main Street and Burnett Avenue sides. The proposed lighting is multi-colored and would remain in place year-round. Ms. Tate noted that string lighting along a roofline is not addressed in the Denison Historic District Design Guidelines or the Historic Preservation Ordinance, stating that this makes the Board’s decision a little more difficult. Ms. Tate stated that the Sign Ordinance, under Section 19-52, addresses holiday lights and decorations and there is a 90-day limit. She stated that if it is shorter than 90-days, no permit is required. Ms. Tate stated that there are a couple of options before the Board and, if they so desire, they may grant approval of clear lights or place other parameters on display time. Ms. Tate stated that the Applicant is not present today. In response to Chair Solomon’s inquiry, Ms. Tate stated that the Applicant’s intent is to make a shadowing effect on the building with the strip lighting. Board Member Anderson stated that due to the fact the Applicant is not present to provide her intent and answer other questions, she believes the best action would be to table the matter until the Applicant is able to be present and present her rationale for the particular type of lighting. In response to Board Member Borgne’s inquiry, Ms. Tate stated that her apprehension for the particular type of lighting is that she does not see the lighting as being complementing to the area, noting that that is just a personal opinion. Vice Chair Cichowski stated that in researching the matter, he believes it comes down to whether or not the Board wants to move towards color-lighted displays. He also stated that the City of Grapevine has white lights all around the city. In response to Vice Chair Cichowski’s inquiry, Ms. Tate confirmed the building is contributing. Chair Solomon stated that, on a personal note, she would say no simply because it seems like the trend now is to remove all the modern facades and go back to the historical look of Main Street and she does not see anything historical about the colored lights. She noted that she believes it also opens up a “can of worms.” Board Member Anderson interjected that the lighting they saw in Grapevine was installed for all of the year and was lit consistently white, noting it was on the roofline of every single building in the city. Ms. Anderson stated that this is an entirely different aesthetic decision that is

being requested today. Ms. Anderson stated that this is a precedent that the Board has not met before and, with the Applicant not present today to speak with the Board regarding the concerns and issues that the Board has, she believes that the Board is not ready to take action. Board Member Riley stated that LED lights are programmable so they could conceivably have white lights for most of the time or set that tone for the holiday season. Mr. Riley also stated that if the ordinance does not specifically address the lighting and it isn't specifically prohibited, he would have an issue informing the Applicant they could not utilize the lighting. Mr. Riley stated that he is in complete agreement his colleagues that the Applicant needs to be present to address the Boards' concerns.

On motion by Board Member Anderson, seconded by Board Member Borgne, the Historical Preservation Board unanimously tabled the matter until the Applicant is able to be present before the Board to address concerns.

Vice Chair Cichowski requested that staff conduct research on the matter to be brought back to the Board (to determine if there is a precedent).

- D. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the addition of a mural at 119 W. Main Street.

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the request is for a mural on the east side elevation of 119 W. Main Street. Ms. Tate noted that this is a contributing building. Ms. Tate stated that the Applicant has commissioned ARCY to complete the mural, noting that this is a reputable artist that has completed murals within the Downtown. Ms. Tate stated that 119 W. Main Street underwent significant façade improvements in March of 2018. The mural consists of the words "Denison" and "Texas" within the frames and a train between the two rising from the ground to the top of the wall and creating a feeling that it is emerging from the wall and into the adjacent parking lot. Ms. Tate stated that the Applicant is present to speak on the item. Mr. Donald Banman then came forward and provided the following information for the record:

Name: Mr. Donald Banman

Address: 119 W. Main Street
Denison, TX

Vice Chair Cichowski stated that, for context, this building is directly opposite The Katy Depot where the brand-new parking lot is. He stated that as long as the mural is not too large, he loves it. Board Member Anderson stated that she likes the fact that the Applicant retained the architectural elements on the side of the building. Mr. Banman stated that the lot is 120' and he believes the mural is approximately 75' wide. He stated, for clarification, that he was informed the building was non-contributing. Mr. Banman stated that long-term maintenance will be his responsibility.

On motion by Board Member Borgne, seconded by Vice Chair Cichowski, the Historic Preservation Board unanimously approved a request for Certificate of Appropriateness for the addition of a mural at 119 W. Main Street.

- E. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the addition of new signage on the alley side of 313 W. Main Street.

Before presenting Item 3.E, Board Member Borgne announced that she would need to recuse herself from this item due to a conflict of interest. Board Member Borgne left the dais at 12:18 p.m.

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the Applicant is requesting a Certificate of Appropriateness for the placement of a sign above the rear alley door at 313 W. Main Street (Premiere Baby Imaging). The intent of the proposed rear-entry signage is to indicate the business location. Ms. Tate stated that the dimensions of the sign are 40" x 38 1/4" and fall within allowable size dimensions. Ms. Tate stated that the Applicant is present to speak on the item. Board Member Anderson stated that the Board endorses all efforts and opportunities to make the alleys more attractive. Ms. Brandi Shaver and Ms. Erika Lambright then came forward and provided the following information for the record:

Name: Ms. Brandi Shaver and Ms. Erika Lambright
Premiere Baby Imaging

Address: 313 W. Main Street
Denison, TX

In response to Vice Chair Cichowski's inquiry, Ms. Lambright stated that the power is on the inside of the sign and will be illuminated from the inside out. Vice Chair Cichowski stated that it is probably backlit and inquired of Director Tate if there is anything in our ordinance which prohibits that, to which Ms. Tate stated no. Board Member Riley confirmed that the Applicant's checklist stated it is LED lighting.

On motion by Vice Chair Cichowski, seconded by Board Member Riley, the Historic Preservation Board approved a request for Certificate of Appropriateness for the addition of new illuminated signage on the alley side of 313 W. Main Street.

Board Member Borgne returned to the dais at 12:22 p.m.

- F. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the addition of new lights and signage on the alley side of 311 W. Main Street.

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the Applicant is requesting a Certificate of Appropriateness for the placement of a sign to the right of the rear alley door at 311 W. Main Street, as well as the addition of a single light fixture just below the second-story middle window. Ms. Tate stated that the sign will be comprised of three new aluminum black panels with white vinyl graphics applied to the panels. The sign will be mounted to the existing wood panel and screwed in from one side. Ms. Tate stated that the light will be an 18” gooseneck fixture mounted to the rear elevation just below the second-story middle window. Ms. Tate stated that the Applicant is present to speak on the item. Ms. Elsie Russell then came forward and provided the following information for the record:

Name: Ms. Elsie Russell
2 Chicks Home and Market

Address: 311 W. Main Street
Denison, TX

Ms. Russell stated that the sign and lighting won’t be as large as the rendering that was presented. Board Member Borgne commended Ms. Russell on the forward thoughtfulness to prepare the rear entry for public use, knowing that there is a lot about to happen. Ms. Borgne stated that she is setting an excellent example for the other businesses by doing that. Board Member Anderson stated that it is great that it reads all the way across to Woodard Street. Ms. Russell stated that she has to give kudos to “Bernie” and “Erica” as they have been a great team and have been helping clean up the back parking lot to make it even more visually beautiful on the street.

On motion by Vice Chair Cichowski, seconded by Board Member Anderson, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness for the placement of a sign to the right of the rear alley door, as well as the addition of a single light fixture just below the second-story middle window at 311 W. Main Street.

- G. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for exterior renovations and a change in signage at 130 W. Woodard Street.

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the Applicant is requesting approval of exterior improvements, including the addition of windows and stucco, the removal of metal covering from brick, replacing the soffit, painting, and adding landscaping. Ms. Tate stated that the Applicant is requesting to take down the metal façade. The existing pole sign will be refaced on both sides. Three

windows will be added to the west elevation and one to the north elevation. Ms. Tate stated that all of the windows will be 6040 PIC Tempered Glass. The top of the building along the roofline will be painted Tricorn Black (SW6258) and the exterior wall will be painted Gibraltar (SW6257). The overhang will be constructed of exposed wood. Ms. Tate stated that the Applicant is present to speak on the item. Mr. Jonathan Earnhart then came forward and provided the following information for the record:

Name: Mr. Jonathan Earnhart

Address: 110 S. Houston Avenue
Denison, TX

Mr. Earnhart stated that they bought this building with slightly bigger plans but with things that are going on in the economy, their appraiser didn't give them quite what they wanted to do so they stepped it down some. Mr. Earnhart stated that for the time being they are just trying to make it look better because they did not want to leave it how it looks now. He stated that their future plan is to add a second floor covering the parking lot and have a second-floor rooftop; however, that is going to be a little bit further down the road now since they have had to step down on some things. Mr. Earnhart stated that the building is metal over cinderblock, noting that the cinderblock is not very even so they want to smooth it out. He stated that there are no windows on the side, so they want to modernize it and open it up. Mr. Earnhart stated that there is a metal façade around the metal framing and they are eventually going to try to tear that down. He stated that they want to update and modernize with wood underneath to give some accent. Mr. Earnhart stated that they will leave the sign right now [for legal reasons] as they cannot take (or add to) the Driggs name at this time. Board Member Anderson inquired of Mr. Earnhart if there is an interim use for the building once the improvements have been made or will it just be improvements that will be noticeable from the exterior. Mr. Earnhart stated that it is staying as it is – Driggs Liquor – but they are working on some items on the inside and continuing the use “as is.” In response to Chair Solomon’s inquiry as to whether he brought samples of paint choices, Mr. Earnhart stated that he did not have them with him as they chose the colors from the approved HPB chart. Board Member Riley stated that the Board prefers to have physical samples of the paint because of the discrepancies in colors (that they see on paper and on the presentation). Mr. Earnhart stated that they are not picky and any approved gray will be fine, noting again that they chose it from the Historical Preservation’s list of approved colors. Board Member Borgne inquired if the sign is the only exterior lighting or if there will be additional lighting to the building. Mr. Earnhart stated that he is not aware if that sign is lit or not, but it will stay as is. Director Tate confirmed that the sign is illuminated. Mr. Earnhart stated that they will add lighting underneath the awning on the north and south sides if it does not already exist. In response to Chair Solomon’s inquiry, Mr. Earnhart stated that there are windows in the cinderblock on the north and south sides, but they will update that with three windows to the west elevation and one to the north elevation and confirmed that they are “stationary” windows. Vice Chair Cichowski noted that this is a five-part Certificate of Appropriateness; i.e., illuminated sign, walls with

stucco, windows, paint, and overhang. It was confirmed that the building is non-contributing. Board Member Riley noted that each of the five components need to be broken down, however, he did not hear anything in the presentation that gave him cause to have concern about any of the items requested. Discussion ensued amongst the Board Members regarding concerns (if any) with the five items requested in the Certificate of Appropriateness and it was agreed upon that all items appear to be within the requirements set forth in the ordinance and guidelines.

On motion by Commissioner Riley, seconded by Commissioner Borgne, the Historic Preservation Board unanimously approved a request for a Certificate of Appropriateness for exterior renovations at 130 W. Woodard Street (i.e., replacing the current metal exterior and replacing it with stucco; the three windows to be replaced with the appropriate tempered glass; the top building roofline to be painted Tricorn Black (SW6258) and the exterior wall to be painted Gibraltar (SW6257); and the overhang to be constructed of exposed wood and, in addition, the pole sign will be left as Applicant demonstrated today until it can be replaced).

4. STAFF UPDATES

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that she would like to have further Board direction regarding amending the Historic Preservation Ordinance and Design Guidelines regarding the string lighting issue discussed today. Vice Chair Cichowski asked if this could be an item discussed at the HPB Training on March 5, 2024, and Director Tate stated that would be fine. Mr. Cichowski stated that on the City of Grapevine's "Historical" website they have photos of nighttime so you can see the lights across the top of the buildings, as an example to look at. Board Member Anderson stated that any of the items that were brought up, she would like to have explored. Board Member Borgne reminded staff of the 2006-2007 research that Vice Chair Cichowski referenced.

Director Tate, referencing 207 W. Main Street, stated that the bricks have been replaced in areas where they were falling out, noting that it was a "like for like" replacement. Ms. Tate stated that this project has been completed.

Director Tate reminded the Board that the Certified Local Government (CGL) Training will take place after the March 5, 2024, Historic Preservation Board Meeting. For the record, Vice Chair Cichowski stated that March 5th is Election Day and he will be working the polls from 1 p.m. to 7 p.m. He stated that the notebooks staff put together with the Ordinance, Design Guidelines, and list of "contributing" and "non-contributing" buildings is very well written and very worthwhile for the Board to have.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:40 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 LED strip lighting around the roofline of 400 W. Main Street.

Staff Contact

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

Summary

- This item was tabled at the February 20th, 2024 meeting. The applicant was not present.
- Applicant would like to place LED strip lighting along the roofline of 400 W. Main on both the Main and Burnett sides.
- Proposed lighting is multi-colored and would remain in place year-round.
- String lighting along a roofline is not addressed in the Denison Historic District Design Guidelines or the Historic Preservation Ordinance.

Staff Recommendation

Staff does not support the placement of colored lighting of this nature for an extended period of time.

Recommended Motion

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

Background Information and Analysis

400 W. Main Street is situated on the SW corner of W. Main Street and S. Burnett Avenue. The two-story building is home to the Capt. Sully Sullenburg mural which is located on the S. Barrett Avenue side towards the rear of the building. String lighting of any color is not addressed or called-out in the Historic Preservation Ordinance nor in the Denison Historic District Design Guidelines.

Lighting of this nature is most closely related to Holiday lighting as specified within Chapter 19 of the Sign Ordinance under Sec. 19-52 Holiday lights and decorations:

“Temporary lights and holiday decorations displayed ninety (90) days or less shall be exempt from the terms of this chapter.(Ord. No. 4678, § 1, 2-18-13)”.

Additionally, if permanent lights are approved, they will have to meet the International Energy Code and NEC per the Building Official.

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

NA

Alternatives

Should the Board so desire, they may grant approval of clear lights or place other parameters on display time.

2/2/24

Dear Historic Preservation,

I would like to request permission to add LED strip lighting around my roofline. It would be multi-colored and would provide more of a shadowing effect on my building.

Sincerely yours,

Peggy Ang



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
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Mtare
↑
Mary

Address of Property: 400 W. MAIN Street - Denison, Tx. 75020.

Property Owner(s): Peter & Peggy ANG.

Applicant Name: PEGGY ANG.

Relationship to Owner: spouse.

Check if same as Property Owner

Applicant Mailing Address: 400 W. MAIN Street, Denison, TX 75020

Applicant E-Mail Address: _____ Applicant Cell Phone Number: 903-271-3494.
petergpang@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 type="checkbox"/> Other: <u>Masonry</u>	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 checked="" 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: _____

City of Denison

300 W. Main Street | Denison, Texas 75021 | 903-465-2720 | www.cityofdenison.com

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

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

Signage to be installed:

<p>Location</p> <input type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____	<p>Lighting</p> <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: <input type="checkbox"/> Other: _____	<p>Hardware</p> <input type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: <input type="checkbox"/> Other: _____
<p>Colors</p> <input type="checkbox"/> Please list: _____ _____	<p>Materials</p> <input type="checkbox"/> Masonry Type: _____ <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____	<p>Other signage elements</p> <input 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.

[Signature]
Property Owner's Signature

2/2/2024
Date

Property Owner's Printed Name

OFFICIAL USE ONLY

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







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 new construction on the site of 321 W. Main Street (Case No. 2024-013H).

Staff Contact

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

Summary

- The City of Denison is requesting approval of the proposed design for a three-story masonry structure.
- This will be one of three new construction projects in the 300 block.

Staff Recommendation

Staff recommends approval of the proposed request.

Recommended Motion

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

Background Information and Analysis

The previous building located at 321 W. Main Street was destroyed in a fire. The City intends to build a 3-story masonry structure with a visitor's center and public restrooms on the first floor and offices on the second and third floors. Construction will commence shortly after the necessary approvals are granted.

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
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Address of Property: 321 W. Main St., Denison, TX, 75021

Property Owner(s): City of Denison

Applicant Name: BACA Architects

Relationship to Owner: Consultant

Check if same as Property Owner

Applicant Mailing Address: 100 North Travis Street, Suite No.500, Sherman, Texas 75090

Applicant E-Mail Address: David@baca.team Applicant Cell Phone Number: 903.893.5800

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: Piazza Construction <hr/> Has the building been previously painted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Property's Current Primary Use: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Other: <u>Empty Lot</u>	Will changes being made change the primary use? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. If yes, state new use: Municipal Offices

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

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

Signage to be installed:

<p>Location</p> <p><input type="checkbox"/> Window/door</p> <p><input type="checkbox"/> Building</p> <p><input type="checkbox"/> Pole</p> <p><input type="checkbox"/> Other: _____</p>	<p>Lighting</p> <p><input type="checkbox"/> Exterior illumination</p> <p><input type="checkbox"/> Building illumination</p> <p><input type="checkbox"/> Non-white lighting</p> <p><input type="checkbox"/> Type: _____</p> <p><input type="checkbox"/> Other: _____</p>	<p>Hardware</p> <p><input type="checkbox"/> Screw mounting</p> <p><input type="checkbox"/> Wires</p> <p><input type="checkbox"/> Tension system</p> <p><input type="checkbox"/> Freestanding:</p> <p><input type="checkbox"/> Other: _____</p>
<p>Colors</p> <p><input type="checkbox"/> Please list: _____ _____</p>	<p>Materials</p> <p><input type="checkbox"/> Masonry Type: _____</p> <p><input type="checkbox"/> Vinyl</p> <p><input type="checkbox"/> Metal</p> <p><input type="checkbox"/> Canvas</p> <p><input type="checkbox"/> Other: _____</p>	<p>Other signage elements</p> <p><input type="checkbox"/> Please explain: _____ _____</p>

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

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

Property Owner's Signature

Date

Property Owner's Printed Name

OFFICIAL USE ONLY

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

21 February 2024

Mary Tate, Chair
Director of Development Services
City of Denison
300 W. Main St.,
Denison, Texas 75020

Re: **Façade review – 321 W. Main St.**

Dear Mrs. Tate:

The attached documents are for seeking approval of the new construction of the Denison Visitor Center.

We will providing proposed elevations of both the front and rear facing façades of the new building.

Please do not hesitate to contact me with any questions or clarifications.

Sincerely,



David Baca AIA
Architect + Principal

NO.	REVISIONS DESCRIPTION	DATE



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

exterior elevations

Denison Visitor Center

321 Main Street
Denison, TX, 75020

PROJECT NUMBER
2403
DATE
02.21.24
SHEET NUMBER
A1.1

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 place a feather sign (flag) in front of 325 W. Main Street during D3 construction (Case No. 2024-014H).

Staff Contact

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

Summary

- The business owner is requesting placement of the proposed feather sign in front of his business during upcoming D3 construction.
- The sign will match the approved D3 branding colors.
- Proposed placement of feather sign violates the Sign Ordinance.

Staff Recommendation

Staff recommends denial of this request as it does not comply with the City of Denison's Code of Ordinance Chapter 19 Sign Ordinance.

Recommended Motion

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

Background Information and Analysis

Applicant is requesting that a five (5) foot feather sign be approved for display during the next phase of D3 construction. The intended purpose is to ensure visitors are aware that businesses are open during constructions activities. The sign would be made with weather-resistant materials to prohibit water and sun damage. The colors would be consistent with D3 branding.

Placement of the feather signs has not yet been determined. Options provided by the applicant include freestanding on the ground with a weighted base or mounted on PVC pipes and affixed to the construction fence.

Under Article IV. - Prohibited Signs of Chapter 19 - Signs, the following are not permitted:

- Sec. 19-33. - Signs attached to or painted on a fence, wall or railing.
Signs attached to or painted on the outside of a fence, wall or railing, unless specifically allowed by this chapter. Exception: Signs identifying the manufacturer of a fence or similar product, provided that the sign does not exceed two (2) square feet. (Ord. No. 4678, § 1, 2-18-13)
- Sec. 19-38. - Right-of-way.
Signs placed in or projecting over or onto any public right-of-way unless specifically allowed by this chapter. (Ord. No. 4678, § 1, 2-18-13)

It should be noted that business owners who were affected by the previous phases of construction did not have the opportunity to display similar signs.

Financial Considerations

Considerations should be given to the impact of construction on business owners.

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: 325 W Main St. Denison

Property Owner(s): Bob Graham

Applicant Name: Derrick Roberts

Relationship to Owner: Tenant

Check if same as Property Owner

Applicant Mailing Address: _____

Applicant E-Mail Address: derrick@poparoundthecorner.com Applicant Cell Phone Number: (903) 357-0791

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: _____ 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:

Masonry <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	Wood <input type="checkbox"/> Removing Paint <input type="checkbox"/> Repairing/replacing/removing wood <input type="checkbox"/> Coating, including chemical preservatives	Painting: <i>Please provide samples and list all colors.</i> <input type="checkbox"/> Brick: _____ <input type="checkbox"/> Other masonry: _____ <input type="checkbox"/> Wood: _____ <input type="checkbox"/> Other façade elements: _____
Windows <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	Entrances: <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i> <input type="checkbox"/> Entrance repair/replacement <input type="checkbox"/> Entrance removal <input type="checkbox"/> Porch removal <input type="checkbox"/> Porch closure/enclosure	Roof: <i>including dormers, chimneys, slates, tiles, shingles, metal, etc.</i> <input type="checkbox"/> Repairing roof <input type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features
Additions <input type="checkbox"/> Addition to primary facade <input type="checkbox"/> Other addition: _____	Demolition <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	Other <input checked="" type="checkbox"/> Please explain: Open sign out front during _____ D3 construction.

Signage to be installed:

Location <input type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input checked="" type="checkbox"/> Other: <u>Flag not attached to building</u>	Lighting <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: <input type="checkbox"/> Other: _____	Hardware <input type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: <input checked="" type="checkbox"/> Other: <u>Not attached to building</u>
Colors <input checked="" type="checkbox"/> Please list: <u>D3 Green and Black</u> _____	Materials <input type="checkbox"/> Masonry Type: _____ <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____	Other signage elements <input checked="" type="checkbox"/> Please explain: <u>Flag out front during D3</u> <u>Construction of 300 block.</u>



OPEN
FOR BUSINESS

POP AROUND
THE CORNER
POP ON IN
POPCORN
CANDY
SODA

POP AROUND
THE CORNER
GIFTS, POPCORN, CANDY
SODA



OPEN
FOR BUSINESS

POP AROUND THE CORNER
POP CORN
CANDY
SODA

POP AROUND THE CORNER
GIFTS, POPCORN, CANDY

325

POP AROUND THE CORNER
903-820-812
www.poparoundthecorner.com

**THIS ANGLE YOU'D JUST SEE THE POLE, THE SIGN
WOULD BE FACING EAST AND WEST.**

Dear Members of the Denison Historical Board,

I formally request approval for using 5-foot feather flags during the upcoming Designing Downtown Denison (D3) initiative. These flags would be secured to the construction fence and displayed exclusively during business hours on appropriate weather days when the D3 construction is in front of the individual storefronts.

The purpose of displaying these feather flags is to promote communication with customers and visitors, providing them with a visible indication that businesses are open despite ongoing construction activities. By prominently displaying the flags, individuals traversing the area will be encouraged to explore the affected businesses, mitigating potential losses resulting from decreased foot traffic. Conversely, in the absence of such visual cues, prospective customers may bypass the area altogether, unaware of the operational status of the establishments.

In adherence to the guidelines outlined by the Denison Historical Board, the proposed feather flags will feature colors consistent with the D3 branding, specifically D3 Green and Black. Furthermore, each flag will be constructed using high-quality materials, including deluxe poles, single bleed-through printed flags, padded carry cases, hard surface stands, and water weights. The flags will be constructed using a polyester blend fabric that is fire retardant to NFPA-701 standards, as outlined in the Standard Methods of Fire Tests for Flame Propagation of Textiles and Films. Additionally, the fabric will be water-resistant and coated to repel moisture and maintain dryness even in heavy rainfall. It will also be UV-protected to block harmful rays and prevent sun damage. Moreover, the fabric will be mold-resistant, designed to repel water and inhibit the growth of mold and mildew. Depending on approval, the flags will either be freestanding on the ground or mounted on PVC pipes affixed to the construction fence.

Using these feather flags will serve as an effective means of supporting local businesses during the construction period. Should you require additional information or clarification, please do not hesitate to contact me at (903) 820-8123.

Thank you for considering our request. We look forward to your favorable response.

Derrick Roberts

Downtown Denison Inc.

President

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 remove metal accent skirting along roof, replace roof, and add custom metal screening enclosures around the A/C units at 430 W. Chestnut Street (Case No. 2024-015H).

Staff Contact

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

Summary

- This is an emergency request to replace the roof and remove metal accent skirting from roof.
- The metal framing that holds the skirting in place penetrates the roof approximately every 8ft. and is leaking through each hole. The applicant does not intend to replace the skirting after replacing the roof.
- The skirting over the door will remain intact.
- The metal screening enclosures will be similar to those found here:
<https://www.cmemultizone.com/products/hvac-screening/>

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 is requesting the removal of the metal accent skirting along the roof because the framing holding the skirting in place is deteriorating thus causing multiple leaks in the roof. The skirting would not be replaced because the contractor believes that over time the same circumstance would arise if secured to the roof again. The skirting over the main entrance will remain intact.

With the removal of the skirting, the A/C units may be visible. To mitigate this, the applicant is proposing to fabricate metal enclosures. The material will be the same R Panel material as the skirting.

The insurance company has approved a full roof replacement. As such, the HPO instructed the contractor to apply for the roof permit with the understanding that the HPB may require additional conditions.

Financial Considerations

NA

Prior Board or Council Action

- HPB approved exterior alterations in October of 2021.
- City Council approved current paint colors at the November 1, 2021 meeting.

Alternatives

NA



Address of Property: 430 W Chestnut

Property Owner(s): QUADRUMVIRATE HEALING AND WELLNESS LLC

Applicant Name: T Rock Roofing

Relationship to Owner: Contractor

Check if same as Property Owner

Applicant Mailing Address: 108 E. Houston St Suite 200 - Sherman Texas

Applicant E-Mail Address: bcrouse@trockco Applicant Cell Phone Number: 903271-3104

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 checked="" type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <u>T Rock Roofing</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 checked="" type="checkbox"/> Replacing roof <input checked="" type="checkbox"/> Repairing/replacing features <input checked="" 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 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.



Property Owner's Signature

2-28-2024

Date

Amy Jordan

Property Owner's Printed Name

OFFICIAL USE ONLY

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

From: [Ben Crouse](#)
To: [Tate, Mary](#)
Subject: [EXTERNAL] 430 W Chestnut - Roof Application
Date: Thursday, February 29, 2024 10:45:05 AM
Attachments: [application for certificate of appropriateness 7.29.21 copy.pdf](#)

You don't often get email from bcrouse@trockcontracting.com. [Learn why this is important](#)

EXTERNAL SENDER: This email was sent from an external source. Please do not open attachments, click on links or enter credentials unless you recognize the sender and know the content is safe.

ATTACHMENT DETECTED: Please report suspicious content by forwarding this email to phishing@cityofdenison.com or use the phish alert button.

HYPERLINK DETECTED: Please report suspicious content by forwarding this email to phishing@cityofdenison.com or use the phish alert button.

Good morning, I spoke with Ms. Dow yesterday and she walked me through what all to send over for this project. Please let me know any additional questions that you have at this time.

The roof is leaking in multiple areas and we just received approval from insurance replacement, so we are trying to expedite this as much as possible.

The only thing changing on this roof is the fact that we can not go back with the current metal accent skirting around the roof. I have attached a few photos here that show that it is penetrating the roof and walls all over the roof and most of these penetrations leak currently. There no good way to replace this type of design that will not leak in the future, so we are unable to do leave it in place.

The metal framing that is penetrating the roof every 8ft or so serves no other purpose but to support this faux wall.

To hide the A/C units, we plan to have these custom enclosures fabricated for each one. This is the same R Panel material that is currently on those walls. I have attached a link below that shows these:

<https://www.cmemultizone.com/products/hvac-screening/>

I have also attached the only photo I had on me of the exterior. It is painted a different color now. Please note that the metal that is above the front door facing out is not going to be altered.

I have attached the application here as well. Please advise. Thank you!



Ben Crouse
Project Manager
T-Rock Roofing & Contracting LLC

903-271-3104 | bcrouse@trockcontracting.com |
<http://www.dallasroofer.com>

2010-23 Angie's List #1 Roofing Contractor
2007-23 HomeAdvisor #1 Recommended Contractor DFW







