CITY OF DENISON
HISTORIC PRESERVATION BOARD MEETING
AGENDA

Tuesday, November 7, 2023

After determining that a quorum is present, the Historic Preservation Board of the City of Denison, Texas will convene in a Regular Meeting on **Tuesday, November 7, 2023, at 12:00 PM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas at which the following items will be considered:

1. CALL TO ORDER

A. Swear in and administer oath to Rhonda Borgne as a member of the Historic Preservation Board.

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 October 3, 2023, Meeting.

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

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

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

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

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

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

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

4. STAFF UPDATES

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

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 3rd day of November 2023.

_____

Karen L. Avery, Deputy City Clerk

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

CITY OF DENISON
HISTORIC PRESERVATION BOARD MEETING
MINUTES

Tuesday, October 3, 2023

1. CALL TO ORDER

Announce the presence of a quorum.

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

Staff present were Donna Dow, Main Street Director; Grant Yoder, Main Street Coordinator; Mary Tate, Director of Development; Dianne York, Planner; Robert Lay, Neighborhood Services Manager; and Chris Wallentine, 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 September 5, 2023, Meeting.

Board Action

Upon Board Member Cichowski's request, correct the date on Page 6 of the Minutes, Item 3.E to state "And there is still a lot of information in the National Registry from 1983." instead of "…from the 1960's."

On motion by Board Member Anderson, seconded by Board Member Riley, the Historic Preservation Board approved the September 5, 2023, Meeting Minutes, with correction noted by Board Member Cichowski.

B. Receive a report, hold a discussion, and take action on proposed storefront and windows and adding paint at 501 W. Main Street. (2022-065H/2023-046H)

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that that the Applicant previously received approval for a new storefront and windows. The Applicant would like to modify their request to be approved as installed. Ms. Dow stated that the Applicant is here to speak on the item and wishes to discuss the appropriateness of the paint. Board Member Cichowski inquired as to whether a "stop work" order was given since it is not according to what was approved. Ms. Dow stated in the affirmative and that they wanted them to proceed as much as they could without touching items that were inconsistent with what was approved. She stated that they did some brick work on the back of the building that was just repair and masonry work. Mr. Don Day then came forward and provided the following information for the record:

Name: Mr. Don Day
DFA, LTD.

Address: 110 E. Louisiana Street
McKinney, TX 75069

Mr. Day stated that the building at 501 W. Main Street was originally painted white and at some point after that, someone sandblasted the building. Mr. Day stated that when the building was sandblasted, it removed mortar between the joints. After he purchased the building, they realized that the east wall was bulging out (approximately 4"). Mr. Day stated that he contacted the structural engineer and had him look at it and his comment was that the wall would eventually fall as it was structurally unsound. He stated that in order to keep the building from falling, they installed concrete buttresses (and steel) on the inside and tied the old wall to the new structural element (steel plates). Mr. Day stated that he never intended to paint the building, but now that it has steel plates, he feels it necessary and it makes more sense because that is the only way to hide the steel plates. Mr. Day stated that they had to take out the old wooden windows (which were originally painted white) because they were falling apart and in very bad shape. Mr. Day stated that the staff report refers to the windows as "vinyl," however, they were actually aluminum. He stated that what he is asking permission for is to replace the wooden windows with modern windows and paint the building so that he can hide the steel plates. The color that he is proposing to paint the building is the same color as used on the 34 Chophouse building (331 W. Main Street) – red with white trim.

Board Member Cichowski stated that as he read the Applicant's October 2022 submission, Mr. Day already knew that he was going to have to do structural work on the building – however, at that time there was no intent to paint the building. Mr. Cichowski stated that the issue he is having is that the windows and storefront are not as the renderings displayed in the October 2022 submission and asked why. Mr. Day stated that when they went to purchase the windows for the building, they were told the white aluminum windows were what they had in stock and what they could get. If they wanted to wait for the (inaudible) windows, it would take months and he chose not to wait, noting that since the windows

had previously been white, it seems to be historic – replacing white windows with white windows. Board Member Cichowski inquired of Mr. Day if he was aware of the current guidelines and ordinances, to which Mr. Day answered in the affirmative. Mr. Day also noted that he has invested several million dollars in his shop. Board Member Cichowski inquired of Mr. Day why he is now electing to do work that is different from his previous renderings. Mr. Day stated that the front elevation is the same and he was unaware that the door was off-center, noting that he missed the door being moved in the renderings. Mr. Cichowski once again questioned Mr. Day on why his plans are not in accordance with what he submitted and Mr. Day once again stated that he always thought the doors would be in the center and was unaware they were off-centered. Mr. Day stated that he made a mistake in missing that. Mr. Cichowski stated that he believes that if Mr. Day would have had the elevations in the renderings, as depicted today, there probably would have been a very different discussion other than it was in October 2022 because – as depicted today – it is not a historic representation of the time period from that building. Discussion ensued amongst Director Dow, Mr. Day, and the Board Members regarding the recess, bulkheads, etc. Board Member Anderson inquired of Mr. Day – on the assumption that there is a middle ground on which the Board and he can agree – what he would suggest as a way to rectify the situation to render it, if not the same, then much more like the initial plans that were proposed and approved – and not executed. Mr. Day stated that he has built the building the best way he believes it should be built. He further stated that if he has to change out the windows, it will delay the project several months and he said he would have to shut the project down and get back to it when he was able. Mr. Day stated that taking out the storefront again would take several months and cost thousands of dollars. Mr. Day reiterated that the building is on the verge of falling down but said he would let it sit like it is for the foreseeable future, if he had to. Ms. Dow asked if the Board would allow her just to speak on the storefront by itself. She asked if there was any way to build bulkheads by using the doors that are already there, noting that she does not know if this would satisfy the Board on this item or not. Mr. Day stated that, with regard to a retail store, the more glass you have in front of the store the more successful it will be. Discussion ensued regarding the installation of a bulkhead and Mr. Day stated that he believes he could build an 18" bulkhead without any problem and Vice Chair Solomon stated that she believes it could be done without removing any glass. In response to Ms. Dow's inquiry, Mr. Day said that the window material was called "anodized aluminum." Vice Chair Solomon stated that she personally does not have a problem with the windows because the majority of the windows on that block are white. Board Member Riley stated that the windows were probably fine when the building was white, but now it has been sandblasted and affected the structure and the brick integrity is compromised (more porous than ever). Mr. Riley believes it is more critical now – than ever - to paint the building to protect the brick, so he does not feel that the color is as critical as it was before. Board Member Cichowski inquired about the style of the windows and Ms. Dow stated that Rosin Consultant suggested 1/1 sash windows, rather than 6/1. Vice Chair Solomon inquired as to whether the windows have to be functional and Mr. Day stated that the fire marshal advised them to be functional. Board Member Riley asked staff to confirm that if the bulkhead is corrected in the way that the Board was discussing, would the Applicant be able to proceed with the project.

Board Member Cichowski asked if it would be appropriate to table the matter until the next meeting on October 17, 2023, to see what the plans are for the bulkhead, the windows, and the samples of paint being proposed. Ms. Dow asked if the Board was interested in allowing the Applicant to paint the building, to which Board Member Riley stated that he believes the building will have to be painted in order to be sealed in some way. He believes it is too porous after being sandblasted and will always soak up water if not sealed in some manner. Board Member Cichowski stated that he would like to table the item and have the Applicant bring back renderings of the bulkheads, windows, and sample paint, in accordance with a Certificate of Appropriateness process, noting that it is not what was approved so he would like to see what the Applicant is going to do before it is approved again. Mr. Day said that, if possible, he would like to get approval at least on the windows so he can start on the inside as they have to be trimmed both on the inside and the outside. Mr. Day said that he is ok with getting the renderings that were requested but he would like to start on the windows as soon as possible. Vice Chair Solomon asked Mr. Day about the transom windows as it appeared that three transom style windows were approved, but it now appears there are no transom windows. Mr. Day stated that he would have to look back at the plans as he does not recall. He stated that if he had to put in transom windows it would have to tear the whole storefront out and start over. Vice Chair Solomon stated that it might be possible to add faux transom windows. Board Member Cichowski reminded Mr. Day that the signage would still need to come back before the Board. Mr. Day stated that the space has not been leased yet and understands that anyone that leases the building will need to come back before the Board for signage.

On motion by Board Member Riley, seconded by Board Member Cichowski, the Historic Preservation Board approved the windows as discussed and outlined in the meeting today (and on the application); and tabled the issues of the storefront and paint - with renderings and a new paint color palette to be provided at the October 17, 2023, Historic Preservation Board Meeting.

Board Member Anderson stated that she feels compelled, once again, to bemoan the fact that work has proceeded, unlike what was approved, and in part, without a permit. She stated that this has happened over and over again and each time she voices her displeasure, noting that she attempts to keep her displeasure from being more vehement each time it happens. She stated that Mr. Day and his work in the City are respected, however, as a subset of that, Mr. Day, with his experience, should be aware of the necessity to follow procedures, policies, and permitting, particularly in the Historic District where the standards are higher and must be maintained and enforced. Ms. Anderson implored everyone involved in this process that we do not see this happen again and again.

Board Member Cichowshi stated that – to reinforce what Board Member Anderson just stated – he would like to show Mayor Janet Gott's video that is on the Historic Preservation website. [Main Street Coordinator Grant Yoder presented the video to the Board and audience. Board Member Cichowski requested that the video be shown at the 340 mark for the guidelines, processes, and approvals of the Historic Preservation Board.] Mr. Day thanked the Board for their time.

C. Receive a report and hold a discussion on the historic marker proposal.

Board Action

Board Member Cichowski presented this agenda item. Board Member Cichowski presented renderings of two markers within the City. Mr. Cichowski stated that one of the markers is from the Four Lions Buildings (501 W. Main Street), noting that it is larger than what they envisioned. Mr. Cichowski also showed the plaque located by the "All Board" statue at the Katy Depot (with the woman and child running to the train), noting that this one would probably be the size they are looking at; however, this particular one might be more expensive because of the Denison150 Sesquicentennial logo. Mr. Cichowski stated that there were previous discussions regarding the mounting of the markers and there has been some feedback, but nothing final yet. He stated that with regard to the City leadership, there is a) one contingent that would like to have it on the wall and not on the pavement; b) one that definitely does not want it on the pavement; and c) one that would rather have it a freestanding marker. Mr. Cichowski stated that he and Board Member Anderson would continue to work on the plan for the markers. He stated that they plan to take another trip to Grapevine to find out exactly what they did for the marker program. Mr. Cichowski stated that there is a VisionForward – which is a follow-on to Vision2020 adopted by the City - in which there are six goals for Downtown, noting that Goal No. Six is a plan for City historical markers. He stated that they were unaware that they were comporting with one of the goals of VisionForward for the City. Board Member Anderson stated that there is still work to be done, but they are committed to the concept and that it can be realized. No action was taken by the Historic Preservation Board on this item.

4. PUBLIC HEARINGS

A. Receive a report, hold a discussion, conduct a public hearing, and take action on a request to demolish property at 619 W. Chestnut Street. (2023-041H)

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the Applicant has requested to demolish the property at 619 W. Chestnut Street. Ms. Dow presented photos of the house as it looks at this time. Ms. Dow stated that the guidelines state that a plan for redevelopment is requested before any demolition is granted. Ms. Dow stated that Rosin Consultant expressed that they have seen much worse be salvaged. She stated that it is possible that a new owner might be interested in rehabbing or restoring it if the property owner is interested in selling it. Ms. Dow stated that the Applicant is here to speak on the item. Board Member Riley inquired if the consultant had an engineer view the property and Ms. Dow stated that she does not believe it was looked at by an engineer.

Vice Chair Solomon asked if there was anyone in the audience who wished to speak on this agenda.

Mr. Robert Tol came forward and provided the following information for the record:

Name: Mr. Robert Tol

Address: 1129 Singletree Road
Denison, TX

Mr. Tol stated that he manages Denison Glass in town. He stated that he is interested in tearing down the house at 619 W. Chestnut Street. He stated that this house has been on this lot for a while now and he has to keep paying taxes on it. Mr. Tol stated that he had a contractor come out to look at repairing/remodeling the house for a rental unit and he was informed that it would cost more to fix it up than it would just to tear it down and build a new structure there. Board Member Cichowski stated that the new guidelines state that this Board requires the understanding of what an applicant is going to do with a lot prior to approving a demolition, noting that they cannot do that since it is not the current ordinance. Mr. Cichowski inquired of Mr. Tol if it was his intent to rebuild in an historic fashion and Board Member Riley also inquired as to what he would do with the lot if demolition was approved. Mr. Tol stated that he would build a rental property within the next five or six years. Board Member Cichowski asked Mr. Tol if he is aware that the building is in the Historic Overlay District and there are additional rules that go with the type and style of the building before even obtaining a permit. Mr. Tol stated that he is aware that he would have to build to look historic, but right now his builder informed him that repairing this house would cost more than just building a newer, more energy efficient house. Mr. Tol also stated that if it cannot be demolished because of its historic nature, it will just sit like it is. In response to Vice Chair Solomon's inquiry, Mr. Tol stated that he has owned the house for approximately five or six years and the house was purchased in this condition and has never been occupied (since he has owned it). Board Member Anderson stated that, with historic structures, we sometimes see what is called "demolition by neglect," but she does not see that this property has advanced to that stage. She stated that she would also contradict Mr. Tol, in part, knowing that there are properties of historic merit in much worse condition than this house that have been brought back to attractive, habitable, and historically appropriate. Ms. Anderson stated that, because of that fact, she is not prepared to proceed with demolition until there is much more knowledge – one, about the viability of retaining the property, the cost of repairing it to bring it up to standards, and or some kind of definitive notion of what might occur in its place, other than a vacant lot. Board Member Anderson stated that she realizes it is a heavy bit of homework, but she feels unprepared to proceed with voting to demolish a structure of historic significance until she is aware of those facts. Mr. Tol stated that he understands. Board Member Cichowski stated that the term "uninhabitable" does not mean "unrestorable" and also understands the extra burden of owning a building within the Historic District Overlay and agrees with Board Member Anderson that he is not prepared to vote for demolition until he knows what is going to happen with the lot. Mr. Cichowski inquired if the building was "contributing" or "non-contributing" and Ms. Dow stated that it is her understanding that it is "just in the Historic Overlay" but not listed as "contributing" or "non-contributing." In response to Board Member Riley's inquiry, Mr. Tol stated that the house is approximately 1,000 square feet (two-bedroom, one bathroom). Vice Chair Solomon inquired if she understood Mr. Tol correctly that if the demolition was not approved, he would just let the house sit – to which Mr. Tol answered in the affirmative. He stated that maybe five to ten years from now it might be mathematically worth it to rebuild, but not

now. Mr. Tol, when asked by Board Member Cichowski, stated that it would take longer than two weeks to obtain plans for the building and bring back to the Board. Board Member Riley inquired if the builder provided an approximate amount to fix up the house and Mr. Tol responded that he was informed it would be approximately $150,000 (amount given two years ago) but could get with him again to see what the estimate would be. Board Member Anderson informed Mr. Tol that she did not want to interject into his business but there are builders in town that are experienced in this type of rebuild and perhaps he could talk to them about their estimates. Mr. Tol stated that his builder does the same work all over town. Board Member Cichowski stated that his vote today would be against demolition, but he could be swayed (in the future) if he had more information on what would be constructed in its place. Board Member Anderson stated that possibly he could bring back figures that would show what reconstruction versus new construction would be. She stated that even though they are not constrained by any power, for this particular property they still have the responsibility to maintain the integrity of this part of town. Board Member Riley stated that if the Applicant were to refurbish or rehabilitate the property, he might not be constrained by the same (awkward) floor plan with the appropriate permitting and he might be able to increase the square footage. Director of Development Mary Tate interjected that this property is zoned commercial and cannot be rebuilt for residential use. She recommended that this matter be tabled or denied until they can speak with the Applicant about what can actually be constructed on the property. Discussion ensued between staff, the Applicant, and Board Members regarding the zoning and permissible construction. Mr. Tol was informed to get with the Planning and Community Development Department to discuss this issue.

Vice Chair Solomon asked if there was anyone else in the audience who wished to speak on this agenda item, to which there were none. What that, the Public Hearing was closed.

On motion by Board Member Cichowski, seconded by Board Member Anderson, the Historic Preservation Board denied the request to demolish the structure at 619 W. Chestnut Street.

5. STAFF UPDATES

A. Staff update regarding 313 W. Main Street.

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that she approved in office a sign request for **Premier Imaging at 313 W. Main Street**.

B. Staff update regarding Masonic Lodge.

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that she approved in office a sign request for **Masonic Lodge**.

Board Member Cichowski complimented staff on their work on the Design Guidelines and the Historic Preservation Ordinance. City Clerk Wallentine stated that they are hopeful to have these items on the October 16, 2023, City Council Meeting agenda. Ms. Dow stated that she added this as an "action" item on the agenda as she believes the City Council will want the ability to discuss it and ask questions.

In response to Board Member Cichowski's inquiry, Ms. Dow stated that she will have the item for the new Board Member on the October 16, 2023, City Council Meeting agenda.

6. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 12:56 p.m.

_____
KIRSTEN SOLOMON, Board Vice Chair

ATTEST:

_____
Karen L. Avery, Deputy City Clerk

CITY OF DENISON
HISTORIC PRESERVATION BOARD MEETING
MINUTES

Tuesday, October 17, 2023

1. CALL TO ORDER

Announce the presence of a quorum.

Vice Chair Solomon called the meeting to order at 12:01 PM. Board Members present were Linda Anderson, Kurt Cichowski, and Steve Riley.

Staff present were Donna Dow, Main Street Director; Grant Yoder, Main Street Coordinator; Mary Tate, Director of Development; Kirk J. Kern, Senior Building Inspector; Robert Lay, Neighborhood Services Manager; Harlan Owens, Fire Marshal; and Karen 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

Prior to Individual Consideration items being heard, and, for the record, Director of Main Street Donna Dow informed the Board that the item that was heard on October 3, 2023, and tabled to today's meeting [Item 3.B – Proposed Storefront and Windows at 501 W. Main Street] was not added to the agenda today as the Applicant was unprepared to go forward with his presentation at this time. Ms. Dow stated that when they are ready to present (the Board's requested items), she will place it back on the agenda.

A. Receive a report, hold a discussion, and take action on the request to paint a mural on the north facing side of 311 W Main Street.

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the tenant at 311 W. Main Street (2 Chicks Home and Market) has proposed to paint a mural on the alley-side of their building. The mural will be painted by Steven Ray Bohall, the same artist who painted the Ashburn's mural, the Eisenhower mural on Chestnut, and others. The mural will feature a train commemorating Denison's history and flowers. Ms. Dow stated that Ms. Elise Russell is present to speak on the item. Ms. 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 she brought more photos for the Board, in addition to what was presented in the agenda packet. She stated that her back entrance (on Woodard Street) will likely become her front entrance during the upcoming construction. The mural that they are proposing is called "Denison in Bloom." Ms. Russell stated that they have spoken to many of the other building owners and where it is historically appropriate, they hope to filter the mural down the alley to be a cohesive connection to each building. She stated that she has also spoken with another building owner that would like to have a sculpture of the flowers and attach it to the building, noting that this is just some of the vision for the future. Board Member Anderson commended Ms. Russell for taking leadership on the back facades for when they move into that phase of construction. Ms. Russell stated that the artist requested the Applicant to remove the bars above the windows and they checked it out and determined that some of the wood is rotted from water damage. She stated that she met with a contractor who, even though he has many customers ahead of her, would work to get the windows repaired exactly as they were – but without the bars. Ms. Russell stated that she has learned that the bars are not historic and she would love for it not to look like a jail cell. She stated that you cannot get to those windows from the interior of the building. She noted that years ago Mr. Ringler did a remodel on the inside of the building on the mezzanine level of it and noted that when you open the doors, the floor is right there. The room above that was storage. Ms. Russell stated that there is a solid wall blocking the interior of the windows and there was some discussion in design about those windows, but she cannot bring them back to what they look like previously (from the inside). Ms. Russell stated that they have been painted over for years and the mural will only cover a couple of the windows in the middle, noting that the panes are approximately 12" x 12" (and does not cover too much of the back). Board Member Riley asked Ms. Russell to clarify if the windows would be built back as they are now. Ms. Russell stated that they are going to repair the windows – not remove them. The contractor will repair the trim across the top and the board behind the windows, noting that the only part being removed is the bars. Vice Chair Solomon inquired about the window that is boarded up and Ms. Russell responded that they had water damage from a recent storm (and prior storms) that have to be repaired and that is the work they are waiting on. Vice Chair Solomon stated that once the bars are removed, the Applicant could possibly utilize that space for signage. Ms. Russell stated that she plans on including signage in her alley activation grant that she will be completing for the second part of her application for D3. Ms. Russell discussed some ideas for her future vision regarding the doors, bathroom, etc. Board Member Cichowski inquired if Ms. Russell had her building permit and Ms. Russell stated that she did not. Mr. Cichowski requested that she get with staff as soon as possible to take care of that. Board Member Anderson commended Ms. Russell and the owners on the project and the fact that they are fully funded. Board Member Riley inquired about the design and

Ms. Russell informed him that Steven Bohall is a friend of hers from Denison, although he now lives in Kansas. She stated that he has drawn other murals in town and she and Council Member Brian Hander collaborated with him to work on this particular mural. Board Member Anderson stated that she appreciates how "life-affirming" the flowers are as smoke.

On motion by Board Member Cichowksi, seconded by Board Member Riley, the Historic Preservation Board approved the addition of a mural on the alley-side of 311 W. Main Street.

B. Receive a report, hold a discussion, and take action on the request to paint a mural on the east facing side of 700 W Main Street.

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the tenant at 700 W. Main Street (Marr Family) has proposed to paint a mural on the Barrett side of the building. The mural would be painted by Matt Bardwell, a local artist who painted the Booth's Brew mural along Armstrong Avenue. The mural would feature a train commemorating Denison's history and Red River at the Carpenter's Bluff Bridge. Ms. Dow stated that the Design Committee has reviewed and approved this item. Ms. Dow stated that both the property owner and artist are present to speak on the item. Mr. Matt Bardwell then came forward and provided the following information for the record:

Name: Mr. Matt Bardwell
SM Home Interiors

Address: 626 W. Main Street
Denison, TX

Mr. Bardwell stated that he has a small art space at the back of 626 W. Main Street called "The Odd Frog." He stated that the owners (the Marr Family) are supportive of the mural. He stated that he would like to keep the train rustic red, like the original trains. In response to Board Member Cichowski's inquiry, Mr. Bardwell stated that he is attempting to match the MKT colors. Board Member Anderson stated that she really likes the way the mural looks as presented and especially likes the drawing and impressionistic nature of it, as opposed to the hard lines that other murals have. She stated that she would love to have the final project look like the rendering that was submitted (a "sketch"). Mr. Bardwell stated that the rendering provided (the "sketch") was approved by the Design Committee and that is the way he intends to draw it. In response to Board Member Riley's inquiries, Mr. Bardwell stated that he will be using acrylic paints and an outdoor sealant for the mural and he anticipates it taking approximately two weeks. Board Member Cichowski stated that he would like to see a commitment from the owners that if there was any damage or repairs needed within five years, they would work with the artist to repair it. Mr. Bardwell stated that he usually gives that guarantee because you never know if it could be "tagged"

or otherwise messed up. In response to Board Member Cichowski's inquiry, Mr. Bardwell stated that the project is fully funded.

On motion by Board Member Riley, seconded by Board Member Anderson, the Historic Preservation Board approved the addition of a mural on the east side of 700 W. Main Street.

C. Receive a report, hold a discussion and take action on adding a black railing on second- story rear exterior at 325 W. Main Street.

Board Action

Donna Dow, Main Street Director, presented this agenda item. Ms. Dow stated that the pergola was previously approved and presented a rendering of the updated version of the pergola. In response to Board Member Cichowski's inquiry, Ms. Dow stated that work has not commenced yet. Director of Development Mary Tate stated that staff is agreeable to the materials being used and the Applicant needs to make sure that they are compliant with building codes, etc. In response to Board Member Cichowski's inquiry, Ms. Dow stated that it is the Applicant's intention to keep the wall (separating the buildings) when renovating; otherwise, the Applicant would have to come before the Board to have demolition approved. Board Member Riley stated that he recalled the problem that the Board had with the item previously, noting that the Applicant was non-compliant with several issues, but it appears that they are doing everything by the book now. Director Tate stated that staff initially felt there was an issue with the safety of the rail so the Applicant came back with materials that are sturdier. Board Member Anderson stated that the paint color appeared to be a different color than what it was before and Ms. Dow stated that she can approve the painting at the staff level.

On motion by Board Member Cichowski, seconded by Board Member Anderson, the Historic Preservation Board approved the addition of a black fence around the exposed perimeter of the second story rear exterior of 325 W. Main Street.

D. Receive a report, hold a discussion, and consider approval of Historic Preservation Ordinance update and recommendation of approval to City Council.

Board Action

Donna Dow, Main Street Director, introduced this agenda item and stated that she would like to start with questions from the Board. Mr. Cichowski stated that the Ordinance will need a final editing for formatting, subscript, font size/type, etc. Ms. Dow stated that a final review and edit would be completed prior to being sent to the City Council for approval. Ms. Dow stated that she has made some edits that still need to be reviewed by the City Attorney and that would be done after this meeting. She informed the Board that she would like to review several of the edits that she made after previous discussions with Board Members. Edits and revisions were discussed as follows:

- Board Member Cichowski pointed out that **Page 8 of the Ordinance, Section 30-10** references "Enforcement." With regard to the sentence that states, "**It shall be the duty of the Development Services Department, in coordination with the HPO and/or HPB, to inspect any such work to ensure compliance.**", Mr. Cichowski stated that the same section further states, "**…the code compliance officer neighborhood services department, or the HPO shall issue a stop work order, …**" He considers this a partial success as not all of the work will completely be on the HPO to enforce compliance. Director Tate stated that until a matter gets to the legal process, the burden is on staff for enforcement. Board Member Anderson inquired about the Fire Marshal being involved in the enforcement of "stop work orders" and suggested that it be discussed with the City Attorney. There was discussion among Board Members and staff regarding the Ordinance stating "HPO" and not a specific staff member's name and confirming that it is this way throughout all documents and ordinances – including the other departments.

- With regard to **Page 10 of the Ordinance, Sections 10-13 Fees and 10-14 Penalties,** discussion ensued regarding the maximum amount for a fine/penalty that could be assessed for failure to comply with provisions of the Ordinance. The Ordinance states that, "**…a fine not to exceed five hundred dollars ($500.00), unless related to health and public safety <u>each day</u> that such violation continues…**". Board Member Cichowski requested that staff ensure that this section coordinates with other sections of the Ordinance. There was discussion regarding the cap/ceiling for the fine and if there is anything that prohibits the Board from assessing a fine/penalty higher than $500. Board Member Riley stated that state law determines the maximum amount that can be fined. Neighborhood Services Manager Robert Lay stated that if the penalty is related to health and public safety, the penalty can be greater than $500 but a judge will determine the amount of the fine. Discussion ensued regarding the actual enforcement of the "stop work order" and assessment of penalties.

Director Dow stated that Kelly Little of the Texas Historical Commission (THC) reviewed the Ordinance on behalf of the Certified Local Government's perspective. She stated that there were legal items that THC was aware of that needed correcting (and have been corrected). Ms. Dow stated that the City Attorney's office has also reviewed the document. Ms. Dow further stated that:

- With regard to **Section 30.3 Designation of landmarks or historic districts** she added "…buildings, sites,…" to the designation of landmarks; however, she is unaware of **who can actually make the designation of the landmarks or historic districts**. She is going to review this with the City Attorney and will make any corrections to this section that are necessary.

On motion by Board Member Cichowski, seconded by Board Member Riley, the Historic Preservation Board provided a statement of support for the current version of the Historic Preservation Ordinance and anticipates approval of the Ordinance pending final City Attorney and City staff review.

E. Receive a report, hold a discussion, and consider adopting October 2023 update to the City of Denison Historic District Design Guidelines and recommending to City Council for adoption.

Board Action

Donna Dow, Main Street Director, introduced this agenda item and requested comments and feedback from the Board regarding the Design Guidelines presented in the packet. Discussion ensued regarding the following items in the Guidelines:

- Board Member Anderson stated that the Board has "danced around what a 'clear' window looks like" and the Board will most likely continue to do so until a decision is made with regard to defining the word "clear" in reference to window film (**refer Guideline 3.07.6-Replacement Windows and Window Film – Subsection (c.)**). She further stated that there have been many transgressions up and down the street and will most likely continue if the Board does not put a well-defined definition on the term. Director Dow stated that she has spoken with a [window film] vendor who would be agreeable to providing some education or guidance to the Board with regard to window tinting. She stated that the manner in which it is stated in the Guidelines is guidance provided by the National Parks Service and that is as clear and final of an answer as she believes she is going to obtain. Ms. Dow understands that it does not provide a definitive path in which to proceed but she has not found any further guidance. Board Member Riley stated that he understands that there are property owners that must utilize window tinting in order to protect their merchandise. Mr. Riley stated that the Board has approved some tinting at a certain percentage primarily to emit less light, not necessarily a color. He would like to have the wording defined as "low E." Director Tate clarified that these are guidelines only and it does not necessarily mean that someone has to follow them. Discussion ensued among the Board and staff regarding individuals not following the guidelines and the end product not being to the Board's liking. It was noted that the window film is repeated several times in the guidelines (exact same wording – different sections). Board Member Cichowski stated that because these are "guidelines" and not in the Ordinance, the Board may find itself in situations where they have to decide cases on a one-by-one basis. Board Member Riley stated that someone might have a unique problem that the Board never thought of and it may not follow the guidelines but the Board feels it appropriate to their situation. Board Member Anderson recalled the first time an individual requested solar panels and the Board was able to approve it because it was clearly in the guidelines and appropriate. It was the consensus of the Board to revisit the issue of window tinting.

- Board Member Cichowski stated that he wanted to note that with regard to **Page 23 of the Guidelines, Guideline 4.04-3-Maintaining or re-establishing the historic color scheme is appropriate**, there is no recommended color palette. Ms. Dow stated that there is a recommended color palette on the website. Discussion ensued regarding **Guideline 4.04-3(c).** regarding colors and hues. Ms. Dow stated that this is probably how the national wording is but if she were asked to explain it, she would not be able to. After much discussion regarding this section – and some thinking that the wording is "terms of art", it was determined that this wording needed to be re-worded and/or cleaned up.

Vice Chair Solomon, referencing the previous discussion regarding window tinting, inquired about the building at 431 (?) W. Main Street that has psychedelic blues and greens on the window. She inquired if this was considered window tinting and if they came before the Board for approval – or if they even needed approval. Ms. Dow stated that they did not ask for permission but, in her opinion, it should have come before the Board. Board Member Cichowski stated that he believes it is important to make approvals a requirement across the entire chapters and not just Chapter 30 – and tie the Certificate of Appropriateness all the way through the permitting department and Code Compliance, noting that no Certificate of Occupancy would be issued without compliance of all of the requirements.

Ms. Dow stated that the Guidelines were reviewed by the City Attorney's office and they had no comments and did not recommend any changes. She stated that it has also been reviewed by all of the City departments. Director Tate stated that Fire Marshal Harlan Owens is in the process of reviewing the sections that need his stamp of approval and will inform Director Dow when complete.

On motion by Board Member Cichowski, seconded by Board Member Riley, the Historic Preservation Board provided a statement of support for the current version of the Historic District Design Guidelines and anticipates approval of the Guidelines, pending appropriate staff review.

The Board commended Ms. Dow and all of the staff for their hard work on the Ordinance and Guidelines and expressed their appreciation for a job well done.

4. STAFF UPDATES

A. Staff Update regarding 125 W. Woodard Street

Director Dow presented this agenda item. Ms. Dow stated that the (previously approved) sign at Zig Zag Galleries at 125 W. Woodard Street was damaged by the last storm, so she approved the sign for repair at the staff level.

B. Staff Update regarding 531 W. Crawford Street

Director Dow presented this agenda item. Ms. Dow stated that Mells Grill changed the location of their sign that was previously approved and she approved that change at the staff level.

C. Staff Update regarding 115 S. Fannin Avenue

Director Dow presented this agenda item. Ms. Dow stated that the new (longer) sign at the Masonic Lodge was approved by her at the staff level.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 1:14 p.m.

KIRSTEN SOLOMON, Board Vice Chair

ATTEST:

Karen L. Avery, Deputy City Clerk

Historic Preservation Meeting
Staff Report

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

Staff Contact
Donna Dow, Historic Preservation Officer
ddow@cityofdenison.com
903-464-4452

Summary

The applicant previously received approval for a new storefront.
The applicant would like to modify request to be able to leave as it has been installed.
The applicant would also like to determine if painting is an option.

Background Information and Analysis
The property at 501 W. Main was approved on October 27, 2022. The storefront built does not appear to be the same in the approved drawings. The applicant is requesting permission for the storefront as built. The applicant would also like to paint the building the same color as 34 Chophouse.

The design as built does not look like the drawing presented. Our requirements include a bulkhead under the display window. Although shown on the applicant's proposed plans, this was not installed. Clear glass is also mentioned in the consultant's report although not mentioned in the motion for approval.

The consultant's original report states:

- Storefront windows: The proposed design with window, transom, and bulkhead design looks good. Glass should be clear, low-e.
- Storefront doors: I would recommend that the applicant use doors without divided/simulated divided lights. Doors with ¾ view and a lower panel, like the door in the illustration on page 8 of the Denison Design Guidelines, would be more appropriate.
- Awning: Is there historic evidence for the awning as proposed?

Staff Recommendation

Staff does not recommend approval as the proposed storefront does not meet our guidelines. A modification of the windows to include bulkheads is recommended. Painting is not appropriate for unpainted brick.

Prior Board or Council Action

The item was presented and approved on October 27, 2022. The construction does not match the approved plans and was brought back on October 3, 2023. The board request the owner to consider adding bulkheads to the storefront.

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

Recommended Motion
I move to deny or approve with conditions the storefront and painting of 501 W. Main Street

.Notes:

After the October 3, 2023 meeting, the owner requested the following:

As a follow up, attached is a drawing of the front of the 501 building that shows the wood panels trim at the base of the store front that we will add if required. The panels will be 18" tall and will be painted the same black color as the two black bands on the front of the building.

Don Day

Rosin Consultant Recommendation:

Darkened, full height windows are not historically appropriate. His originally proposed design with the bulkhead is historically appropriate. If he does not want to do wood, he could modify the existing storefront to have an aluminum bulkhead.

As for painting the building, he might have a point about the brick being damaged by the removal of the hard outer layer. The mortar should be investigated and appropriately repointed as needed before any paint or other sealer added. Any application of a paint should follow the guidelines specified in Preservation Brief #1 https://www.nps.gov/orgs/1739/upload/preservation-brief-01-cleaning-masonry.pdf (towards the end of the brief, there's discussion about coatings). You all will also need to assess the type of paint being used. Aesthetically, I don't think the building looks bad unpainted, and the photo he provided is from the 1960s, after the period of significance. Proceed with caution on the brick painting.

Excerpt from Minutes from the October 27, 2022 Meeting:

G. Receive a report, hold a discussion, and take action on removing current storefront and reverting original and historic storefront design, addition of awning, and replacing of windows at 501 W. Main Street. (2022-065H).

…

Board Action

Mr. Day stated they have recently purchased and renovated this building. The first floor will be retail and the second floor will have apartments. Mr. Day stated the building has structural problems—the east wall is bulging out, so they have built buttresses to bolt the wall. Mr. Day stated they would like to open up all of the windows. He stated that the architect drew a plan for the windows, but his preference is to have the windows on the second floor be sash windows with one glass over one glass (1/1), as opposed to the multiple glasses. The storefront door will have one single glass. Mr. Day stated that on the first floor there are some small windows up very high (that you must have a ladder to get to) and those windows will be solid and not operable. Mr. Day stated they are proposing to leave the brick the color it is now. Currently, his plan is to leave the painting on the front of the building the color it is now knowing that when they lease that building to a resale tenant, they will have to have signage. Mr. Day stated colors can be addressed at that point.

On motion by Board Member Knott, seconded by Board Member Solomon, the Historic Preservation Board unanimously approved the removal and rebuilding of the storefront and addition of windows as detailed for 501 W. Main.

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

Address of Property: 501 W MAIN ST

Property Owner(s): DFA, LTD

Applicant Name: DON DAY

Relationship to Owner: OWNER

☒ *Check if same as Property Owner*

Applicant Mailing Address: 110 E LOUISIANA ST, STE 200 MCKINNEY, TX 75069

Applicant E-Mail Address: DON@MCKINNEYGRAND.COM Applicant Cell Phone Number: 214-405-2493

Please submit this completed application with the following supplemental items attached:

- ☒ Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- ☒ Current photograph of property
- ☒ Historical photograph of property (if available)
- ☒ A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- ☐ Site Plan or photograph of site with proposed changes
- ☐ Drawing of proposed changes, including dimensions of each element being added/removed
- ☐ Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.
Bold items required for all projects.
Attachments should be 11" X 17" or smaller.
Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

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

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

Masonry
- ☐ Type
- ☒ Repointing
- ☒ Cleaning
- ☐ Removing paint
- ☒ Repairing/replacing/removing
- ☐ Coatings, including water repellent coatings

Wood
- ☐ Removing Paint
- ☒ Repairing/replacing/removing wood
- ☐ Coating, including chemical preservatives

Painting: *Please provide samples and list all colors.*
- ☐ Brick: _____
- ☐ Other masonry: _____
- ☒ Wood: _____
- ☐ Other façade elements: _____

Windows
- ☒ Repairing/replacing sashes
- ☐ Changing number size, location, or glazing pattern
- ☐ Cutting new windows
- ☐ Closing or blocking
- ☒ Replacing

Entrances: *including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.*
- ☒ Entrance repair/replacement
- ☐ Entrance removal
- ☐ Porch removal
- ☐ Porch closure/enclosure

Roof: *including dormers, chimneys, slates, tiles, shingles, metal, etc.*
- ☐ Repairing roof
- ☐ Replacing roof
- ☐ Repairing/replacing features
- ☐ Removing features

Additions
- ☒ Addition to primary facade
- ☐ Other addition: Awning

Demolition
- ☐ Residential
- ☒ Commercial
- ☐ Other: _____

Other
- ☐ Please explain: _____

Signage to be installed:

Location
- ☐ Window/door
- ☐ Building
- ☐ Pole
- ☒ Other: TBD

Lighting
- ☐ Exterior illumination
- ☐ Building illumination
- ☐ Non-white lighting
- ☐ Type:
- ☒ Other: TBD

Hardware
- ☐ Screw mounting
- ☐ Wires
- ☐ Tension system
- ☐ Freestanding:
- ☒ Other: TBD

Colors
- ☒ Please list: _____

Materials
- ☐ Masonry Type: _____
- ☐ Vinyl
- ☐ Metal
- ☐ Canvas
- ☐ Other: _____

Other signage elements
- ☐ Please explain: _____

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

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

10/12/2022

Property Owner's Signature

Date

DFA, LTD - DON DAY

Property Owner's Printed Name

OFFICIAL USE ONLY

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

DFA LTD
110 E. LOUISIANA STREET
MCKINNEY TEXAS 75069

October 20, 2023

Donna Dow
Main Street Director
CITY OF DENISON TX

Dear Donna:

Attached are renderings of the building located at 501 W. Main.

Also attached are pictures of several other buildings that I have included to support my comments below.

First, however, I think it is important to say that whenever DFA builds or renovates a building, we strive to make it as beautiful as possible because beauty is powerful and attracts people. And because beautiful buildings attract more people, the buildings are easier to lease, and the merchants do much better and the community thrives.

For this same reason, beauty attracts, we often add works of art in front of our buildings such as the recently added Selfie Girl sculpture in front of 226 W. Main. This work of art has attracted numerous new visitors downtown and the response has been overwhelmingly positive.

If Denison is to revitalize its downtown, Denison must do all it can to make Denison downtown more beautiful. And if Denison also adds entertainment, especially restaurants that entertain with food, drink and music, the downtown will soon be busy and thriving in a way that Denison has not seen in decades.

Those are the principles DFA uses for all buildings that DFA LTD develops or renovates in historic downtowns and the guiding principles for the redevelopment of 501 W. Main Street, which is the subject of this letter.

501 MAIN FAÇADE PAINTING.

Attached is a picture of the 501 building as it was in 1968 when it was painted white.

Attached is a picture of how it is now with metal plates and various colors.

And attached is a rendering of the building showing how it can be provided the Historic Preservation approves painting the building.

Currently the 501 building, especially on the east side, is not attractive. It is dingy, discolored, dated with exposed steel structural plates. To remove the white paint, in years past, someone cleaned it with sand blasting and sand blasting did structural damage and caused the exterior wall to bow outward several inches. To repair the damage, we had to build concrete and steel pilasters on the inside and bolt the original brick wall to the pilasters with steel plates. The combination of exposed steel plates and the faded, discolored look is not attractive, and the building needs a facelift and paint will go a long way in moving this building from ugly to beautiful.

Paint will also seal the exterior mortar joints and stop the weathering and leaching of the mortar joints over the coming years.

It is also important to note that of **60% of all the buildings in the 100 block through the 600 block of downtown Denison (51 buildings out of 85 buildings) are painted and that painted facades are historic in Denison Tx.**

Attached are before and after pictures of the buildings at 331 W. Main which my company painted approximately one year ago. The "before" pictures are dingy and dated. The painted versions are much improved. The same will apply to the 501 building. Painting it will significantly improve the appearance of the building and add to the beauty of the downtown.

It is also worth noting that the cost to paint this building will be approximately $10,000.00 and cost is an incentive to **NOT** paint the building. However, painting this building will significantly improve the appearance and because the paint will seal the antique mortar from the elements, the building will, long term, be more likely to remain structurally sound as well as being more attractive and easier to lease and keep leased.

This building needs to be painted and I request approval to paint it.

The **red** color to be used to paint the brick is the exact same color as was approved for the building we painted at 331 W. Main Street. "Remember me Red", # 1815U

The **black** color will be "N black" from the approved color chart and is the black trim on the awning at 331 W. Main.

And the **gray** for the front façade will be "Ashen Gray" # 7536U

Finally, as it pertains to painting, there is a wall on the front of the building on the west side that is under the overhang and between the storefront and the sidewalk that needs to be painted. A picture is attached and shows this wall to be discolored with new plaster patches. I would like to paint this exterior plaster wall the same "Ashen Gray" # 7536U.

501 MAIN WOOD PANELS AT THE BOTTOM OF THE STOREFRONT.

The Historic Preservation committee has asked that I attach wood panels at the bottom of the 501 Main storefronts to make it look like a drawing in the committee's guidelines.

This can be done but, in my opinion, it will create more problems than it solves.

And full height storefronts currently exist on 19% of the building in block 100 through block 600 of the Denison Main Street and therefore full height storefronts, as is currently on the front of 501 Main, is not unusual or different from what already exists in downtown Denison.

Attached to support this statement are pictures of five of the sixteen buildings with storefronts that are the same as the current existing storefront on the 501 Main building.

I would prefer not to add the wood trim to the base of the existing storefront at 501 Main for several reasons as follows:

- The addition of the wood trim on the bottom of the storefront will create a long-term maintenance problem because wood rots and every few years it will need to be replaced.
- In addition, the wood must be glued to the glass and the glue will deteriorate over time and will require periodic replacement creating another maintenance issue.
- In addition to glue the wood to the glass, it will also be necessary to attach the wood panels to the storefront metal and will require that holes be drilled into the metal storefront columns, near the bottom and this will expose the columns to future water infiltration and water damage.
- Wood is a fire hazard and I have had the experience of a wood base to a storefront in McKinney TX catching fire when a cigarette was carelessly tossed into a bed of dried leaves that had blown against the same kind of wood trim and set the front of the building on fire. The existing metal and class storefront will not be susceptible to this hazard and is safer than it will be if wood panels are attached.
- Because the store front metal columns are dark bronze, the wood trim will need painted a dark color to match the bronze color on the storefront and once painted, it will fade into background and not be noticed. Much like the black ceramic tile at the base of the storefront on Landon Winery at 316 Main is not often noticed.

The addition of the wood trim to the base of the storefront will be seldom noticed, will create maintenance problems and is a fire hazard and I believe that the problems caused by adding this wood trim far outweigh any possible gain.

For these reasons, I request that we not be required to add wood trim to the base of the storefront.

SUMMARY. For decades downtown Denison has been bypassed with little activity. Many buildings were locked up, boarded up and activity was sparse. Two years ago, we began an effort to change this and revitalize the downtown Deison using the same practices that worked in other cities and most recently in McKinney Texas. The methods we use to accomplish this includes:

- To update the historic building with new storefronts, new paint, new windows and reopening the boarded up second floors windows. We have completed this revitalization of the buildings at 316 Main, 331 Main and will soon finish the buildings at 231 Main and 501 Main. We recently purchased 323 Main and are starting the same renovation process of that burned out building.
- To infill vacant lots with new buildings that are designed to fit into the antique architecture that currently exists in downtown Denison. An example of this work is the recently finished building at 226 Main and we anticipate adding two additional new buildings on the vacant lots at 317 Main and 221 Main.
- To bring new businesses that attract customers to downtown. To date we have successfully attracted the following new businesses to downtown Denison:
    - 34 CHOPHOUSE AT 331 MAIN
    - LANDON WINERY AT 316 MAIN
    - CHEZ NOUNOU BOTIQUE AT 214 MAIN
    - BABY IMAGING AT 313 MAIN
    - DEVILED EGG CO. AT 231 MAIN.

- AND WE HAVE ALSO ADDED 4 NEW OFFICE TENANTS AND 3 LOFT APARTMENTS.
- OVER THE COMING YEAR WE WILL ADD 5 ADDITIONAL RETAIL BUSINESS, 8 ADDITIONAL LOFT APARTMENTS AND UP TO 20 MORE OFFICE TENANTS.

To continue this revitalization process we must build beautiful buildings and bring entertainment to downtown Denison.

If the Historic Commission allows us to follow our plan as outlined above, we can have a long-term positive impact on the revitalization of downtown Denison over the coming years.

For these reasons, I ask for approval of the following two items:

- Paint the exterior of the 501 Main building and
- To approve the storefront as is without the additional wood trim.

Sincerely

Don Day
DFA LTD

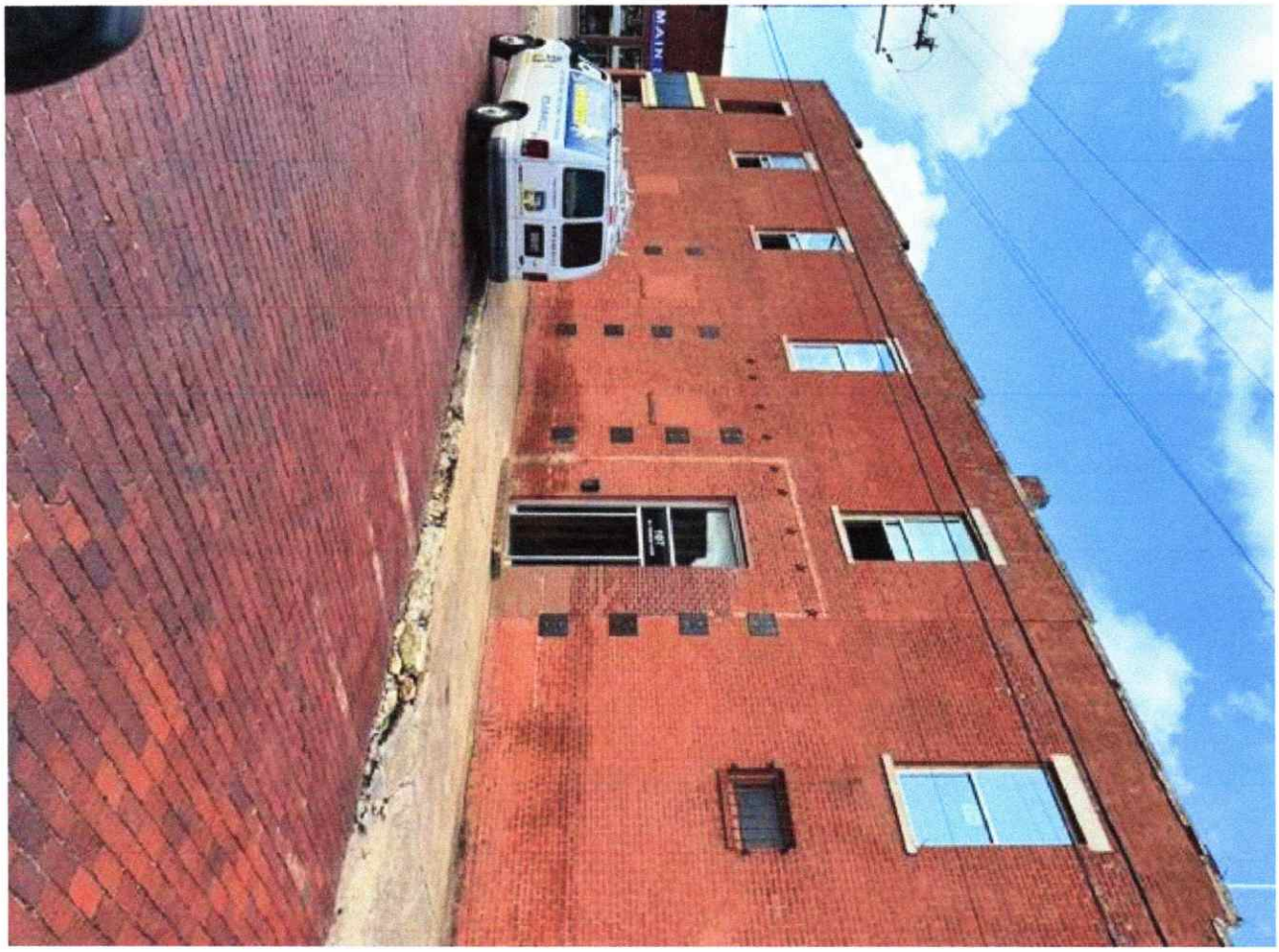
BENEFICIAL
LOANS

501 today

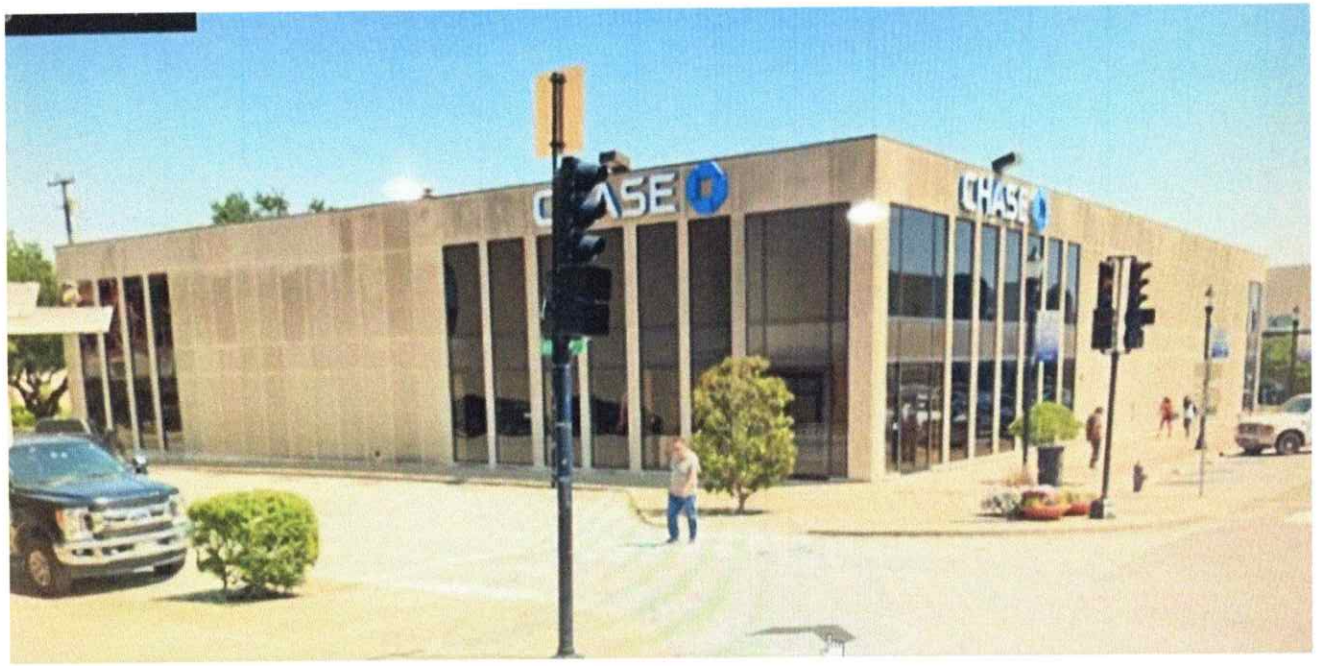
Rhonda Borgne <rhondaborgne@yahoo.com>

Wed 10/11/2023 12:02 PM

To: Don Day <don@mckinneygrand.com>;




Independent
Bank
Denison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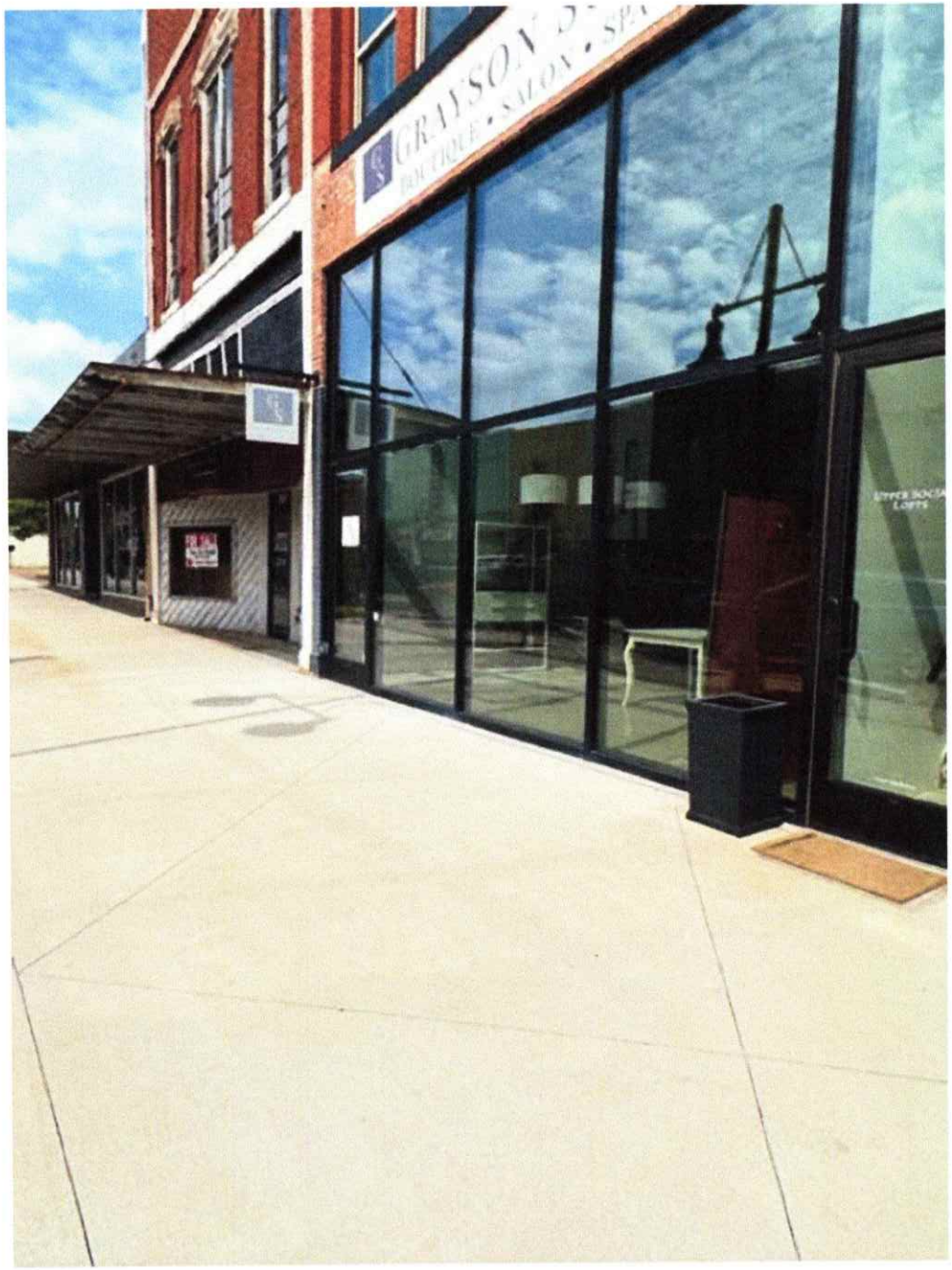
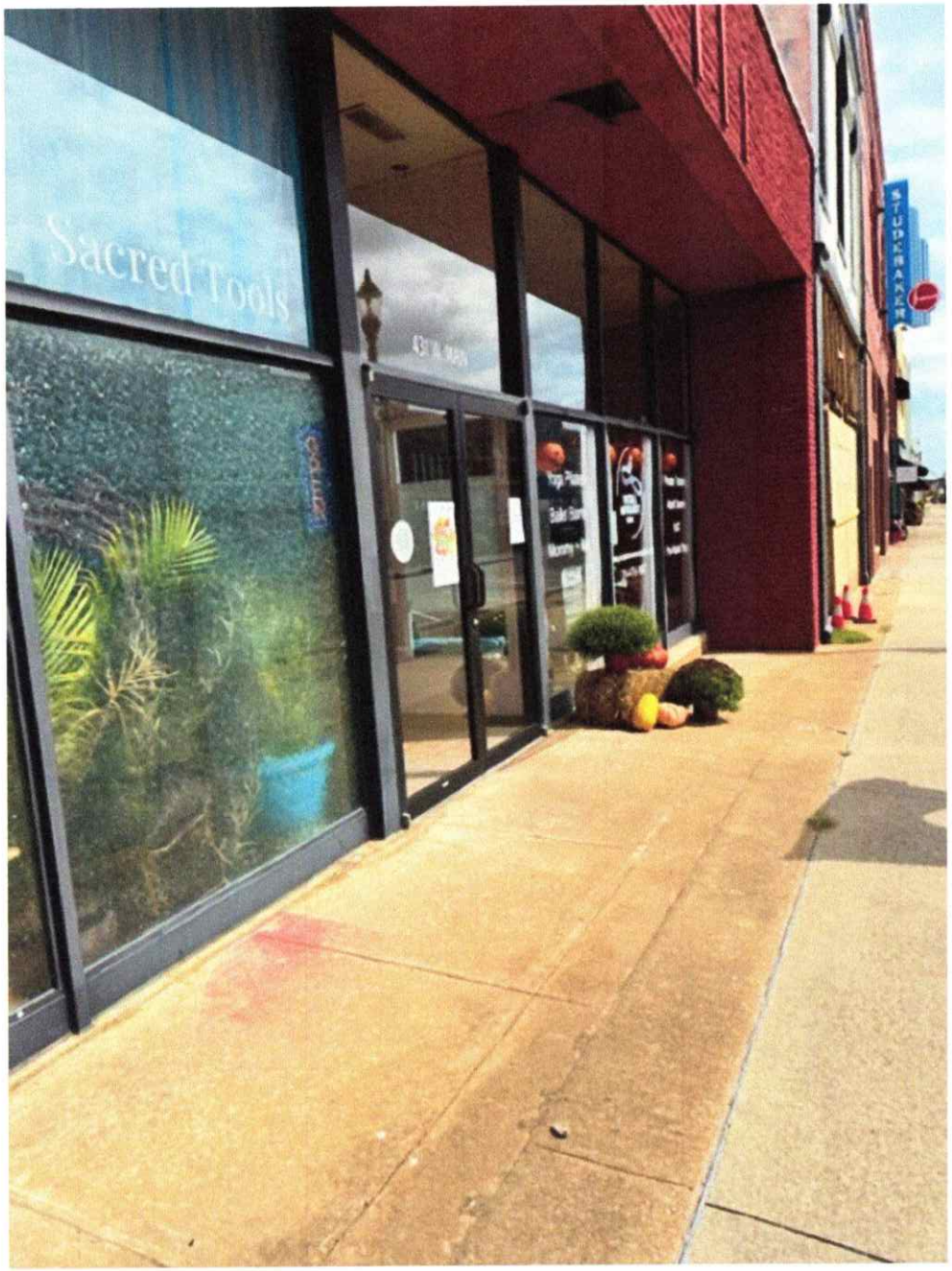

GRAYSON
BOUTIQUE • SALON • SPA


Sacred Tools
STUDEBAKER

Time

Untitled

Don Day

Fri 10/13/2023 4:48 PM

To: Don Day <don@mckinneygrand.com>;

Sent from my iPhone

Donna

As we discussed this morning, the windows that we have installed on the second floor of the building at 501 W. Main are the windows in that size that are available for purchase today. With supply chain issues everywhere, options are limited and we have installed what we could find available. We ask that you approve the installed windows.

We also ask that you approve the storefront as it has been installed. Since the front door was in the center of the store front previously, the storefront contractor matched what was there before. We ask for your approval for the storefront as installed.

Also, on the side of the building there were small windows into the upper levels of the first floor and we plan on re-opening those historic windows. Because those first floor windows where originally designed to allow for natural light into the first floor, they are small non-standard sizes and we cannot buy manufactured windows that fit those openings. Our plan is to frame these small windows in wood and install solid pane glass into the framed openings. The wood will be painted to match the other windows.

Also, I am considering painting the building exterior to cover up the structural steel plates on side of the building. I have seen historic pictures of the building where, in the past it was painted. At some point, the paint was removed, likely by sand blasting, which likely contributed to the recurring brick failures and one reason the structural repairs were required. If the building where to be painted, the color selection would be identical to the paint colors on 331 W. Main with the brick painted red and the trim white. I raise the paint question to get the Historic Commissions thoughts on this question. I am okay will leaving it as is but think it would look better and fresher if we paint it and would like to know how the HC might consider this exterior painting of the brick.

We ask for your approval of the windows and storefront as installed and as described above and would like your thoughts on the exterior painting.

Sincerely

Don Day
DFA LTD

501 W MAIN

DETAILED DESCRIPTION - DRAWINGS ATTACHED

Building dimensions: 25' WIDE AND 120' DEEP

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:

COLORS WILL NOT CHANGE. LEAVING THE BRICK UNPAINTED AND THE FRONT TO REMAIN THE SAME COLOR THAT IT CURRENTLY IS.

NO CHANGE IN BUILDING MATERIALS, REMAIN AS BRICK. HOWEVER THE EAST WALL IS STRUCTURALLY FAILING AND MUST BE REINFORCED WITH CONCRETE BUTTRESSES ON THE INSIDE OF THE WALL WITH BOLTS THROUGH TO THE OUTSIDE. THERE WILL BE STAR SHAPED PLATES ON THE OUTSIDE OF THE BUILDING AT THE END OF EACH BOLT. THE STAR SHAPED PLATES ARE EXISTING ON NUMEROUS BUILDING IN THE DOWNTOWN AREA.

Windows: REPLACE ALL WINDOWS WITH WINDOWS AS SHOWN ON THE ATTACHED ELEVATION. ALL WINDOWS TO BE CAULKED AND SEALED
Masonry: REPOINT AS NEEDED

Wood: CAULK AND PAINT AS NEEDED.
Paint: TO REMAIN AS IS.
Roof: REPAIR AS NEEDED
Demo: REMOVE EXISTING STORE FRONT AND REPLACE AS SHOWN ON DRAWINGS.
Wood: ALL WOOD TO REMAIN EXCEPT WHERE INDICATED ON DRAWINGS
Entrances: ALL FRAMES AND DOORS TO BE BRONZE METAL.
Additions: AWNING AS SHOWN ON DRAWINGS. THE AWNING WILL BE A METAL AWNING, 4' WIDE AND BRONZE COLOR.

Signage: TBD UPON DETERMINED TENANT OCCUPANCY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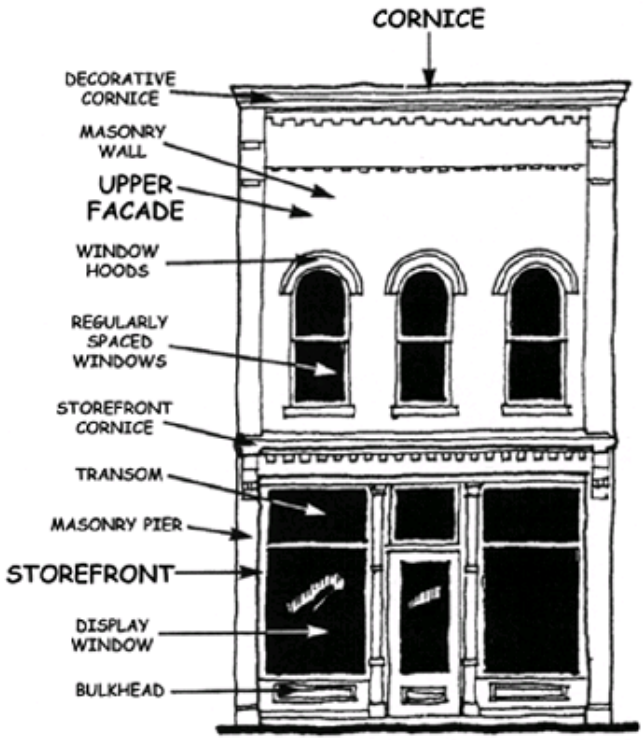
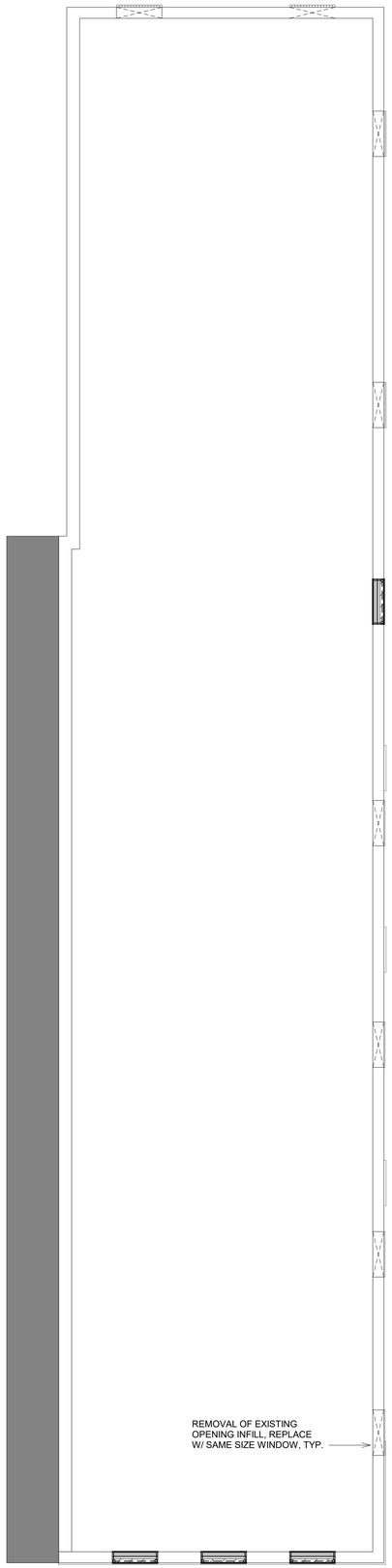
501


BENEFICIAL
LOANS

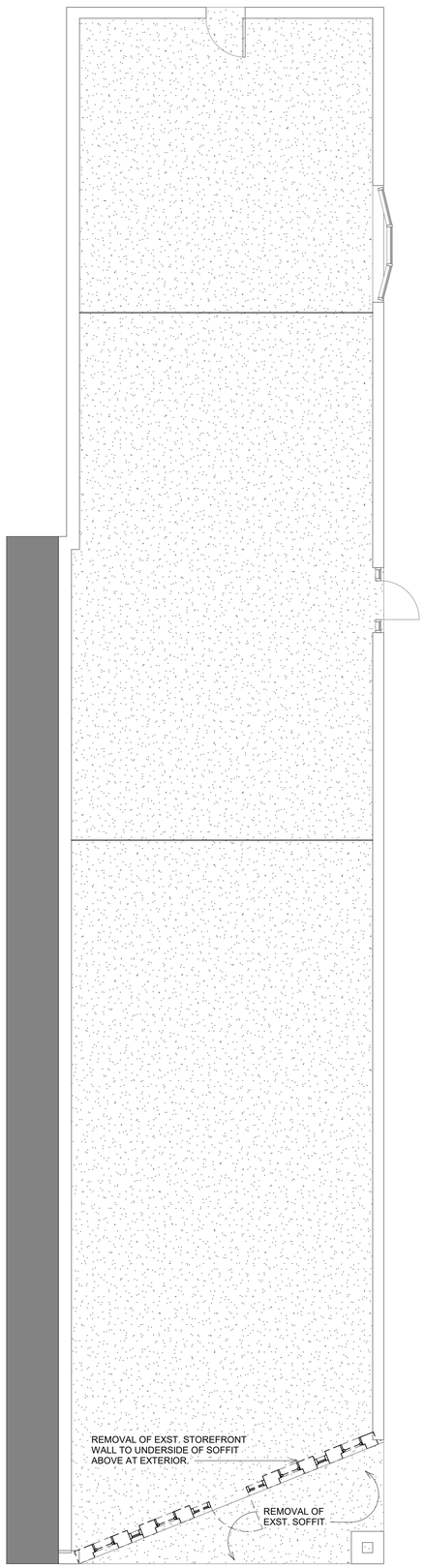
P. 8 from Design Guidelines



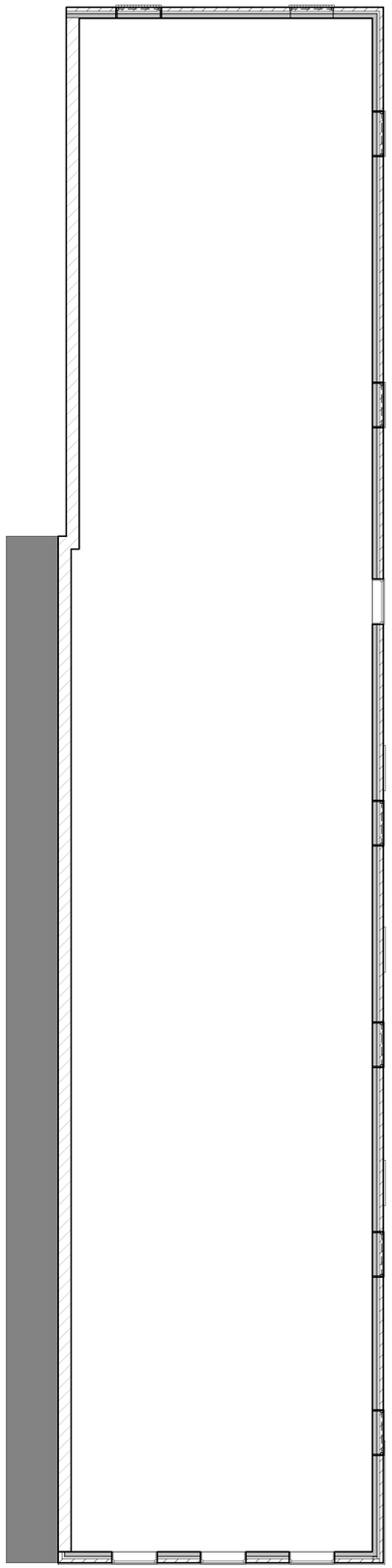
TRADITIONAL FACADE COMPONENTS



4 DEMOLITION UPPER FLOOR PLAN
3/16" = 1'-0"



3 DEMOLITION GROUND FLOOR PLAN
3/16" = 1'-0"



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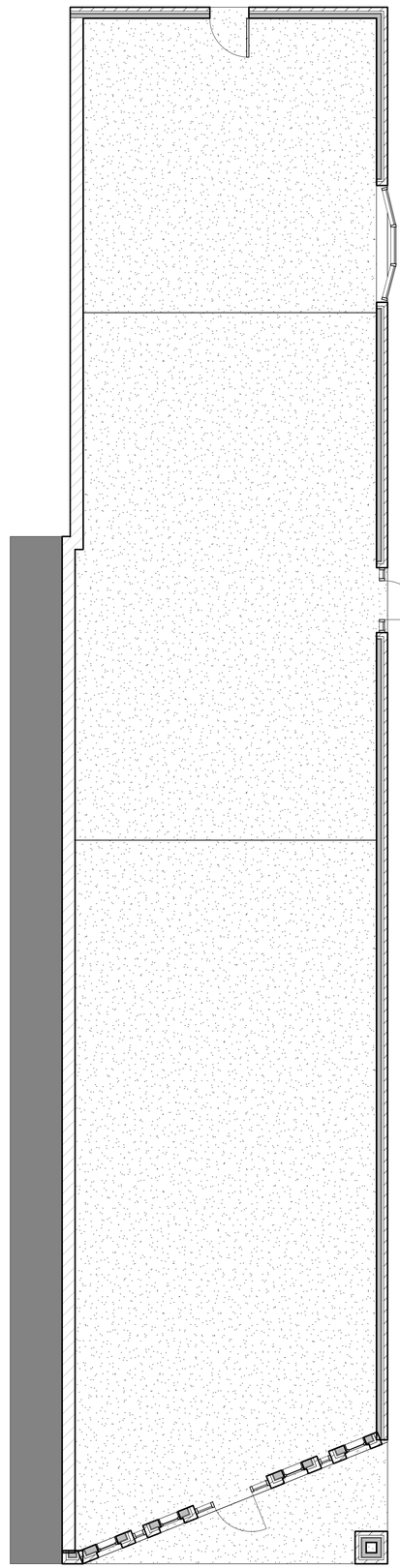
3/16" = 1'-0"



1 EXISTING GROUND FLOOR PLAN
3/16" = 1'-0"

SCHEMATIC DESIGN

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INTERIM
REVIEW DOCUMENTS
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McKinney Texas 75069

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Building Rehabilitation and Renovation
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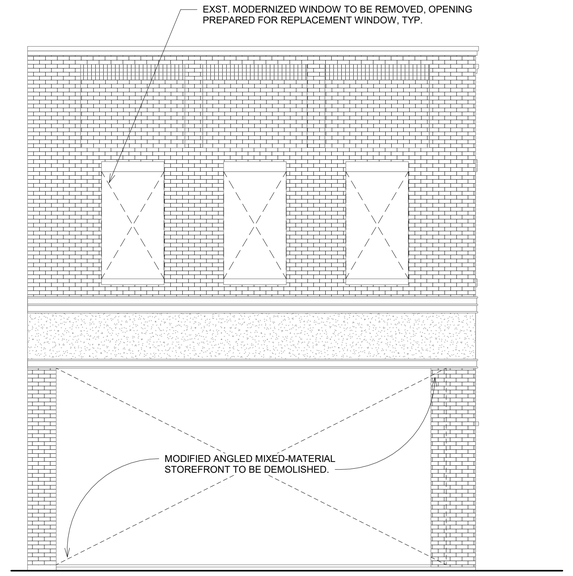
COMMENTS

9/20/2022

FLOOR PLANS - EXISTING & DEMOLITION

HP-100



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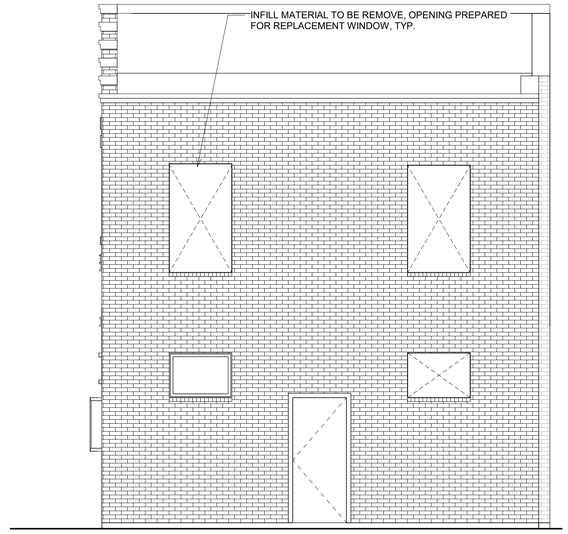
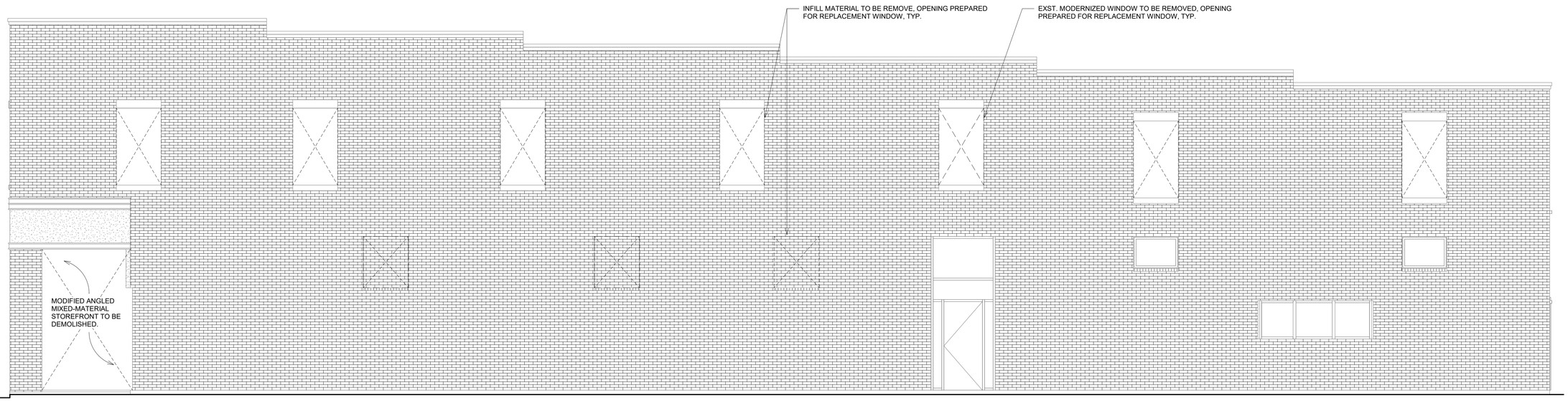
1/4" = 1'-0"



1 NORTH ELEVATION - DEMOLITION
1/4" = 1'-0"



3 EAST ELEVATION - DEMOLITION
1/4" = 1'-0"

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COMMENTS

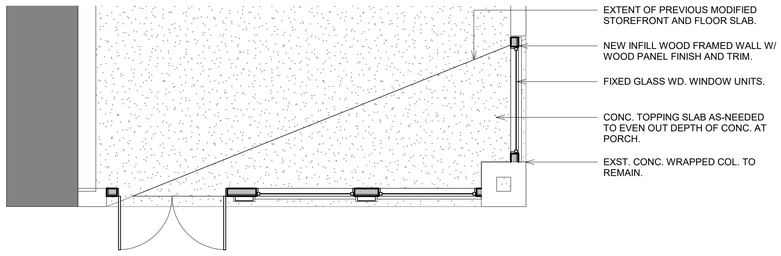
9/20/2022

EXTERIOR ELEVATIONS - DEMOLITION

HP-101

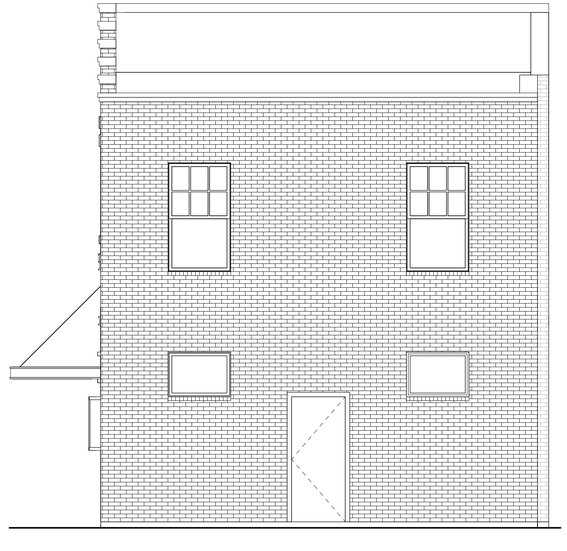
EXTERIOR IMPROVEMENTS NOTES:

1) EXISTING BRICK COLOR TO REMAIN INTACT, NO PAINTING OF THE BRICK IS PROPOSED AS PART OF THE SCOPE OF THIS WORK.
2) AREAS OF DAMAGE OR DETERIORATION OF THE EXISTING BRICK OR MORTAR SHALL BE REPAIRED CONSISTENT WITH ACCEPTABLE PRACTICES OUTLINED BY THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION.
3) FINAL COLOR SELECTIONS FOR THE WINDOW FRAMES, STOREFRONT PANELS, TRIM AND TIE ROD CANOPY SHALL BE SUBMITTED TO AND APPROVED BY THE HISTORIC PRESERVATION BOARD PRIOR TO EXECUTION AND USE.
4) 501 W MAIN ST. DATES TO 1884, WITH MODIFICATIONS INDICATED IN 1960 AND 1970. 501 W. MAIN ST. IS NOT A LANDMARK OR LISTED ON THE NATIONAL REGISTER, BUT IS LOCATED AND CONTRIBUTING TO A NATIONAL REGISTER AND LOCAL HISTORIC DISTRICT AND SCOPES OF WORK SHALL COMPLY WITH THE REQUIREMENTS OF THOSE DISTRICTS AND THEIR REGULATIONS.

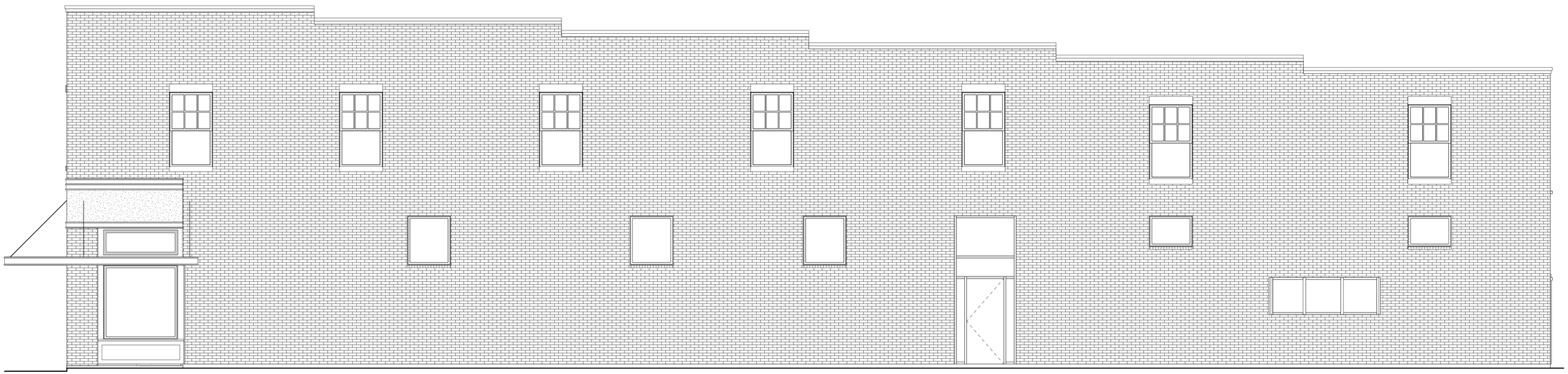


4 STOREFRONT IMPROVEMENTS - PLAN
1/4" = 1'-0"

2 SOUTH ELEVATION - DEMOLITION
1/4" = 1'-0"



1 NORTH ELEVATION - DEMOLITION
1/4" = 1'-0"



3 EAST ELEVATION - DEMOLITION
1/4" = 1'-0"

SCHEMATIC DESIGN

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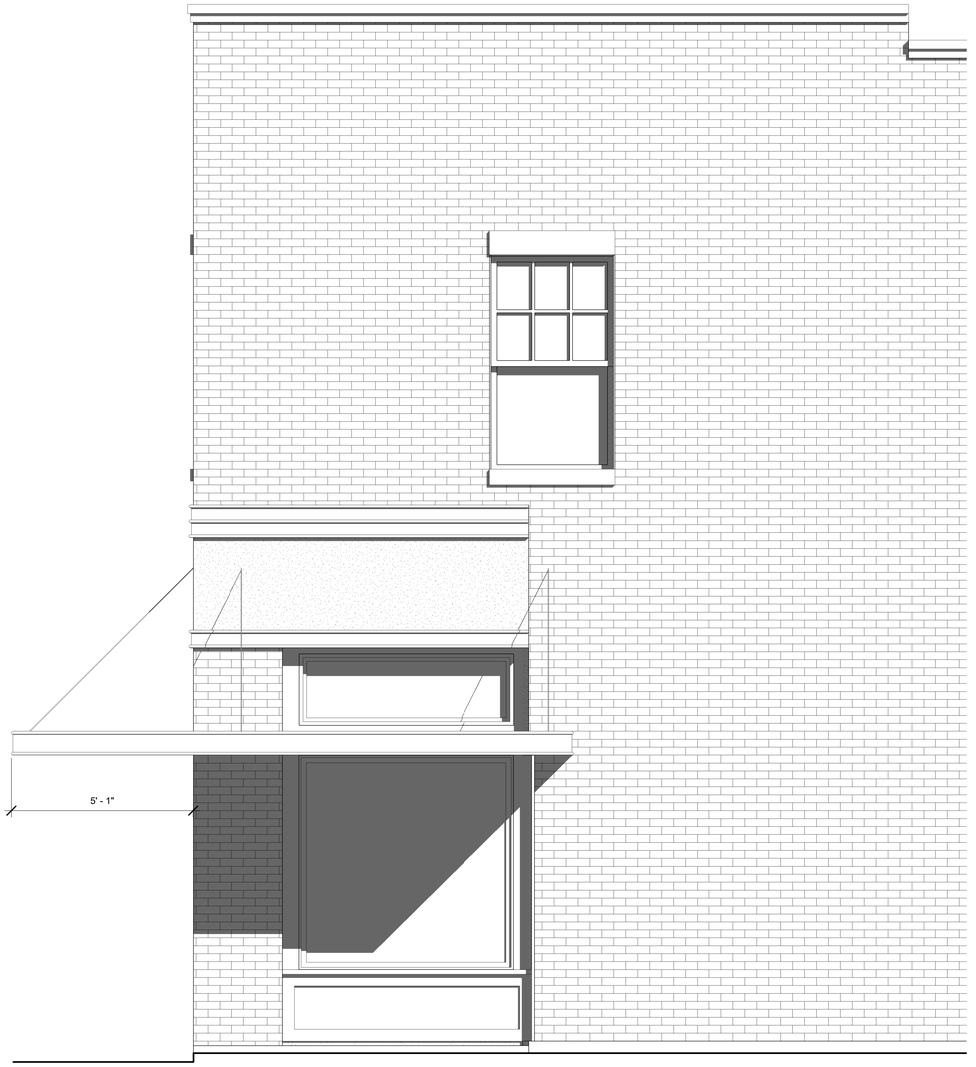
COMMENTS

9/20/2022

PROPOSED SCOPE OF WORK

HP-102

1 SOUTH ELEVATION - DETAIL VIEW
1/2" = 1'-0"



2 EAST ELEVATION - DEMOLITION
1/2" = 1'-0"

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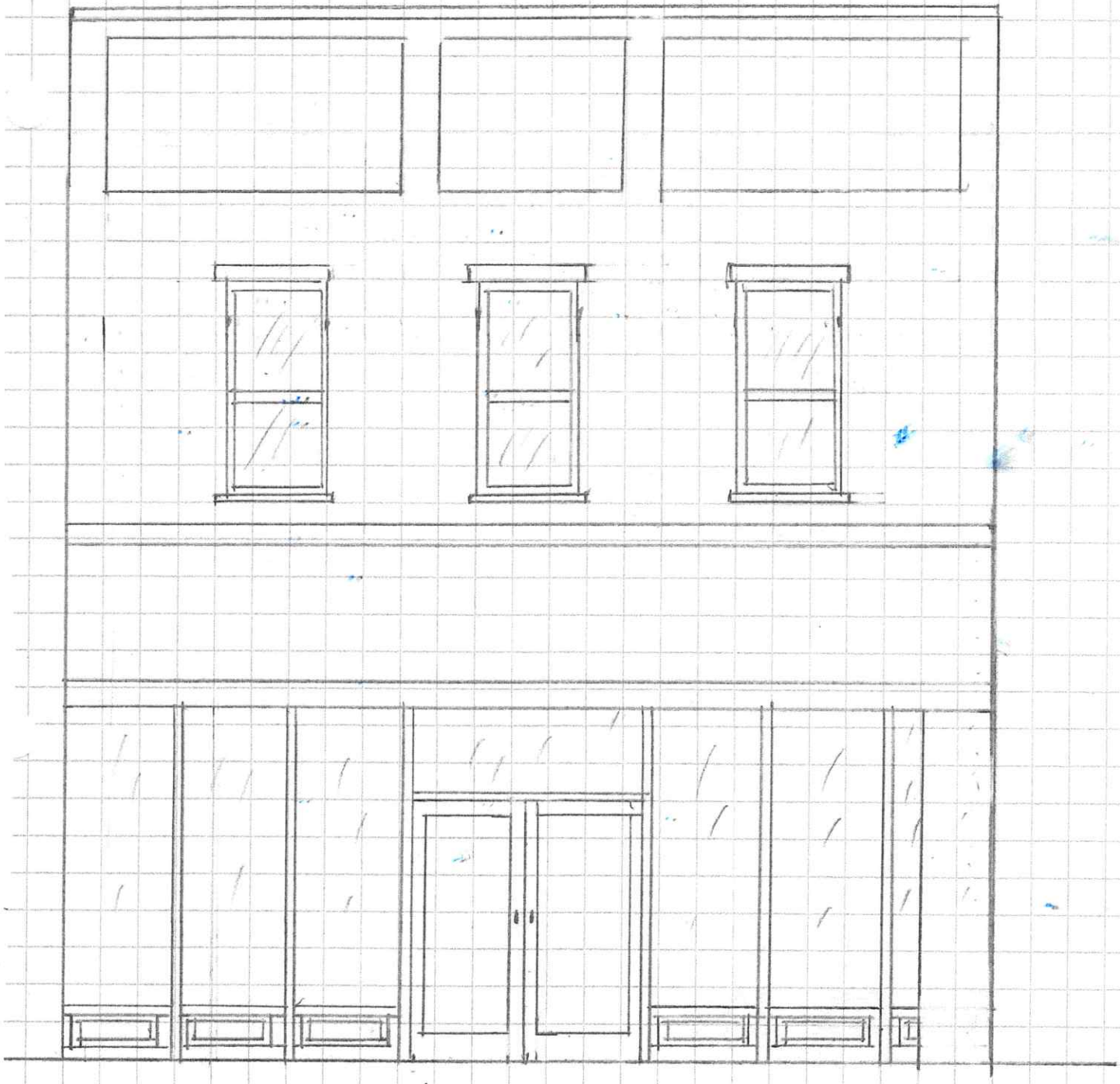
9/20/2022

PROPOSED SCOPE OF WORK, DETIAL VIEWS

HP-103



501 MAIN

1 PRESERVATION BRIEFS

Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Robert C. Mack, AIA
Anne Grimmer

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Inappropriate cleaning and coating treatments are a major cause of damage to historic masonry buildings. While either or both treatments may be appropriate in some cases, they can be very destructive to historic masonry if they are not selected carefully. Historic masonry, as considered here, includes stone, brick, architectural terra cotta, cast stone, concrete and concrete block. It is frequently cleaned because cleaning is equated with improvement. Cleaning may sometimes be followed by the application of a water-repellent coating. However, unless these procedures are carried out under the guidance and supervision of an architectural conservator, they may result in irrevocable damage to the historic resource.

The purpose of this Brief is to provide information on the variety of cleaning methods and materials that are available for use on the *exterior* of historic masonry buildings, and to provide guidance in selecting the most appropriate method or combination of methods. The difference between water-repellent coatings and waterproof coatings is explained, and the purpose of each, the suitability of their application to historic masonry buildings, and the possible consequences of their inappropriate use are discussed.

The Brief is intended to help develop sensitivity to the qualities of historic masonry that makes it so special, and to assist historic building owners and property managers in working cooperatively with architects, architectural conservators and contractors (Fig. 1). Although specifically intended for historic buildings, the information is applicable to all masonry buildings. This publication updates and expands *Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings*. The Brief is not meant to be a cleaning manual or a guide for preparing specifications. Rather, it provides general information to raise awareness of the many factors involved in selecting cleaning and water-repellent treatments for historic masonry buildings.

Figure 1. Low-to medium-pressure steam (hot-pressurized water washing), is being used to clean the exterior of the U.S. Tariff Commission Building, the first marble building constructed in Washington, D.C., in 1839. This method was selected by an architecural conservator as the "gentlest means possible" to clean the marble. Steam can soften heavy soiling deposits such as those on the cornice and column capitals, and facilitate easy removal. Note how these deposits have been removed from the right side of the cornice which has already been cleaned.

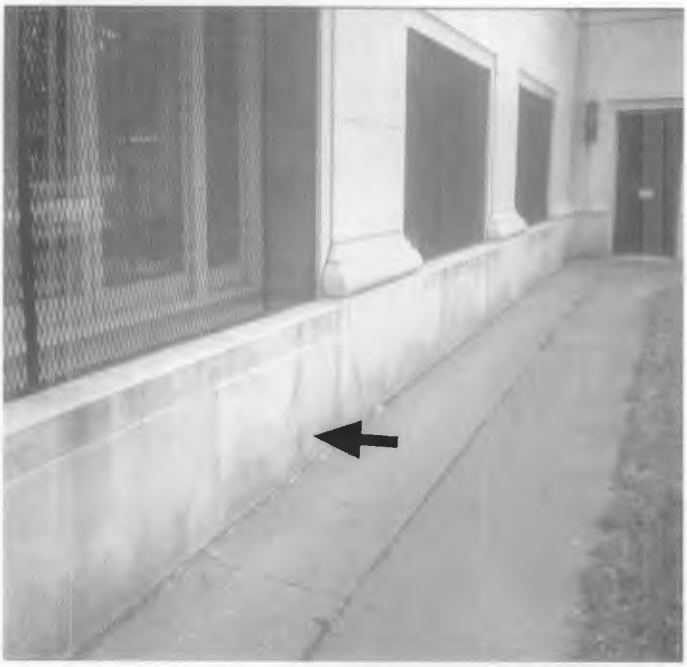


Figure 2. Biological growth as shown on this marble foundation can usually be removed using a low-pressure water wash, possibly with a non-ionic detergent added to it, and scrubbing with a natural or synthetic bristle brush.

Figure 3. This small test area has revealed a red brick patch that does not match the original beige brick. This may explain why the building was painted, and may suggest to the owner that it may be preferable to keep it painted.

Preparing for a Cleaning Project

Reasons for cleaning. First, it is important to determine whether it is appropriate to clean the masonry. The objective of cleaning a historic masonry building must be considered carefully before arriving at a decision to clean. There are several major reasons for cleaning a historic masonry building: **improve the appearance of the building** by removing unattractive dirt or soiling materials, or non-historic paint from the masonry; **retard deterioration** by removing soiling materials that may be damaging the masonry; or **provide a clean surface** to accurately match repointing mortars or patching compounds, or to conduct a condition survey of the masonry.

Identify what is to be removed. The general nature and source of dirt or soiling material on a building must be identified to remove it in the *gentlest means possible* — that is, in the most effective, yet least harmful, manner. Soot and smoke, for example, require a different cleaning agent to remove than oil stains or metallic stains. Other common cleaning problems include biological growth such as mold or mildew, and organic matter such as the tendrils left on masonry after removal of ivy (Fig. 2).

Consider the historic appearance of the building. If the proposed cleaning is to remove paint, it is important in each case to learn whether or not unpainted masonry is historically appropriate. And, it is necessary to consider why the building was painted (Fig. 3). Was it to cover bad repointing or unmatched repairs? Was the building painted to protect soft brick or to conceal deteriorating stone? Or, was painted masonry simply a fashionable treatment in a particular historic period? Many buildings were painted at the time of construction or shortly thereafter; retention of the paint, therefore, may be more appropriate historically than removing it. And, if the building appears to have been painted for a long time, it is also important to think about whether the paint is part of the character of the historic building and if it has acquired significance over time.

Consider the practicalities of cleaning or paint removal. Some gypsum or sulfate crusts may have become integral with the stone and, if cleaning could result in removing some of the stone surface, it may be preferable not to clean. Even where unpainted masonry is appropriate, the retention of the paint may be more practical than removal in terms of long range preservation of the masonry. In some cases, however, removal of the paint may be desirable. For example, the old paint layers may have built up to such an extent that removal is necessary to ensure a sound surface to which the new paint will adhere.

Study the masonry. Although not always necessary, in some instances it can be beneficial to have the coating or paint type, color, and layering on the masonry researched before attempting its removal. Analysis of the nature of the soiling or of the paint to be removed from the masonry, as well as guidance on the appropriate cleaning method, may be provided by professional consultants, including architectural conservators, conservation scientists and preservation architects. The State Historic Preservation Office (SHPO), local historic district commissions, architectural review boards and preservation-oriented websites may also be able to supply useful information on masonry cleaning techniques.

Understanding the Building Materials

The construction of the building must be considered when developing a cleaning program because inappropriate cleaning can have a deleterious effect on the masonry as well as on other building materials. The masonry material or materials must be correctly identified. It is sometimes difficult to distinguish one type of stone from another; for example, certain sandstones can be easily confused with limestones. Or, what appears to be natural stone may not be stone at all, but cast stone or concrete. Historically, cast stone and architectural terra cotta were frequently used in combination with natural stone, especially for trim elements or on upper stories of a building where, from a distance, these substitute materials looked like real stone (Fig. 4). Other features on historic buildings that appear to be stone, such as decorative cornices, entablatures and window hoods, may not even be masonry, but metal.

Identify prior treatments. Previous treatments of the building and its surroundings should be researched and building maintenance records should be obtained, if available. Sometimes if streaked or spotty areas do not seem to get cleaner following an initial cleaning, closer inspection and analysis may be warranted. The discoloration may turn out not to be dirt but the remnant of a water-repellent coating applied long ago which has darkened the surface of the masonry over time (Fig. 5). Successful removal may require testing several cleaning agents to find something that will dissolve and remove the coating. Complete removal may not always be possible. Repairs may have been stained to match a dirty building, and cleaning may make these differences apparent. De-icing salts used near the building that have dissolved can migrate into the masonry. Cleaning may draw the salts to the surface, where they will appear as efflorescence (a powdery, white substance), which may require a second treatment to be removed. Allowances for dealing with such unknown factors, any of which can be a potential problem, should be included when investigating cleaning methods and materials. Just as more than one kind of masonry on a historic building may necessitate multiple cleaning approaches, unknown conditions that are encountered may also require additional cleaning treatments.

Figure 4. The foundation of this brick building is limestone, but the decorative trim above is architectural terra cotta intended to simulate stone.

Figure 5. Repeated water washing did not remove the staining inside this limestone porte cochere. Upon closer examination, it was determined to be a water-repellent coating that had been applied many years earlier. An alkaline cleaner may be effective in removing it.

Choose the appropriate cleaner. The importance of testing cleaning methods and materials cannot be over emphasized. Applying the wrong cleaning agents to historic masonry can have disastrous results. Acidic cleaners can be extremely damaging to acid-sensitive stones, such as marble and limestone, resulting in etching and dissolution of these stones. Other kinds of masonry can also be damaged by incompatible cleaning agents, or even by cleaning agents that are usually compatible. There are also numerous kinds of sandstone, each with a considerably different geological composition. While an acid-based cleaner may be safely used on some sandstones, others are acid-sensitive and can be severely etched or dissolved by an acid cleaner. Some sandstones contain water-soluble minerals and can be eroded by water cleaning. And, even if the stone type is correctly identified, stones, as well as some bricks, may contain unexpected impurities, such as iron particles, that may react negatively with a particular cleaning agent and result in staining. Thorough understanding of the physical and chemical properties of the masonry will help avoid the inadvertent selection of damaging cleaning agents.

Figure 6. Timed water soaking can be very effective for cleaning limestone and marble as shown here at the Marble Collegiate Church in New York City. In this case, a twelve-hour water soak using a multi-nozzle manifold was followed by a final water rinse. Photo: Diane S. Kaese, Wiss, Janney, Elstner Associates, Inc., N.Y., N.Y.

Other building materials also may be affected by the cleaning process. Some chemicals, for example, may have a corrosive effect on paint or glass. The portions of building elements most vulnerable to deterioration may not be visible, such as embedded ends of iron window bars. Other totally unseen items, such as iron cramps or ties which hold the masonry to the structural frame, also may be subject to corrosion from the use of chemicals or even from plain water. The only way to prevent problems in these cases is to study the building construction in detail and evaluate proposed cleaning methods with this information in mind. However, due to the very likely possibility of encountering unknown factors, any cleaning project involving historic masonry should be viewed as unique to that particular building.

Cleaning Methods and Materials

Masonry cleaning methods generally are divided into three major groups: water, chemical, and abrasive. *Water methods* soften the dirt or soiling material and rinse the deposits from the masonry surface. *Chemical cleaners* react with dirt, soiling material or paint to effect their removal, after which the cleaning effluent is rinsed off the masonry surface with water. *Abrasive methods* include blasting with grit, and the use of grinders and sanding discs, all of which mechanically remove the dirt, soiling material or paint (and, usually, some of the masonry surface). Abrasive cleaning is also often followed with a water rinse. *Laser cleaning*, although not discussed here in detail, is another technique that is used sometimes by conservators to clean small areas of historic masonry. It can be quite effective for cleaning limited areas, but it is expensive and generally not practical for most historic masonry cleaning projects.

Although it may seem contrary to common sense, masonry cleaning projects should be carried out starting at the bottom and proceeding to the top of the building always keeping all surfaces wet below the area being cleaned. The rationale for this approach is based on the principle that dirty water or cleaning effluent dripping from cleaning in progress above will leave streaks on a dirty surface but will not streak a clean surface as long as it is kept wet and rinsed frequently.

Water Cleaning

Water cleaning methods are generally the *gentlest means possible*, and they can be used safely to remove dirt from all types of historic masonry.* There are essentially four kinds of water-based methods: soaking; pressure water washing; water washing supplemented with non-ionic detergent; and steam, or hot-pressurized water cleaning. Once water cleaning has been completed, it is often necessary to follow up with a water rinse to wash off the loosened soiling material from the masonry.

Soaking. Prolonged spraying or misting with water is particularly effective for cleaning limestone and marble. It is also a good method for removing heavy accumulations of soot, sulfate crusts or gypsum crusts that tend to form in protected areas of a building not regularly washed by rain. Water is distributed to lengths of punctured hose or pipe with non-ferrous fittings hung from moveable scaffolding or a swing stage that continuously mists the surface of the masonry with a very fine spray (Fig. 6). A timed on-off spray is another approach to using this cleaning technique. After one area has been cleaned, the apparatus is moved on to another. Soaking is often used in combination with water washing and is also followed by a final water rinse. Soaking is a very slow method – it may take several days or a week—but it is a very gentle method to use on historic masonry.

Water Washing. Washing with low-pressure or medium-pressure water is probably one of the most commonly used methods for removing dirt or other pollutant soiling from historic masonry buildings (Fig. 7). Starting with a very low pressure (100 psi or below), even using a garden hose, and progressing as needed to slightly higher pressure —generally no higher than 300-400 psi—is always the recommended way to begin. Scrubbing with natural bristle or synthetic bristle brushes—never metal which can abrade the surface and leave metal particles that can stain the masonry—can help in cleaning areas of the masonry that are especially dirty.

Water Washing with Detergents. Non-ionic detergents –which are not the same as soaps –are synthetic organic compounds that are especially effective in removing oily soil. (Examples of some of the numerous proprietary non-ionic detergents include Igepal by GAF, Tergitol by Union Carbide and Triton by Rohm & Haas.) Thus, the addition of a non-ionic detergent, or surfactant, to a low- or medium-pressure water wash can be a useful aid in the cleaning

*Water cleaning methods may not be appropriate to use on some badly deteriorated masonry because water may exacerbate the deterioration, or on gypsum or alabaster which are very soluble in water.

process. (A non-ionic detergent, unlike most household detergents, does not leave a solid, visible residue on the masonry.) Adding a non-ionic detergent and scrubbing with a natural bristle or synthetic bristle brush can facilitate cleaning textured or intricately carved masonry. This should be followed with a final water rinse.

Steam/Hot-Pressurized Water Cleaning. Steam cleaning is actually low-pressure hot water washing because the steam condenses almost immediately upon leaving the hose. This is a gentle and effective method for cleaning stone and particularly for acid-sensitive stones. Steam can be especially useful in removing built-up soiling deposits and dried-up plant materials, such as ivy disks and tendrils. It can also be an efficient means of cleaning carved stone details and, because it does not generate a lot of liquid water, it can sometimes be appropriate to use for cleaning interior masonry (Figs. 8-9).

Potential hazards of water cleaning. Despite the fact that water-based methods are generally the most gentle, even they can be damaging to historic masonry. Before beginning a water cleaning project, it is important to make sure that all mortar joints are sound and that the building is watertight. Otherwise water can seep through the walls to the interior, resulting in rusting metal anchors and stained and ruined plaster.

Some water supplies may contain traces of iron and copper which may cause masonry to discolor. Adding a chelating or complexing agent to the water, such as EDTA (ethylene diamine tetra-acetic acid), which inactivates other metallic ions, as well as softens minerals and water hardness, will help prevent staining on light-colored masonry.

Any cleaning method involving water should never be done in cold weather or if there is any likelihood of frost or freezing because water within the masonry can freeze, causing spalling and cracking. Since a masonry wall may take over a week to dry after cleaning, no water cleaning should be permitted for several days prior to the first average frost date, or even earlier if local forecasts predict cold weather.

Most essential of all, it is important to be aware that using water at too high a pressure, a practice common to "power washing" and "water blasting", is very abrasive and can easily etch marble and other soft stones, as well as some types of brick (Figs. 10-11). In addition, the distance of the nozzle from the masonry surface and the type of nozzle, as well as gallons per minute (gpm), are also important variables in a water cleaning process that can have a significant impact on the outcome of the project. This is why it is imperative that the cleaning be closely monitored to ensure that the cleaning operators do not raise the pressure or bring the nozzle too close to the masonry in an effort to "speed up" the process. The appearance of grains of stone or sand in the cleaning effluent on the ground is an indication that the water pressure may be too high.

Figure 7. Glazed architectural terra cotta often may be cleaned successfully with a low-pressure water wash and hand scrubbing supplemented, if necessary, with a non-ionic detergent. Photo: National Park Service Files.

Chemical Cleaning

Chemical cleaners, generally in the form of proprietary products, are another material frequently used to clean historic masonry. They can remove dirt, as well as paint and other coatings, metallic and plant stains, and graffiti. Chemical cleaners used to remove dirt and soiling include **acids, alkalies** and **organic compounds.** Acidic cleaners, of course, should not be used on masonry that is acid sensitive. Paint removers are **alkaline**, based on **organic solvents** or other chemicals.

Chemical Cleaners to Remove Dirt

Both alkaline and acidic cleaning treatments include the use of water. Both cleaners are also likely to contain surfactants (wetting agents), that facilitate the chemical reaction that removes the dirt. Generally, the masonry is wet first for both types of cleaners, then the chemical cleaner is sprayed on at very low pressure or brushed onto the surface. The cleaner is left to dwell on the masonry for an amount of time recommended by the product manufacturer or, preferably, determined by testing, and rinsed off with a low- or moderate-pressure cold, or sometimes hot, water wash. More than one application of the cleaner may be necessary, and it is always a good practice to test the product manufacturer's recommendations concerning dilution rates and dwell times. Because each cleaning situation is unique, dilution rates and dwell times can vary considerably. The masonry surface may be scrubbed lightly with natural or synthetic bristle brushes prior to rinsing. After rinsing, pH strips should be applied to the surface to ensure that the masonry has been neutralized completely.

Figure 8. (Left) Low-pressure (under 100 psi) steam cleaning (hot-pressurized water washing), is part of the regular maintenance program at the Jefferson Memorial, Washington, D.C. The white marble interior of this open structure is subject to constant soiling by birds, insects and visitors. (Right) This portable steam cleaner enables prompt cleanup when necessary. Photos: National Park Service Files.

Acidic Cleaners. Acid-based cleaning products may be used on **non-acid sensitive** masonry, which generally includes: granite, most sandstones, slate, unglazed brick and unglazed architectural terra cotta, cast stone and concrete (Fig. 12). Most commercial acidic cleaners are composed primarily of hydrofluoric acid, and often include some phosphoric acid to prevent rust-like stains from developing on the masonry after the cleaning. Acid cleaners are applied to the pre-wet masonry which should be kept wet while the acid is allowed to "work", and then removed with a water wash.

Alkaline Cleaners. Alkaline cleaners should be used on **acid-sensitive** masonry, including: limestone, polished and unpolished marble, calcareous sandstone, glazed brick and glazed architectural terra cotta, and polished granite. (Alkaline cleaners may also be used sometimes on masonry materials that are not acid sensitive—after testing, of course—but they may not be as effective as they are on acid-sensitive masonry.) Alkaline cleaning products consist primarily of two ingredients: a non-ionic detergent or surfactant; and an alkali, such as potassium hydroxide or ammonium hydroxide. Like acidic cleaners, alkaline products are usually applied to pre-wet masonry, allowed to dwell, and then rinsed off with water. (Longer dwell times may be necessary with alkaline cleaners than with acidic cleaners.) Two additional steps are required to remove alkaline cleaners after the initial rinse. First the masonry is given a slightly acidic wash—often with acetic acid–to neutralize it, and then it is rinsed again with water.

Chemical Cleaners to Remove Paint and Other Coatings, Stains and Graffiti

Removing paint and some other coatings, stains and graffiti can best be accomplished with alkaline paint removers, organic solvent paint removers, or other cleaning compounds. The removal of layers of paint from a masonry surface usually involves applying the remover either by brush, roller or spraying, followed by a thorough water wash. As with any chemical cleaning, the manufacturer's recommendations regarding application procedures should always be tested before beginning work.

Alkaline Paint Removers. These are usually of much the same composition as other alkaline cleaners, containing potassium or ammonium hydroxide, or trisodium phosphate. They are used to remove oil, latex and acrylic paints, and are effective for removing multiple layers of paint. Alkaline cleaners may also remove some acrylic, water-repellent coatings. As with other alkaline cleaners, both an acidic neutralizing wash and a final water rinse are generally required following the use of alkaline paint removers.

Organic Solvent Paint Removers. The formulation of organic solvent paint removers varies and may include a combination of solvents, including methylene chloride, methanol, acetone, xylene and toluene.

Figure 9. (Left) This small steam cleaner—the size of a vacuum cleaner—offers a very controlled and gentle means of cleaning limited, or hard-to-reach areas or carved stone details. (Right) It is particularly useful for interiors where it is important to keep moisture to a minumum, such as inside the Washington Monument, Washington, D.C., where it was used to clean the commemorative stones. Photos: Audrey T. Tepper.

Figure 10. High-pressure water washing too close to the surface has abraded and, consequently, marred the limestone on this early-20th century building.

Other Paint Removers and Cleaners. Other cleaning compounds that can be used to remove paint and some painted graffiti from historic masonry include paint removers based on N-methyl-2-pyrrolidone (NMP), or on petroleum-based compounds. Removing stains, whether they are industrial (smoke, soot, grease or tar), metallic (iron or copper), or biological (plant and fungal) in origin, depends on carefully matching the type of remover to the type of stain (Fig. 13). Successful removal of stains from historic masonry often requires the application of a number of different removers before the right one is found. The removal of layers of paint from a masonry surface is usually accomplished by applying the remover either by brush, roller or spraying, followed by a thorough water wash (Fig. 14).

Potential hazards of chemical cleaning. Since most chemical cleaning methods involve water, they have many of the potential problems of plain water cleaning. Like water methods, they should not be used in cold weather because of the possibility of freezing. Chemical cleaning should never be undertaken in temperatures below 40 degrees F (4 degrees C), and generally not below 50 degrees F. In addition, many chemical cleaners simply do not work in cold temperatures. Both acidic and alkaline cleaners can be dangerous to cleaning operators and, clearly, there are environmental concerns associated with the use of chemical cleaners.

Figure 11. Rinsing with high-pressure water following chemical cleaning has left a horizontal line of abrasion across the bricks on this late-19th century row house.

If not carefully chosen, chemical cleaners can react adversely with many types of masonry. Obviously, acidic cleaners should not be used on acid-sensitive materials; however, it is not always clear exactly what the composition is of any stone or other masonry material. For, this reason, testing the cleaner on an inconspicuous spot on the building is always necessary. While certain acid-based cleaners may be appropriate if used as directed on a particular type of masonry, if left too long or if not adequately rinsed from the masonry they can have a negative effect. For example, hydrofluoric acid can etch masonry leaving a hazy residue (whitish deposits of silica or calcium fluoride salts) on the surface. While this efflorescence may usually be removed by a second cleaning—although it is likely to be expensive and time-consuming—**hydrofluoric acid** can also leave calcium fluoride salts or a colloidal silica deposit on masonry which may be impossible to remove (Fig. 15). Other acids, particularly **hydrochloric (muriatic) acid**, which is very powerful, should not be used on historic masonry, because it can dissolve lime-based mortar, damage brick and some stones, and leave chloride deposits on the masonry.

Figure 12. A mild acidic cleaning agent is being used to clean this heavily soiled brick and granite building. Additional applications of the cleaner and hand-scrubbing, and even poulticing, may be necessary to remove the dark stains on the granite arches below. Photo: Sharon C. Park, FAIA.

Alkaline cleaners can stain sandstones that contain a ferrous compound. Before using an alkaline cleaner on sandstone it is always important to test it, since it may be difficult to know whether a particular sandstone may contain a ferrous compound. Some alkaline cleaners, such as **sodium hydroxide (caustic soda or lye)** and **ammonium bifluoride**, can also damage or leave disfiguring brownish-yellow stains and, in most cases, should not be used on historic masonry. Although alkaline cleaners will not etch a masonry surface as acids can, they are caustic and can burn the surface. In addition, alkaline cleaners can deposit potentially damaging salts in the masonry which can be difficult to rinse thoroughly.

Abrasive and Mechanical Cleaning

Generally, abrasive cleaning methods are not appropriate for use on historic masonry buildings. Abrasive cleaning methods are just that—abrasive. Grit blasters, grinders, and sanding discs all operate by *abrading* the dirt or paint off the surface of the masonry, rather than *reacting* with the dirt and the masonry which is how water and chemical methods work. Since the abrasives do not differentiate between the dirt and the masonry, they can also remove the outer surface of the masonry at the same time, and result in permanently damaging the masonry. Brick, architectural terra cotta, soft stone, detailed carvings, and polished surfaces are especially susceptible to physical and aesthetic damage by abrasive methods. Brick and architectural terra cotta are fired products which have a smooth, glazed surface which can be removed by abrasive blasting or grinding (Figs. 18-19). Abrasively-cleaned masonry is damaged aesthetically as well as physically, and it has a rough surface which tends to hold dirt and the roughness will make future cleaning more difficult. Abrasive cleaning processes can also increase the likelihood of subsurface cracking of the masonry. Abrasion of carved details causes a rounding of sharp corners and other loss of delicate features, while abrasion of polished surfaces removes the polished finish of stone.

Figure 13. Sometimes it may be preferable to paint over a thick asphaltic coating rather than try to remove it, because it can be difficult to remove completely. However, in this case, many layers of asphaltic coating were removed through multiple applications of a heavy duty chemical cleaner. Each application of the cleaner was left to dwell following the manufacturer's reccommendations, and then rinsed thoroughly. (As much as possible of the asphalt was first removed with wooden scrapers.) Although not all the asphalt was removed, this was determined to be an acceptable level of cleanliness for the project.

Figure 14. Chemical removal of paint from this brick building has revealed that the cornice and window hoods are metal rather than masonry.

Mortar joints, especially those with lime mortar, also can be eroded by abrasive or mechanical cleaning. In some cases, the damage may be visual, such as loss of joint detail or increased joint shadows. As mortar joints constitute a significant portion of the masonry surface (up to 20 per cent in a brick wall), this can result in the loss of a considerable amount of the historic fabric. Erosion of the mortar joints may also permit increased water penetration, which will likely necessitate repointing.

Figure 15. The whitish deposits left on the brick by a chemical paint remover may have resulted from inadequate rinsing or from the chemical being left on the surface too long and may be impossible to remove.

Poulticing to Remove Stains and Graffiti

a

b

c

d

Figure 16. (a) The limestone base was heavily stained by runoff from the bronze statue above. (b) A poultice consisting of copper stain remover and ammonia mixed with fuller's earth was applied to the stone base and covered with plastic sheeting to keep it from drying out too quickly. (c) As the poultice dried, it pulled the stain out of the stone. (d) The poultice residue was removed carefully from the stone surface with wooden scrapers and the stone was rinsed with water. Photos: John Dugger.

Graffiti and stains, which have penetrated into the masonry, often are best removed by using a poultice. A poultice consists of an absorbent material or clay powder (such as kaolin or fuller's earth, or even shredded paper or paper towels), mixed with a liquid (solvent or other remover) to form a paste which is applied to the stain (Figs. 16-17). As it dries, the paste absorbs the staining material so that it is not redeposited on the masonry surface. Some commercial cleaning products and paint removers are specially formulated as a paste or gel that will cling to a vertical surface and remain moist for a longer period of time in order to prolong the action of the chemical on the stain. Pre-mixed poultices are also available as a paste or in powder form needing only the addition of the appropriate liquid. The masonry must be pre-wet before applying an alkaline cleaning agent, but not when using a solvent. Once the stain has been removed, the masonry must be rinsed thoroughly.

Figure 17. A poultice is being used to remove salts from the brownstone statuary on the facade of this late-19th century stone church. Photo: National Park Service Files.

Figure 18. The glazed bricks in the center of the pier were covered by a signboard that protected them being damaged by the sandblasting which removed the glaze from the surrounding bricks.

Figure 19. A comparison of undamaged bricks surroundng the electrical conduit with the rest of the brick facade emphasizes the severity of the erosion caused by sandblasting.

Abrasive Blasting. Blasting with abrasive grit or another abrasive material is the most frequently used abrasive method. *Sandblasting* is most commonly associated with abrasive cleaning. Finely ground silica or glass powder, glass beads, ground garnet, powdered walnut and other ground nut shells, grain hulls, aluminum oxide, plastic particles and even tiny pieces of sponge, are just a few of the other materials that have also been used for abrasive cleaning. Although abrasive blasting is not an appropriate method of cleaning historic masonry, it can be safely used to clean some materials. Finely-powdered walnut shells are commonly used for cleaning monumental bronze sculpture, and skilled conservators clean delicate museum objects and finely detailed, carved stone features with very small, micro-abrasive units using aluminum oxide.

A number of current approaches to abrasive blasting rely on materials that are not usually thought of as abrasive, and not as commonly associated with traditional abrasive grit cleaning. Some patented abrasive cleaning processes—one dry, one wet —use finely-ground glass powder intended to "erase" or remove dirt and surface soiling only, but not paint or stains (Fig. 20). Cleaning with baking soda (sodium bicarbonate) is another patented process. Baking soda blasting is being used in some communities as a means of quick graffiti removal. However, it should not be used on historic masonry which it can easily abrade and can permanently "etch" the graffiti into the stone; it can also leave potentially damaging salts in the stone which cannot be removed. Most of these abrasive grits may be used either dry or wet, although dry grit tends to be used more frequently.

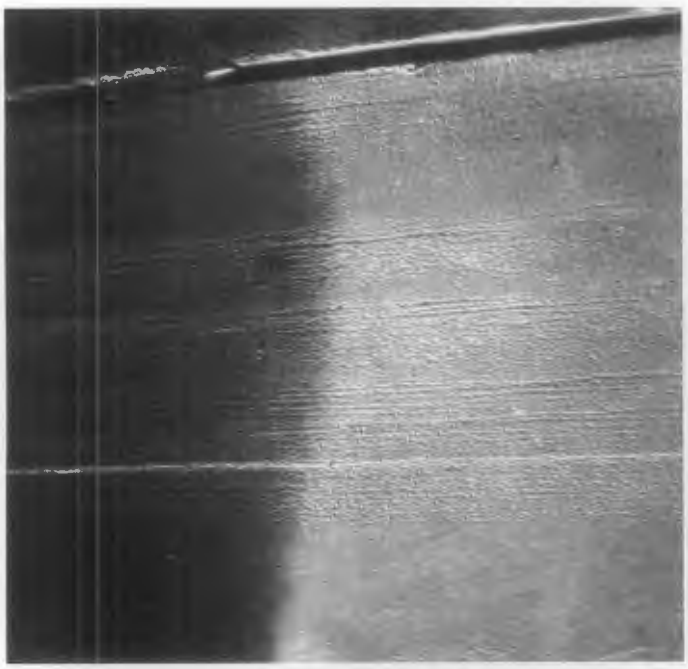


Figure 20. (Left) A comparison of the limestone surface of a 1920s office building before and after "cleaning" with a proprietary abrasive process using fine glass powder clearly shows the effectiveness of this method. But this is an abrasive technique and it has "cleaned" by removing part of the masonry surface with the dirt. Because it is abrasive, it is generally not recommended for large-scale cleaning of historic masonry, although it may be suitable to use in certain, very limited cases under controlled circumstances. (Right) A vacum chamber where the used glass powder is collected for environmentally safe disposal is a unique feature of this particular process. The specially-trained operators in the chamber wear protective clothing, masks and breathing equipment. Photos: Tom Keohan.

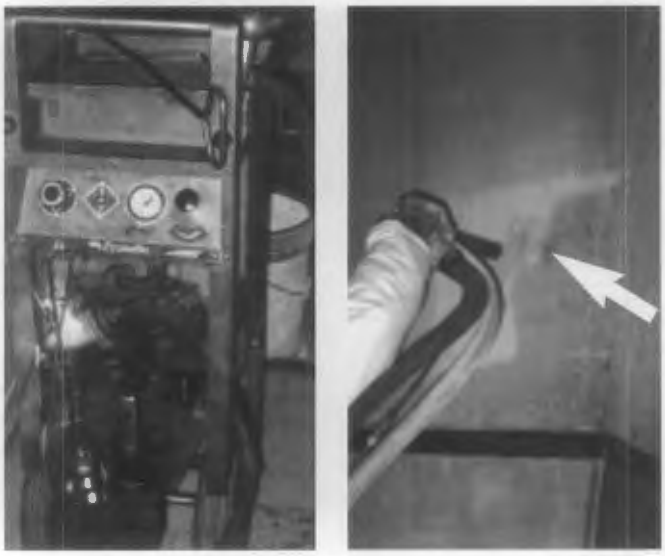


Figure 21. Low-pressure blasting with ice pellets or ice crystals (left) is an abrasive cleaning method that is sometimes recommended for use on interior masonry because it does not involve large amounts of water. However, like other abrasive materials, ice crystals "clean" by removing a portion of the masonry surface with the dirt, and may not remove some stains that have penetrated into the masonry without causing further abrasion (right). Photos: Audrey T. Tepper.

Ice particles, or pelletized dry ice (carbon dioxide or CO_2), are another medium used as an abrasive cleaner (Fig. 21). This is also too abrasive to be used on most historic masonry, but it may have practical application for removing mastics or asphaltic coatings from some substrates.

Some of these processes are promoted as being more environmentally safe and not damaging to historic masonry buildings. However, it must be remembered that they are abrasive and that they "clean" by removing a small portion of the masonry surface, even though it may be only a minuscule portion. The fact that they are essentially abrasive treatments must always be taken into consideration when planning a masonry cleaning project. *In general, abrasive methods should not be used to clean historic masonry buildings.* In some, very limited instances, highly-controlled, gentle abrasive cleaning may be appropriate on selected, hard-to-clean areas of a historic masonry building if carried out under the watchful supervision of a professional conservator. But, abrasive cleaning should never be used on an entire building.

Grinders and Sanding Disks. Grinding the masonry surface with mechanical grinders and sanding disks is another means of abrasive cleaning that should not be used on historic masonry. Like abrasive blasting, grinders and disks do not really clean masonry but instead grind away and abrasively remove and, thus, damage the masonry surface itself rather than remove just the soiling material.

Planning A Cleaning Project

Once the masonry and soiling material or paint have been identified, and the condition of the masonry has been evaluated, planning for the cleaning project can begin.

Testing cleaning methods. In order to determine the *gentlest means possible*, several cleaning methods or materials may have to be tested prior to selecting the best one to use on the building. Testing should always begin with the gentlest and least invasive method proceeding gradually, if necessary, to more complicated methods, or a combination of methods. All too often simple methods, such as low-pressure water wash, are not even considered, yet they frequently are effective, safe, and not expensive. Water of slightly higher pressure or with a non-ionic detergent additive also may be effective. It is worth repeating that these methods should always be tested prior to considering harsher methods; they are safer for the building and the environment, often safer for the applicator, and relatively inexpensive.

The level of cleanliness desired also should be determined prior to selection of a cleaning method. Obviously, the intent of cleaning is to remove most of the dirt, soiling material, stains, paint or other coating. A "brand new" appearance, however, may be inappropriate for an older building, and may require an overly harsh cleaning method to be achieved. When undertaking a cleaning project, it is important to be aware that some stains simply may not be removable. It may be wise, therefore, to agree upon a slightly lower level of cleanliness that will serve as the standard for the cleaning project. The precise amount of residual dirt considered acceptable may depend on the type of masonry, the type of soiling and difficulty of total removal, and local environmental conditions.

Cleaning tests should be carried out in an area of sufficient size to give a true indication of their effectiveness. It is preferable to conduct the test in an inconspicuous location on the building so that it will not be obvious if the test is not successful. A test area may be quite small to begin, sometimes as small as six square inches, and gradually may be increased in size as the most appropriate methods and cleaning agents are determined. Eventually the test area may be expanded to a square yard or more, and it should include several masonry units and mortar joints (Fig. 22). It should be remembered that a single building may have several types of masonry and that even similar materials may have different surface finishes. Each material and different finish should be tested separately. Cleaning tests should be evaluated only after the masonry has dried completely. *The results of the tests may indicate that several methods of cleaning should be used on a single building.*

When feasible, test areas should be allowed to weather for an extended period of time prior to final evaluation. A waiting period of a full year would be ideal in order to expose the test patch to a full range of seasons. If this is not possible, the test patch should weather for at least a month or two. For any building which is considered historically important, the delay is insignificant compared to the potential damage and disfigurement which may result from using an incompletely tested method. *The successfully cleaned test patch should be protected as it will serve as a standard against which the entire cleaning project will be measured.*

Environmental considerations. The potential effect of any method proposed for cleaning historic masonry should be evaluated carefully. Chemical cleaners and paint removers may damage trees, shrubs, grass, and plants. A plan must be provided for environmentally safe removal and disposal of the cleaning materials and the rinsing effluent before beginning the cleaning project. Authorities from the local regulatory agency—usually under the jurisdiction of the federal or state Environmental Protection Agency (EPA) should be consulted prior to beginning a cleaning project, especially if it involves anything more than plain water washing. This advance planning will ensure that the cleaning effluent or run-off, which is the combination of the cleaning agent and the substance removed from the masonry, is handled and disposed of in an environmentally sound and legal manner. Some alkaline and acidic cleaners can be neutralized so that they can be safely discharged into storm sewers. However, most solvent-based cleaners cannot be neutralized and are categorized as pollutants, and must be disposed of by a licensed transport, storage and disposal facility. Thus, it is always advisable to consult with the appropriate agencies before starting to clean to ensure that the project progresses smoothly and is not interrupted by a stop-work order because a required permit was not obtained in advance.

Vinyl guttering or polyethylene-lined troughs placed around the perimeter of the base of the building can serve to catch chemical cleaning waste as it is rinsed off the building. This will reduce the amount of chemicals entering and polluting the soil, and also will keep the cleaning waste contained until it can be removed safely. Some patented cleaning systems have developed special equipment to facilitate the containment and later disposal of cleaning waste.

Concern over the release of volatile organic compounds (VOCs) into the air has resulted in the manufacture of new, more environmentally responsible cleaners and paint removers, while some materials traditionally used in cleaning may no longer be available for these same reasons. Other health and safety concerns have created additional cleaning challenges, such as lead paint removal, which is likely to require special removal and disposal techniques.

Cleaning can also cause damage to non-masonry materials on a building, including glass, metal and wood. Thus, it is usually necessary to cover windows and doors, and other features that may be vulnerable to chemical cleaners. They should be covered with plastic or polyethylene, or a masking agent that is applied as a liquid which dries to form a thin protective film on glass, and is easily peeled off after the cleaning is finished. Wind drift, for example, can also damage other property by carrying cleaning chemicals onto nearby automobiles, resulting in etching of the glass or spotting of the paint finish. Similarly, airborne dust can enter surrounding buildings, and excess water can collect in nearby yards and basements.

Safety considerations. Possible health dangers of each method selected for the cleaning project must be considered before selecting a cleaning method to avoid harm to the

Figure 22. Cleaning test areas may be quite small at first and gradually increase in size as testing determines the "gentlest means possible". Photo: Frances Gale.

cleaning applicators, and the necessary precautions must be taken. The precautions listed in Material Safety Data Sheets (MSDS) that are provided with chemical products should always be followed. Protective clothing, respirators, hearing and face shields, and gloves must be provided to workers to be worn at all times. Acidic and alkaline chemical cleaners in both liquid and vapor forms can also cause serious injury to passers-by (Fig. 23). It may be necessary to schedule cleaning at night or weekends if the building is located in a busy urban area to reduce the potential danger of chemical overspray to pedestrians. Cleaning during non-business hours will allow HVAC systems to be turned off and vents to be covered to prevent dangerous chemical fumes from entering the building which will also ensure the safety of the building's occupants. Abrasive and mechanical methods produce dust which can pose a serious health hazard, particularly if the abrasive or the masonry contains silica.

Water-Repellent Coatings and Waterproof Coatings

To begin with, it is important to understand that waterproof coatings and water-repellent coatings are not the same. Although these terms are frequently interchanged and commonly confused with one another, they are completely different materials. **Water-repellent coatings** –often referred to incorrectly as "sealers", but which do not or should not seal– are intended to keep liquid water from penetrating the surface but to allow water vapor to enter and leave, or pass through, the surface of the masonry (Fig. 24). Water-repellent coatings are generally *transparent*, or clear, although once applied some may darken or discolor certain types of masonry while others may give it a glossy or shiny appearance. **Waterproof coatings** seal the surface from liquid water and from water vapor. They are usually *opaque*, or pigmented, and include bituminous coatings and some elastomeric paints and coatings.

Water-Repellent Coatings

Water-repellent coatings are formulated to be vapor permeable, or "breathable". They do not seal the surface completely to water vapor so it can enter the masonry wall as well as leave the wall. While the first water-repellent coatings to be developed were primarily acrylic or silicone resins in organic solvents, now most water-repellent coatings are water-based and formulated from modified siloxanes, silanes and other alkoxysilanes, or metallic stearates. While some of these products are shipped from the factory ready to use, other waterborne water repellents must be diluted at the job site. Unlike earlier water-repellent coatings which tended to form a "film" on the masonry surface, modern water-repellent coatings actually penetrate into the masonry substrate slightly and, generally, are almost invisible if properly applied to the masonry. They are also more vapor permeable than the old coatings, yet they still reduce the vapor permeability of the masonry. Once inside the wall, water vapor can condense at cold spots producing liquid water which, unlike water vapor, cannot escape through a water-repellent coating. The liquid water within the wall, whether from condensation, leaking gutters, or other sources, can cause considerable damage.

Water-repellent coatings are not consolidants. Although modern water repellents may penetrate slightly beneath the masonry surface, instead of just "sitting" on top of it, they do not perform the same function as a consolidant which is to "consolidate" and replace lost binder to strengthen deteriorating masonry. Even after many years of laboratory study and testing few consolidants have proven very effective. The composition of fired products such as brick and architectural terra cotta, as well as many types of building stone, does not lend itself to consolidation.

Some modern water-repellent coatings which contain a binder intended to replace the natural binders in stone that have been lost through weathering and natural erosion are described in product literature as both a water repellent and a consolidant. The fact that newer water-repellent coatings penetrate beneath the masonry surface instead of just forming a layer on top of the surface may indeed convey at least some consolidating properties to certain stones. However, a water-repellent coating cannot be considered a consolidant. In some instances, a water-repellent or "preservative" coating, if applied to already damaged or spalling stone, may form a surface crust which, if it fails, may exacerbate the deterioration by pulling off even more of the stone (Fig. 25).

Is a Water-Repellent Treatment Necessary?

Water-repellent coatings are frequently applied to historic masonry buildings for the wrong reason. They also are often applied without an understanding of what they are and what they are intended to do. And these coatings can be very difficult, if not impossible, to remove from the masonry if they fail or become discolored. Most importantly, the application of water-repellent coatings to historic masonry is usually unnecessary.

Figure 23. A tarpaulin protects and shields pedestrians from potentially harmful spray while chemical cleaning is underway on the granite exterior of the U.S. Treasury Building, Washington, D.C.

Most historic masonry buildings, unless they are painted, have survived for decades without a water-repellent coating and, thus, probably do not need one now. Water penetration to the interior of a masonry building is seldom due to porous masonry, but results from poor or deferred maintenance. Leaking roofs, clogged or deteriorated gutters and downspouts, missing mortar, or cracks and open joints around door and window openings are almost always the cause of moisture-related problems in a historic masonry building. **If historic masonry buildings are kept watertight and in good repair, water-repellent coatings should not be necessary.**

Rising damp (capillary moisture pulled up from the ground), or condensation can also be a source of excess moisture in masonry buildings. A water-repellent coating will not solve this problem either and, in fact, may be likely to exacerbate it. Furthermore, a water-repellent coating should never be applied to a damp wall. Moisture in the wall would reduce the ability of a coating to adhere to the masonry and to penetrate below the surface. But, if it did adhere, it would hold the moisture inside the masonry because, although a water-repellent coating is permeable to water vapor, liquid water cannot pass through it. In the case of rising damp, a coating may force the moisture to go even higher in the wall because it can slow down evaporation, and thereby retain the moisture in the wall.

Excessive moisture in masonry walls may carry waterborne soluble salts from the masonry units themselves or from the mortar through the walls. If the water is permitted to come to the surface, the salts may appear on the masonry surface as efflorescence (a whitish powder) upon evaporation. However, the salts can be potentially dangerous if they remain in the masonry and crystallize

Figure 24. Although the application of a water-repellent coating was probably not needed on either of these buildings, the coating on the brick building (above), is not visible and has not changed the character of the brick. But the coating on the brick column (below), has a high gloss that is incompatible with the historic character of the masonry.

beneath the surface as subflorescence. Subflorescence eventually may cause the surface of the masonry to spall, particularly if a water-repellent coating has been applied which tends to reduce the flow of moisture out from the subsurface of the masonry. Although many of the newer water-repellent products are more breathable than their predecessors, they can be especially damaging if applied to masonry that contains salts, because they limit the flow of moisture through masonry.

When a Water-Repellent Coating May be Appropriate

There are some instances when a water-repellent coating may be considered appropriate to use on a historic masonry building. Soft, incompletely fired brick from the 18th- and early-19th centuries may have become so porous that paint or some type of coating is needed to protect it from further deterioration or dissolution. When a masonry building has been neglected for a long period of time, necessary repairs may be required in order to make it watertight. If, following a reasonable period of time after the building has been made watertight and has dried out completely, moisture appears actually to be penetrating through the repointed and repaired masonry walls, then the application of a water-repellent coating may be considered *in selected areas only*. This decision should be made in consultation with an architectural conservator. And, if such a treatment is undertaken, it should not be applied to the entire exterior of the building.

Anti-graffiti or barrier coatings are another type of clear coating—although barrier coatings can also be pigmented—that may be applied to exterior masonry, but they are not formulated primarily as water repellents. The purpose of these coatings is to make it harder for graffiti to stick to a masonry surface and, thus, easier to clean. But, like water-repellent coatings, in most cases the application of anti-graffiti coatings is generally not recommended for historic masonry buildings. These coatings are often quite shiny which can greatly alter the appearance of a historic masonry surface, and they are not always effective (Fig. 26). Generally, other ways of discouraging graffiti, such as improved lighting, can be more effective than a coating. However, the application of anti-graffiti coatings may be appropriate in some instances on vulnerable areas of historic masonry buildings which are frequent targets of graffiti that are located in out-of-the-way places where constant surveillance is not possible.

Some water-repellent coatings are recommended by product manufacturers as a means of keeping dirt and pollutants or biological growth from collecting on the surface of masonry buildings and, thus, reducing the need for frequent cleaning. While this at times may be true, in some cases a coating may actually retain dirt more than uncoated masonry. Generally, the application of a water-repellent coating is not recommended on a historic masonry building as a means of preventing biological growth. Some water-repellent coatings may actually encourage biological growth on a masonry wall. Biological growth on masonry buildings has traditionally been kept at bay through regularly-scheduled cleaning as part of a maintenance plan. Simple cleaning of the masonry with low-pressure water using a natural- or synthetic-bristled scrub brush can be very effective if done on a regular basis. Commercial products are also available which can be sprayed on masonry to remove biological growth.

In most instances, a water-repellent coating is not necessary if a building is watertight. The application of a water-repellent coating is not a recommended treatment for historic masonry buildings unless there is a specific

Figure 25. The clear coating applied to this limestone molding has failed and is taking off some of the stone surface as it peels. Photo: Frances Gale.

problem which it may help solve. If the problem occurs on only part of the building, it is best to treat only that area rather than an entire building. Extreme exposures such as parapets, for example, or portions of the building subject to driving rain can be treated more effectively and less expensively than the entire building. Water-repellent coatings are not permanent and must be reapplied periodically although, if they are truly invisible, it can be difficult to know when they are no longer providing the intended protection.

Figure 26. The anti-graffiti or barrier coating on this column is very shiny and would not be appropriate to use on a historic masonry building. The coating has discolored as it has aged and whitish streaks reveal areas of bare concrete where the coating was incompletely applied.

Testing a water-repellent coating by applying it in one small area may not be helpful in determining its suitability for the building because a limited test area does not allow an adequate evaluation of such a treatment. Since water may enter and leave through the surrounding untreated areas, there is no way to tell if the coated test area is "breathable." But trying a coating in a small area may help to determine whether the coating is visible on the surface or if it will otherwise change the appearance of the masonry.

Waterproof Coatings

In theory, waterproof coatings usually do not cause problems as long as they exclude all water from the masonry. If water does enter the wall from the ground or from the inside of a building, the coating can intensify the damage because the water will not be able to escape. During cold weather this water in the wall can freeze causing serious mechanical disruption, such as spalling.

In addition, the water eventually will get out by the path of least resistance. If this path is toward the interior, damage to interior finishes can result; if it is toward the exterior, it can lead to damage to the masonry caused by built-up water pressure (Fig. 27).

In most instances, waterproof coatings should not be applied to historic masonry. The possible exception to this might be the application of a waterproof coating to below-grade exterior foundation walls as a last resort to stop water infiltration on interior basement walls. **Generally, however, waterproof coatings, which include *elastomeric paints*, should almost never be applied above grade to historic masonry buildings.**

Figure 27. Instead of correcting the roof drainage problems, an elastomeric coating was applied to the already saturated limestone cornice. An elastomeric coating holds moisture in the masonry because it does not "breathe" and does not allow liquid moisture to escape. If the water pressure builds up sufficiently it can cause the coating to break and pop off as shown in this example, often pulling pieces of the masonry with it. Photo: National Park Service Files.

Summary

A well-planned cleaning project is an essential step in preserving, rehabilitating or restoring a historic masonry building. Proper cleaning methods and coating treatments, when determined necessary for the preservation of the masonry, can enhance the aesthetic character as well as the structural stability of a historic building. Removing years of accumulated dirt, pollutant crusts, stains, graffiti or paint, if done with appropriate caution, can extend the life and longevity of the historic resource. Cleaning that is carelessly or insensitively prescribed or carried out by inexperienced workers can have the opposite of the intended effect. It may scar the masonry permanently, and may actually result in hastening deterioration by introducing harmful residual chemicals and salts into the masonry or causing surface loss. Using the wrong cleaning method or using the right method incorrectly, applying the wrong kind of coating or applying a coating that is not needed can result in serious damage, both physically and aesthetically, to a historic masonry building. Cleaning a historic masonry building should always be done using the *gentlest means possible* that will clean, but not damage the building. It should always be taken into consideration before applying a water-repellent coating or a waterproof coating to a historic masonry building whether it is really necessary and whether it is in the best interest of preserving the building.

Selected Reading

Architectural Ceramics: Their History, Manufacture and Conservation. A Joint Symposium of English Heritage and the United Kingdom Institute for Conservation, September 22-25, 1994. London: English Heritage, 1996.

Ashurst, Nicola. *Cleaning Historic Buildings. Volume One: Substrates, Soiling & Investigation. Volume Two: Cleaning Materials & Processes.* London: Donhead Publishing Ltd., 1994.

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Grimmer, Anne E. *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1979.

Grimmer, Anne E. *Keeping it Clean: Removing Exterior Dirt, Paint, Stains and Graffiti from Historic Masonry Buildings.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1988.

Park, Sharon C., AIA. *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.* Washington, D.C.: Heritage Preservation Services, National Park Service, U.S. Department of the Interior, 1996.

Powers, Robert M. *Preservation Tech Note, Masonry No. 3, "Water Soak Cleaning of Limestone".* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1992.

Sinvinski, Valerie. *"Gentle Blasting."* *Old-House Journal.* Vol. XXIV, No. 4 (July-August 1996), pp. 46-49.

Weaver, Martin E. *Conserving Buildings: A Guide to Techniques and Materials.* New York: John Wiley & Sons, Inc., 1993.

Weaver, Martin E. *Preservation Brief 38: Removing Graffiti from Historic Masonry.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1995.

Winkler, E.M. *Stone in Architecture: Properties, Durability.* Third, completely revised and extended edition. Berlin, Germany: Springer-Verlag, 1997.

Acknowledgments

Robert C. Mack, FAIA, is a principal in the firm of MacDonald & Mack Architects, Ltd., an architectural firm that specializes in historic buildings in Minneapolis, Minnesota.
Anne Grimmer is a Senior Architectural Historian in the Technical Preservation Services Branch, Heritage Preservation Services Program, National Park Service, Washington, D.C.

The original version of *Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings* was written by Robert C. Mack, AIA. It inaugurated the *Preservation Briefs* series when it was published in 1975.

The following historic preservation specialists provided technical review of this publication: Frances Gale, Training Director, National Center for Preservation Technology and Training, National Park Service, Natchitoches, LA; Judith M. Jacob, Architectural Conservator, Building Conservation Branch, Northeast Cultural Resources Center, National Park Service, N.Y., NY; Robert M. Powers, Architectural Conservator, Powers and Company, Inc., Philadelphia, PA; Antonio Aguilar, Kaaren Dodge, JoEllen Hensley, Gary Sachau, John Sandor and Audrey T. Tepper, Technical Preservation Services Branch, Heritage Preservation Services Program, National Park Service, Washington, D.C.; and Kay D. Weeks, Heritage Preservation Services Program, National Park Service, Washington, D.C.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments on the usefulness of this publication may be directed to: Sharon C. Park, FAIA, Chief, Technical Preservation Services Branch, Heritage Preservation Services Program, National Park Service, 1849 C Street, N.W., Suite NC200, Washington, D.C. 20240 (www2.cr.nps.gov/tps).

Front Cover: Chemical cleaning of the brick and architectural terra cotta frieze on the 1880s Pension Building, Washington, D.C. (now the National Building Museum), is shown here in progress. Photo: Christina Henry.

Photographs used to illustrate this Brief were taken by Anne Grimmer unless otherwise credited.

ISSN:0885-7016 *November 2000*

Historic Preservation Meeting
Staff Report

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

Staff Contact
Donna Dow, Historic Preservation Officer

ddow@cityofdenison.com
903-464-4452

Summary

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

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

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

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

Staff Recommendation

Staff recommends approval with awning for items meeting Sign Guidelines.

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

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

Proposed Motion

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

DFA, LTD
110 E. LOUISIANA STREET
MCKINNEY, TEXAS 75069
214-405-2493
don@mckinneygrand.com

June 20, 2023

CITY OF DENISON

RE: PAINT BUILDING EXTERIOR AND ADD ONE STOREFRONT DOOR TO 231 W. MAIN STREET

TO WHOM IT MAY CONCERN

Please accept this letter of intent to update the exterior of the building locates at 231 W. Main as shown on the attached Rendering and as described below.

- Paint the exterior of the building white as shown on the attached rendering. The paint color is the exact paint color as was approved for 331 W. Main on front of 331 W. Main on the first floor.
- Install one new store front door on the front of the building. The new door will match in color, size and materials the existing storefront doors that currently exist in the building. The location of the new door is circled in blue on the attached floor plan.

We do not expect to do any other work on the exterior of the building.

We have been repeatedly told by City officials that the exterior of this building is ugly. The attached rendering has been shown to those same City officials and they agreed that changing the color as shown is a large improvement. We agree.

I would appreciate your review and approval.

Sincerely

Don Day
DFA LTD

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

Address of Property: 231 W. Main DENISON Tx

Property Owner(s): DFA LTD

Applicant Name: Don Day

Relationship to Owner: Owner

☒ *Check if same as Property Owner*

Applicant Mailing Address: 110 E. Louisiana St, Mckinney Tx 75069

Applicant E-Mail Address: don@MckinneyGrand.com Applicant Cell Phone Number: 2144052493

Please submit this completed application with the following supplemental items attached:

- ☑ Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- ☑ Current photograph of property
- ☐ Historical photograph of property (if available)
- ☑ A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- ☑ Site Plan or photograph of site with proposed changes
- ☐ Drawing of proposed changes, including dimensions of each element being added/removed
- ☐ Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.
Bold items required for all projects.
Attachments should be 11" X 17" or smaller.
Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: ☐ Wood ☐ Brick ☐ Stucco ☒ Other: Precast Concrete	Name of Contractor: DFA, LTD Has the building been previously painted? ☐ Yes ☑ No
Property's Current Primary Use: ☑ Commercial ☐ Residential ☐ Other:	Will changes being made change the primary use? ☑ No ☐ Yes. If yes, state new use:

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

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

Signage to be installed:

Location ☐ Window/door ☐ Building ☐ Pole ☐ Other: _____	**Lighting** ☐ Exterior illumination ☐ Building illumination ☐ Non-white lighting ☐ Type: ☐ Other: _____	**Hardware** ☐ Screw mounting ☐ Wires ☐ Tension system ☐ Freestanding: ☐ Other: _____
Colors ☐ Please list: _____ _____	**Materials** ☐ Masonry Type: _____ ☐ Vinyl ☐ Metal ☐ Canvas ☐ Other: _____	**Other signage elements** ☐ Please explain: _____ _____

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

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

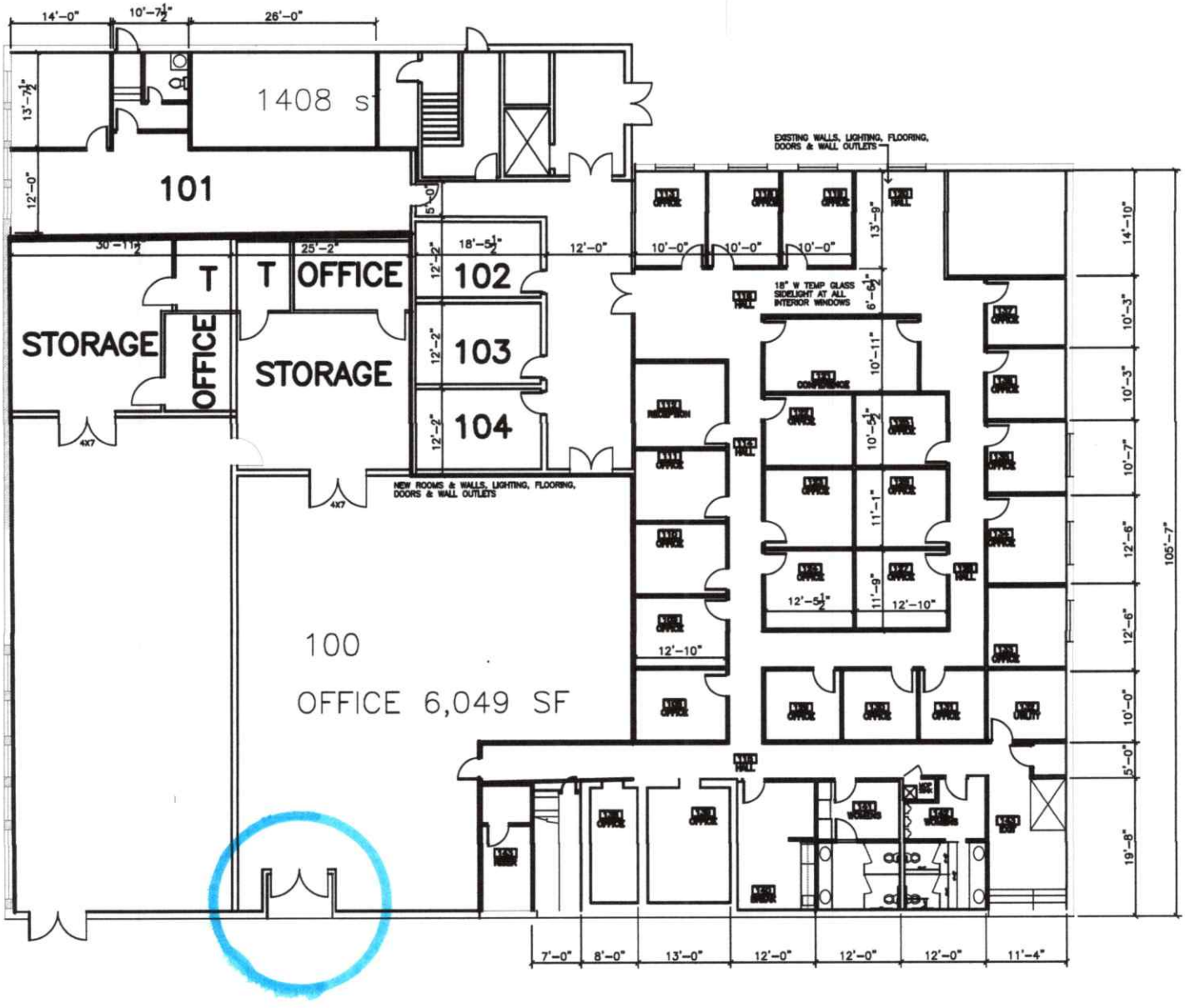
Property Owner's Signature

6.20.23
Date

Property Owner's Printed Name

OFFICIAL USE ONLY

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

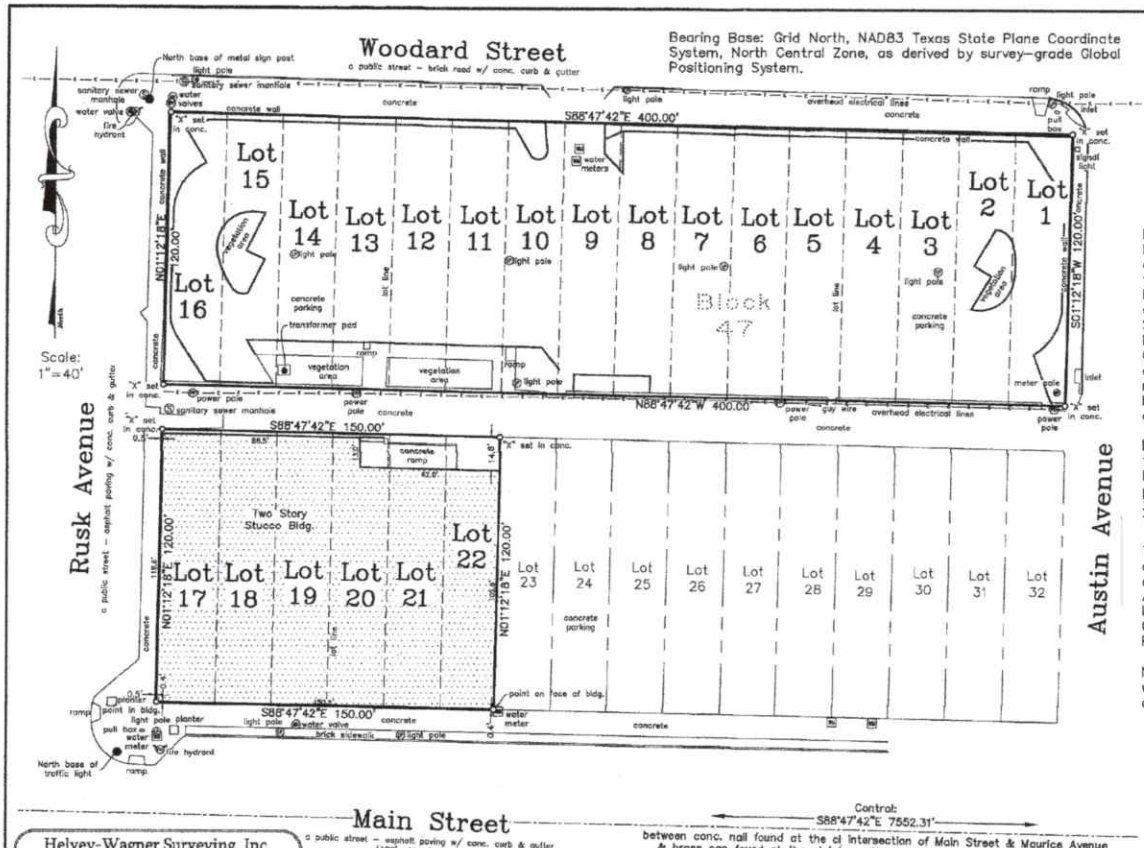

1408 sf
101
STORAGE
OFFICE
T
T
OFFICE
102
103
104
STORAGE
100
OFFICE 6,049 SF
EXISTING WALLS, LIGHTING, FLOORING, DOORS & WALL OUTLETS
NEW ROOMS & WALLS, LIGHTING, FLOORING, DOORS & WALL OUTLETS
18" W TEMP GLASS SIDELIGHT AT ALL INTERIOR WINDOWS
14'-0"
10'-7½"
26'-0"
105'-7"

Job No. AGD490422

Owner: Hempkins Partners, LTD

Buyer: DFA, LTD

Address: 231 W. Main Street
Denison, Texas



This survey is for the sole benefit of the Owners and Buyers Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and *federal copyright statutes. Any violation of said* statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lots 1 thru 22, Block 47 of the Original Town Plat of the City of Denison, Texas, as per plat of record in Volume 28, Page 362, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0170 F, Revised Date: September 29, 2010.

Note: This survey was completed without the benefit of a title commitment.

STATE OF TEXAS REGISTERED KATE A. WAGNER 6578 PROFESSIONAL LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: April 22, 2022

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

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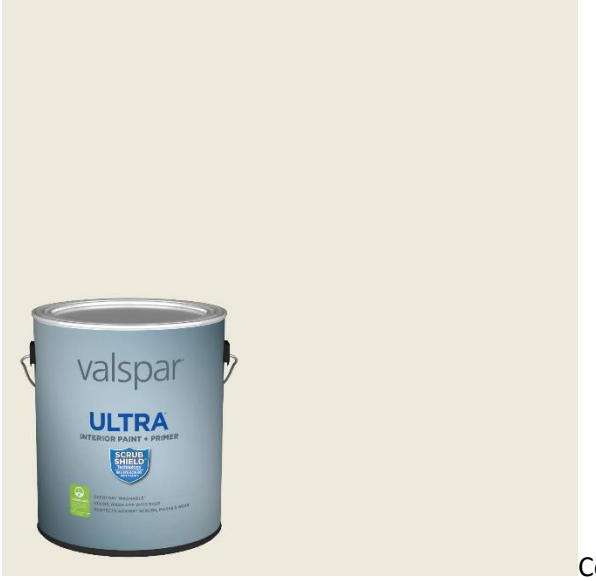
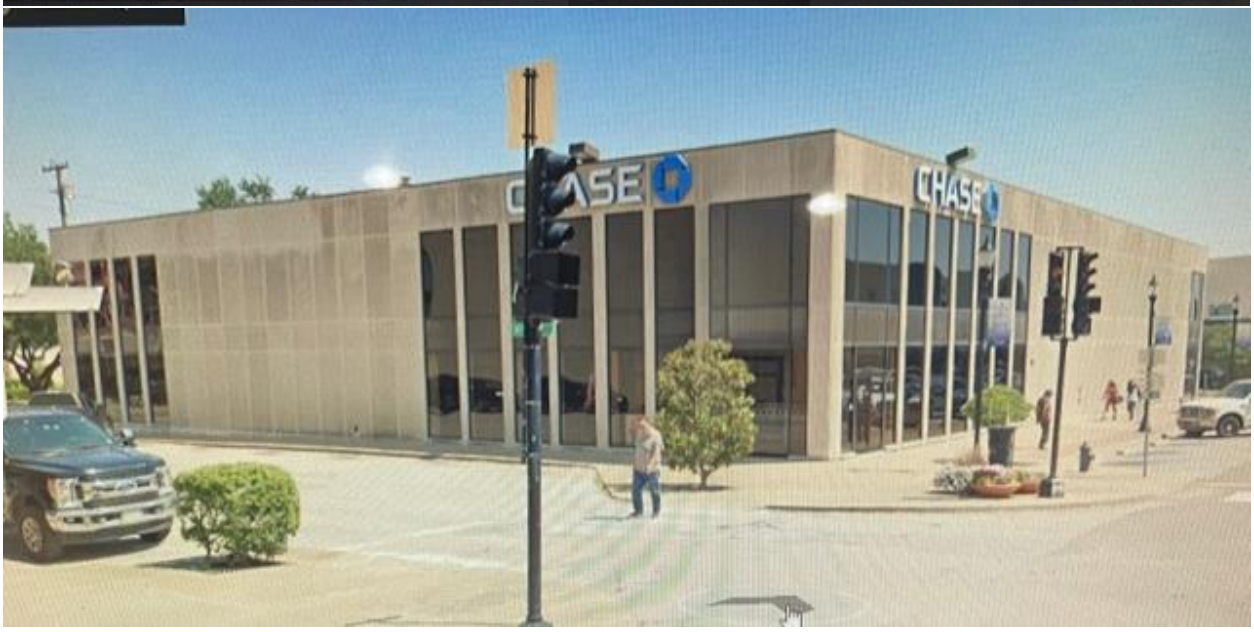


Country Whitewash

Bask in the Glow

Metropolis Lilac


231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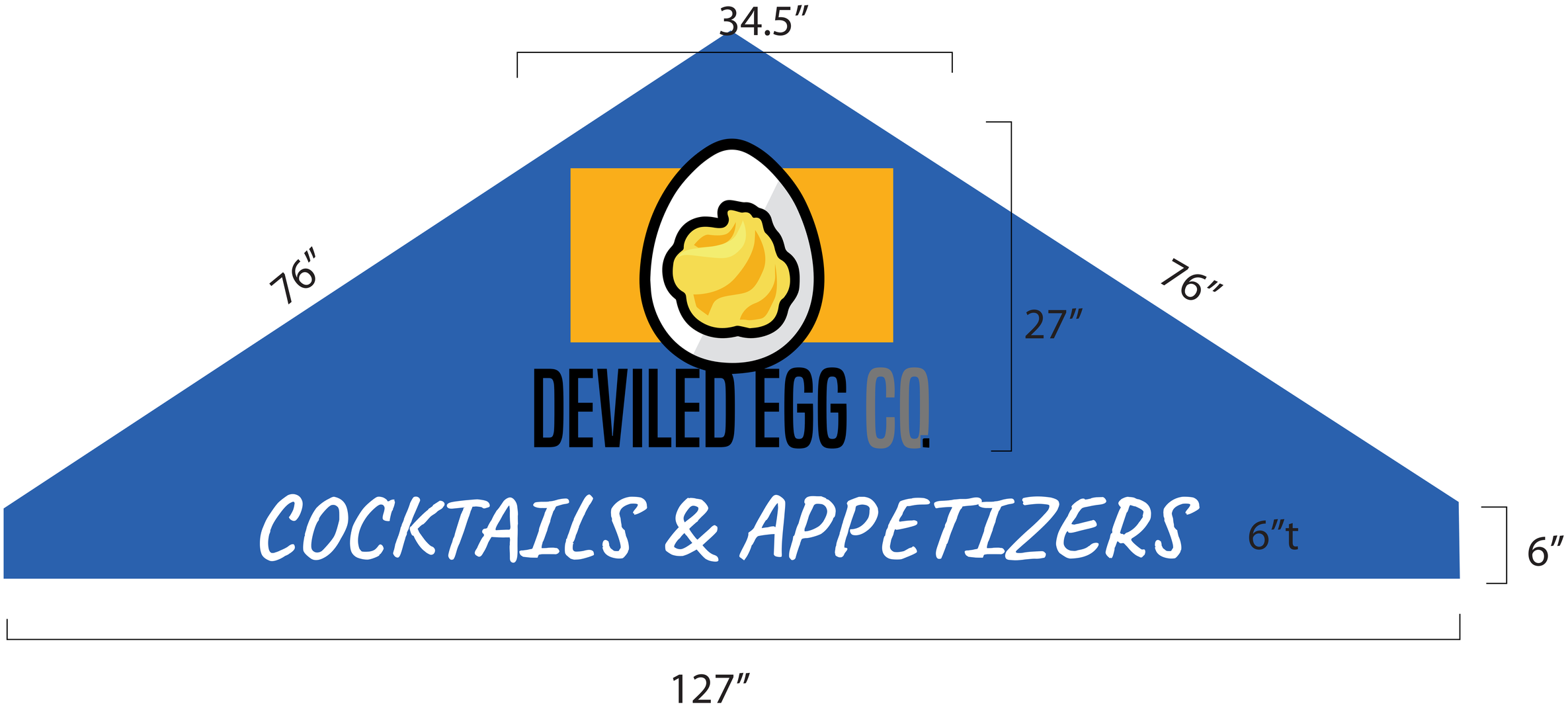
CHASE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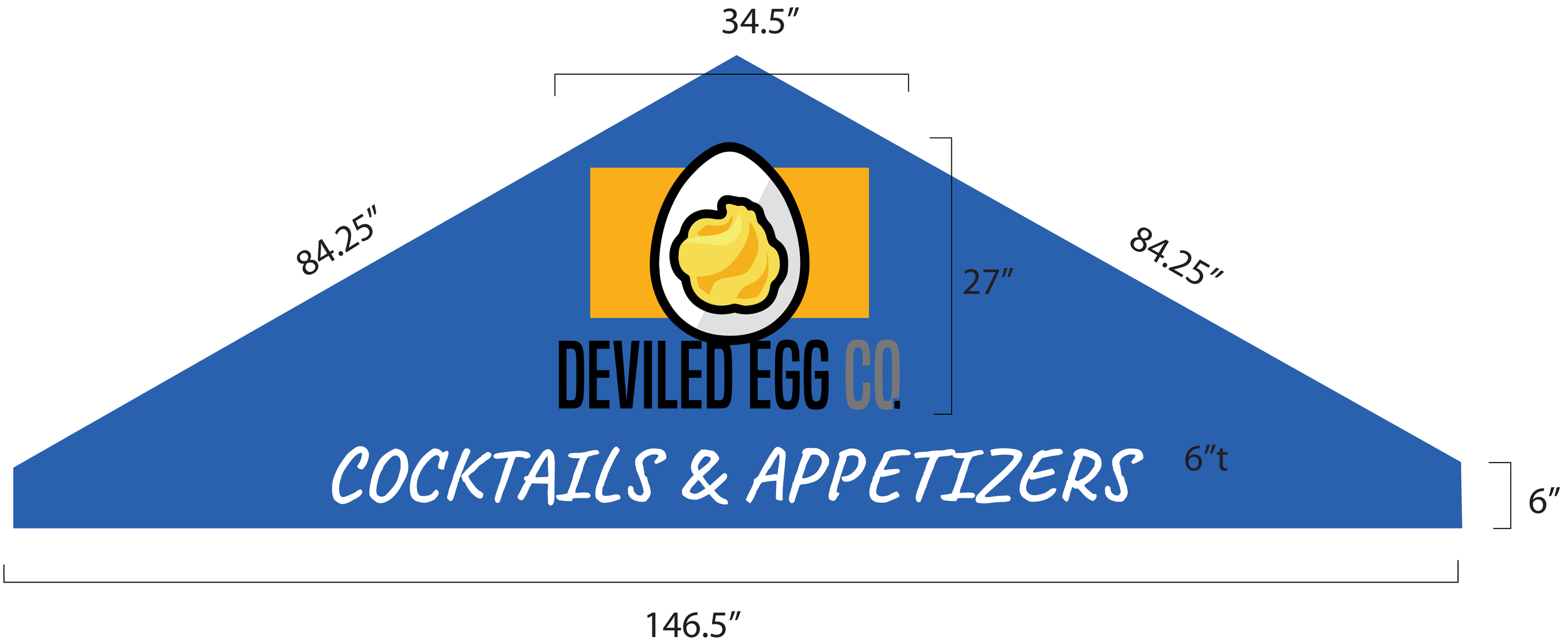
COCKTAILS & APPETIZERS
6″t
6″
127″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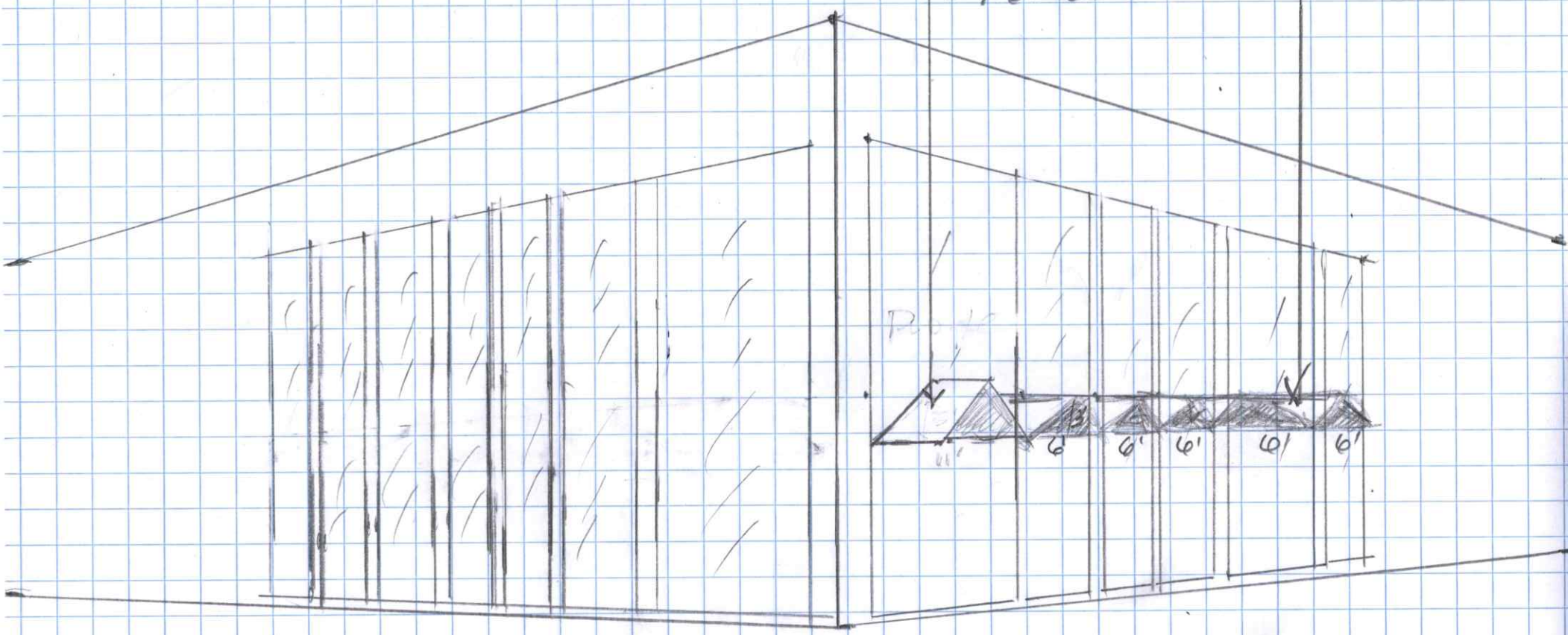
METROPOLIS LILAC
#4001-6C

BASKING the GLOAT
2008-K



231 MAIN

Sec. 19-146. - Awning signs.

Awning signs must meet the following regulations:

(1)

An awning may extend the full length of the wall of the building to which it is attached and shall be no more than six (6) feet in height and shall provide a clearance of at least eight (8) feet above the sidewalk.

(2)

Artwork or copy on awning signs shall be limited to a business name, business logo and/or property address.

(3)

The artwork or copy for an awning sign shall not exceed twenty (20) percent of the area of the awning and shall extend for no more than sixty (60) percent of the length of the awning.

(4)

Awnings shall not be illuminated.

(5)

Awnings shall be composed of canvas or other fabric material approved by the historic preservation commission.

(Ord. No. 4678, § 1, 2-18-13)

Historic Preservation Meeting
Staff Report

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

Staff Contact
Donna Dow, Historic Preservation Officer

ddow@cityofdenison.com
903-464-4452

Summary

- The applicant is requesting to add signage to the building at 418 W. Man.

  The other exterior work has previously been approved..

Background Information and Analysis
The applicant would like to add new signage as they make improvements to the building.

A recent previous approval allowed other exterior changes.

Staff Recommendation

Staff recommends approval.

Prior Board or Council Action
The Historical Preservation Board has previously considered this item without signage as they didn't have their signage plan at the time.

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

Proposed Motion

I make a motion to approve the addition of an awning to the exterior of 418 W. Main.

City of Denison
Application for Certificate of Appropriateness
300 W. Main Street, PO Box 347
Denison, TX 75020

903-465-2720

Revision Date: 05/2021

Address of Property: 418 W. Main

Property Owner(s): Denison Service League dba Junior League of Grayson County

Applicant Name: Denison Service League dba Junior League of Grayson County

Relationship to Owner: _____

☒ *Check if same as Property Owner*

Applicant Mailing Address: P. O. Box 4, Denison, TX 75021

Applicant E-Mail Address: lmstclair@yahoo.com Applicant Cell Phone Number: 580-579-4785

Please submit the following items with this application:

- ☐ Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- ☐ Current photograph of property
- ☐ Historical photograph of property (if available)
- ☐ A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- ☐ Site Plan or photograph of site with proposed changes
- ☐ Drawing of proposed changes, including dimensions of each element being added/removed
- ☐ Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.
Bold items required for all projects.
Attachments should be 11" X 17" or smaller.
Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: ☐ Wood ☒ Brick ☐ Stucco ☐ Other: _____	Name of Contractor: The Hangin T Has the building been previously painted? ☒ Yes ☐ No
Property's Current Primary Use: ☐ Commercial ☐ Residential ☒ Other: non-profit resale shop	Will changes being made change the primary use? ☒ No ☐ Yes. If yes, state new use:

Please check all that apply and explain the work to be done in the spaces provided.

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

Complete if applicable

Location ☐ Window/door ☒ Building ☐ Pole ☐ Other: _____	**Lighting** ☐ Exterior illumination ☐ Building illumination ☐ Non-white lighting ☐ Type: ☐ Other: _____	**Hardware** ☒ Screw mounting ☐ Wires ☐ Tension system ☐ Freestanding: ☐ Other: _____
Colors ☐ Please list: black with white and red lettering	**Materials** ☐ Masonry Type: _____ ☐ Vinyl ☒ Metal ☐ Canvas ☐ Other: 5	**Other signage elements** ☐ Please explain:

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

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

Property Owner's Signature

Oct. 29, 2023
Date

Denison Service League dba Junior League of Grayson County

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

This Application for Certificate of Appropriateness is being submitted on behalf of the Denison Service League, dba Junior League of Grayson County, for unlighted signage on the front face of the resale shop located at 418 West Main, Denison, known as the *Bargain Box.*

The sign consists of three new black aluminum panels 18.5" tall x 288" wide with 1" wood trim painted Cozy White (color sample attached) to match the trim around the windows. The white vinyl letters are 14" tall reading "BARGAIN BOX". The Junior League logo is Lovely Love Song red (color attached) and is 14" tall with Cozy White logo inside. 2" tall letters reading "JUNION LEAGUE OF" and 3 ¾" letters reading "GRAYSON COUNTY" are also Cozy White. Total cost is $475.00.

Your consideration of this Application is appreciated.

DENISON SERVICE LEAGUE
Dba JUNIOR LEAGUE OF GRAYSON COUNTY

Lynda St Clair

Attachments:

- Current picture of Bargain Box
- Cozy White color sample
- Lovely Long Song color sample
- Rendering of proposed signage

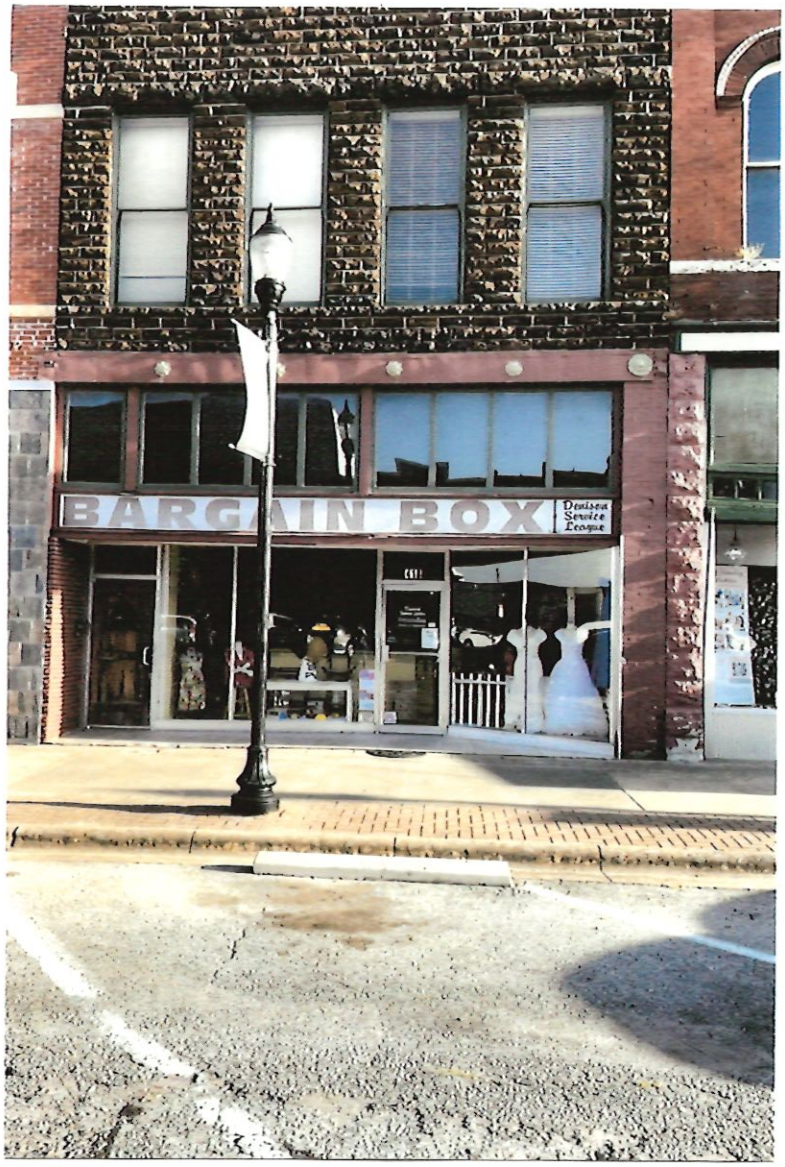


Exhibit 1

COZY WHITE

9008-10C

LRV	RGB	HEX
91	247, 247, 237	#F7F7ED

LOVELY LOVE SONG

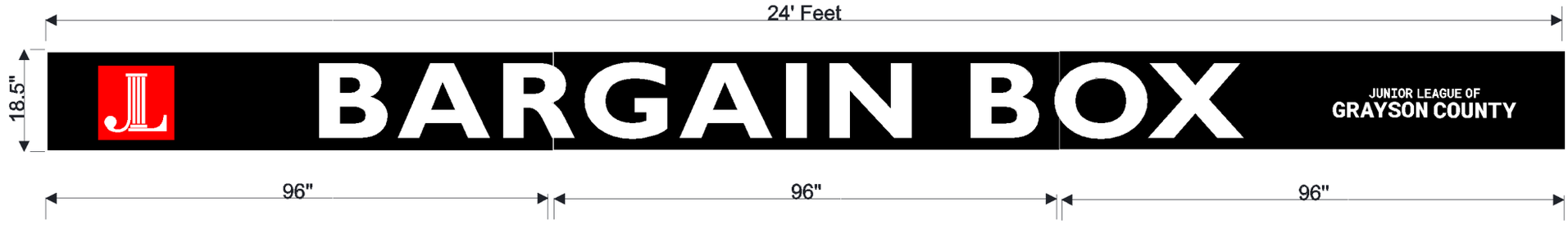
LRV	RGB	HEX
31	195, 75, 58	#C34B3A


24' Feet
18.5"
JUNIOR LEAGUE OF
GRAYSON COUNTY
BARGAIN BOX
96"
96"
96"


JUNIOR LEAGUE OF
GRAYSON COUNTY
BARGAIN BOX

Exhibit 1

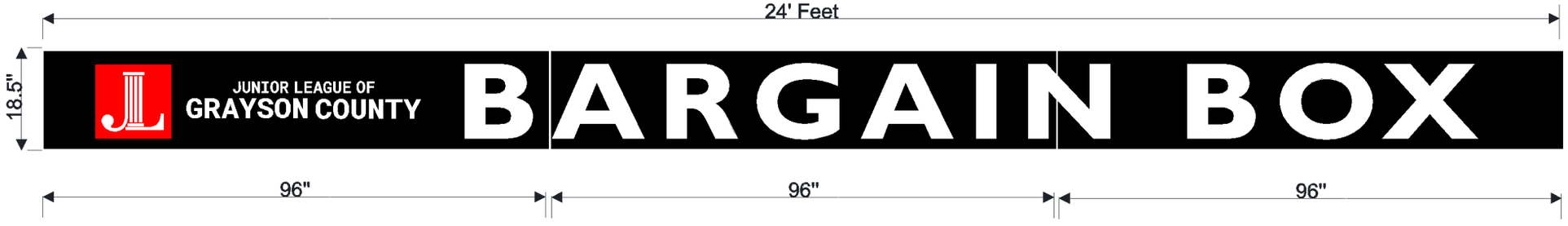
The Service League Building, ca. 1900



New Black Aluminum Panels 18.5" tall x 288" wide. (three panels) mounted together with 1" wood trim painted to match the new wood trim around window.
14" tall White vinyl letters reading "BARGAIN BOX" Junior League logo is 14" tall with White logo inside. 2" tall letters reading "JUNIOR LEAGUE OF" and 3 3/4" letters reading "GRAYSON COUNTY"
Total Cost for the 3 panels is 475.00

Client	Project	Job Number	Date	Revision Date
Bargain Box	New Store Front Signage	102323-3	10.23.23	

Denison, TX 75020
903-464-0966
kim@thehangint.com



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total cost for the three panels is 475.00

Client	Project	Job Number	Date	Revision Date
Bargain Box	New Store Front Signage	102323-3	10.23.23	

Denison, TX 75020
903-464-0966
kim@thehangint.com

Historic Preservation Meeting
Staff Report

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

Staff Contact
Donna Dow, Historic Preservation Officer

ddow@cityofdenison.com
903-464-4452

Summary

- The applicant is the new owner of 319 W. Chestnut and would like to make it into living space and commercial as described.

  The building has been used for industrial type and store purposes in the past. They would like to do a complete renovation and also add a rooftop deck.

Background Information and Analysis
The freestanding building at 319 W. Chestnut has been purchased and the owner has plans to develop into commercial and personal living quarters with a rooftop deck. The modifications are outlined in detail in the attached letter of intent.

The Rosin Consultant made these comments on current request:

A few comments:

1. This is currently a non-contributor to the Historic District.
2. That said, the east (and perhaps center) door is historic. I recommend keeping/restoring (SOI Standards 2 & 4).
3. The west garage door bay would be best for adapting into an entry, as it is larger. Using a storefront system would be preferrable to infilling.
4. The proposed new garage doors are too contemporary for this building. New doors should be compatible to the historic building (like the existing center and east doors) with less glass and more divisions (so, square panels instead of rectangular panels).
5. What is the design of the awnings for the first story? The drawings appear to show just a metal roof?
6. What is the design of the new windows throughout the building? The drawings seem to show some horizontal muntins (not recommended for this building). (Standard 6)

7. Shutters and the Juliet balconies are not recommended. The addition of these features creates a faux historic look that did not ever exist on this building. (Standard 3)
8. Good job including a sightline study for the roof top addition! I would still recommend a few things:
    a. Because it is a free-standing building, the addition will be more visible from the west and east.
    b. Consider shifting the addition to the rear half of the building instead of the front.
    c. Consider a flat or low slope roof to minimize visibility, especially over the porch.
    d. Use colors that do not bring attention to the construction.

Staff Recommendation

Staff recommends approval with modifications as recommended by consultant.

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

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

Proposed Motion

I make a motion to approve the proposed renovation with modifications as recommended by the consultant to the exterior of 319 W. Chestnut.

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

Address of Property: 319 W Chestnut

Property Owner(s): Cruz & Wendy Acosta

Applicant Name: Same

Relationship to Owner: Same

☒ *Check if same as Property Owner*

Applicant Mailing Address: 500 W Woodard St Denison Texas 75020

Applicant E-Mail Address: wendy@deskandeasel.com Applicant Cell Phone Number: 9038211708

Please submit this completed application with the following supplemental items attached:

- ☒ Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- ☒ Current photograph of property
- ☒ Historical photograph of property (if available)
- ☒ A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- ☒ Site Plan or photograph of site with proposed changes
- ☐ Drawing of proposed changes, including dimensions of each element being
- ▪ added/removed
- ☐ Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.
Bold items required for all projects.
Attachments should be 11" X 17" or smaller.
Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: ☐ Wood ☒ Brick ☒ Stucco ☒ Other: Stone	Name of Contractor: H&H Properties Has the building been previously painted? ☒ Yes ☐ No
Property's Current Primary Use: ☐ Commercial ☐ Residential ☒ Other: Vacant	Will changes being made change the primary use? ☐ No ☒ Yes. If yes, state new use: Retail and Residential

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

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

Signage to be installed:

Location ☐ Window/door ☐ Building ☐ Pole ☐ Other: _____	**Lighting** ☐ Exterior illumination ☐ Building illumination ☐ Non-white lighting ☐ Type: ☐ Other: _____	**Hardware** ☐ Screw mounting ☐ Wires ☐ Tension system ☐ Freestanding: ☐ Other: _____
Colors ☐ Please list: _____	**Materials** ☐ Masonry Type: _____ ☐ Vinyl ☐ Metal ☐ Canvas ☐ Other: _____	**Other signage elements** ☐ Please explain: _____

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

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

Property Owner's Signature

10/30/23
Date

Wendy Acosta
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 Members,

It is our intention to restore our building located at 319 W. Chestnut Street, Denison, Texas, to house a retail/commercial space on the ground floor, lofts on the second floor and a small roof top deck for loft tenant use only. The building was originally built as a carriage house and was subsequently used as a fire station then a service department for a car dealership before being used as personal warehouse space. Our desire is to bring back the aesthetic of a carriage house in keeping with the original purpose.

The exterior of our building has 3 types of masonry; the historic stone wall, stucco covered masonry and a type of concrete brick similar to cinderblock. The stone wall will have the mortar re-pointed and remain unpainted. The stucco surfaced walls will have the stucco replaced and be painted as will the “cinderblock” brick walls.

The front façade will be reconfigured to provide a recessed entrance for the retail space and loft tenants in the middle bay, and the two outside bay doors will be replaced with new carriage house style garage doors, in keeping with the history of the building. All three will have a decorative metal awning above. The upstairs windows on the front façade will have decorative Juliet balconies in a dark metal finish.

The back façade will be reconfigured to use the two existing double door entry ways as a downstairs retail entry in one and the other as loft tenant egress.

The current windows are either unfinished metal, single pane windows or nonexistent. We will replace all the windows with triple pane, energy efficient windows in a dark bronze finish.

The east side of the building faces the City Hall parking lot. This parking lot is being redesigned for better traffic flow and will include, in the design, an outdoor patio seating area around the 2 mature trees next to the northeast corner of our building that we will lease from the city. This outdoor patio area will be used by future retail space tenants and maintained by us. A door will be added in the cinder block portion of the east wall for retail tenant access. The design for this patio is pending the completion of the parking lot redesign and we will follow the guidelines provided by the city and fire department to ensure safety and access.

A small rooftop deck will be added for loft tenant use only. No access will be allowed by retail space tenants/customers. The deck area will be recessed from the edge at the front of the building and surrounded by planters.

Colors chosen for the exterior are from the Design Committee's approved National Historic Trust color palette. However, some approved colors are no longer available from Valspar, so the closest matching color available has been substituted.

Option #1 no substitutions

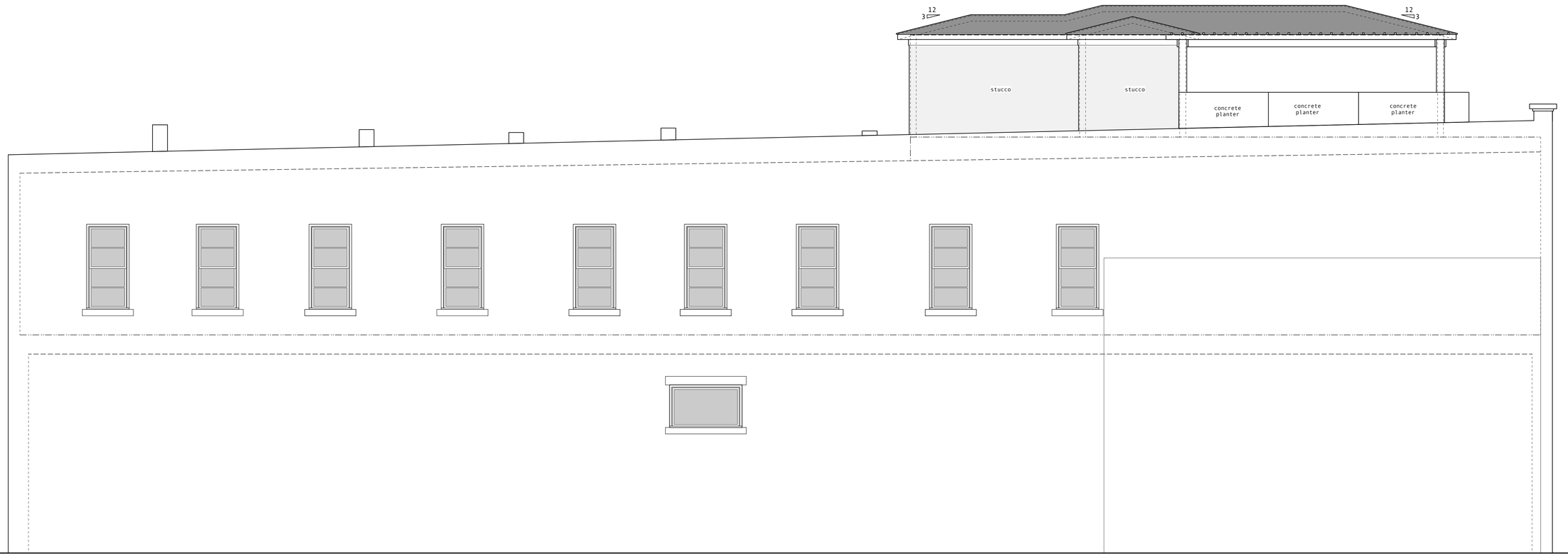
Option #2 Hazelnut Coffee sub for Autumn Spice, Shania's Lace for Summer linen, and Midsummer Night for Forest Nightfall

Option #3 Golden Chime for Afternoon Stroll and Phoenix Tears for Turquoise Porcelain.

We are not seeking approval for signage at this time.

We value your input and look forward to working with you,

Wendy Acosta



01 A101 **LEFT ELEVATION**
SCALE: 1/4" = 1'-0"

DRAWING DATE
05, OCTOBER 2023:

ISSUE TYPE
DESIGN PLANS

NOTES & COMMENTS:

H&H Properties
Sara Haley
7 Bluebonnet Trail
Greenville, Texas 75402
325-998-0324

properties
Timeless Design. Quality Built

WENDY & CRUZ ACOSTA
319 West Chestnut Street
Denison, Texas

WALL LEGEND
- 2x4 exterior veneer
- 2x4 exterior siding
- 2x6 interior
- 2x4 interior

EXTERIOR ELEVATIONS

A201

01 A101 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

01 A101 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"

DRAWING DATE
05, OCTOBER 2023:

ISSUE TYPE
DESIGN PLANS

NOTES & COMMENTS:

H&H Properties
Sara Haley
7 Bluebonnet Trail
Greenville, Texas 75402
325-998-0324

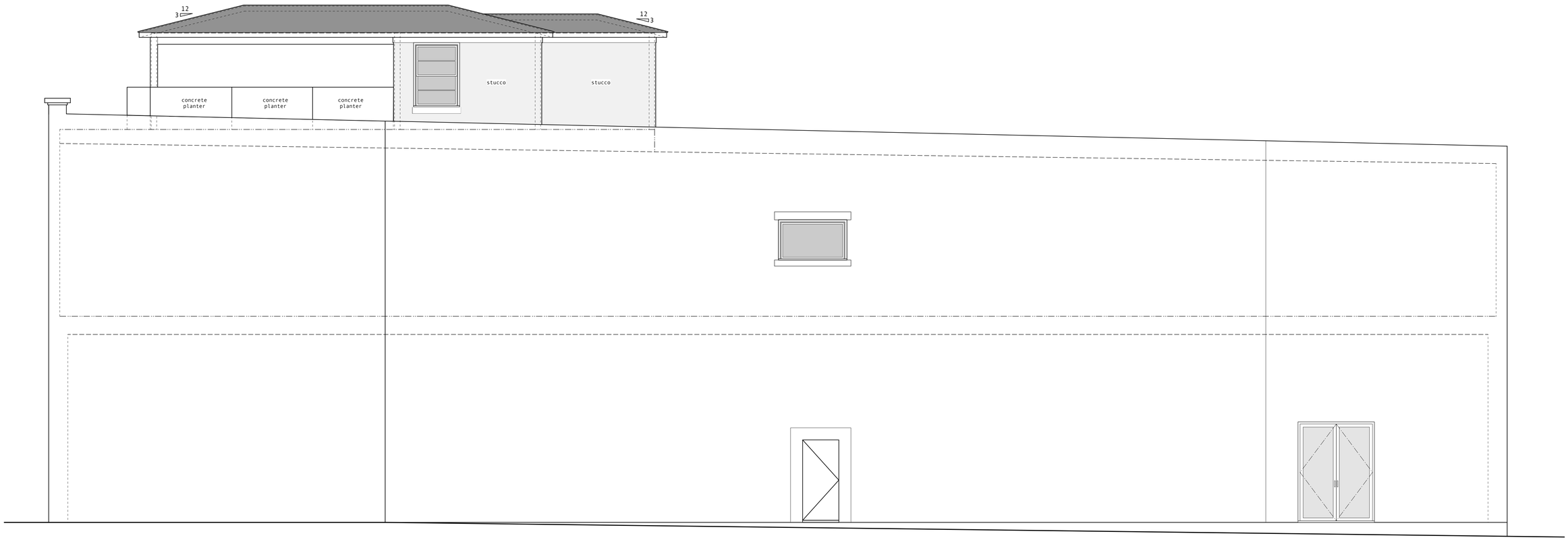
H&H properties
Timeless Design. Quality Built

WENDY & CRUZ ACOSTA
319 West Chestnut Street
Denison, Texas

WALL LEGEND
- 2x4 exterior veneer
- 2x4 exterior siding
- 2x6 interior
- 2x4 interior

EXTERIOR ELEVATIONS

A201



01 A101 **RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"

DRAWING DATE
05, OCTOBER 2023:

ISSUE TYPE
DESIGN PLANS

NOTES & COMMENTS:

H&H Properties
Sara Haley
7 Bluebonnet Trail
Greenville, Texas 75402
325-998-0324

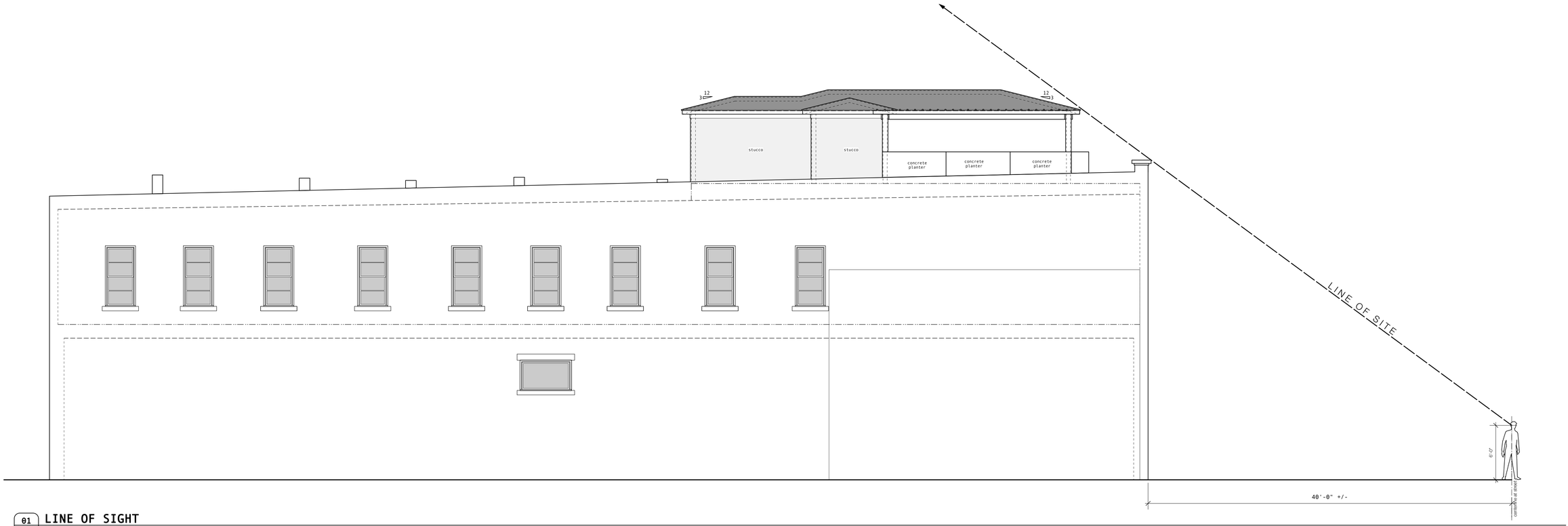
H&H properties
Timeless Design. Quality Built

WENDY & CRUZ ACOSTA
319 West Chestnut Street
Denison, Texas

WALL LEGEND
- 2x4 exterior veneer
- 2x4 exterior siding
- 2x6 interior
- 2x4 interior

EXTERIOR ELEVATIONS

A201



01 A101 **LINE OF SIGHT**
SCALE: 3/16" = 1'-0"

DRAWING DATE
05, OCTOBER 2023:

ISSUE TYPE
DESIGN PLANS

NOTES & COMMENTS:

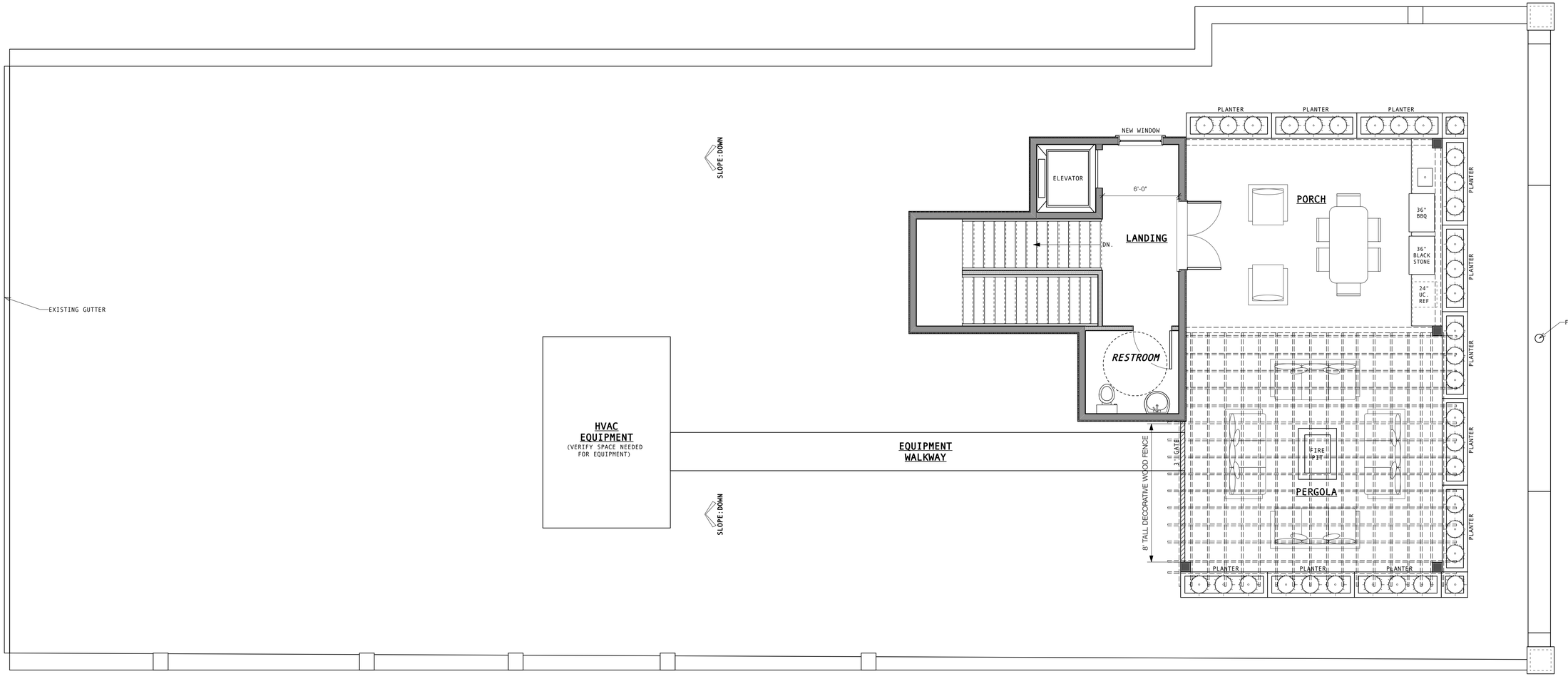
H&H Properties
Sara Haley
7 Bluebonnet Trail
Greenville, Texas 75402
325-998-0324

H&H properties
Timeless Design, Quality Built

WENDY & CRUZ ACOSTA
319 West Chestnut Street
Denison, Texas

WALL LEGEND

- 2x4 exterior veneer
- 2x4 exterior siding
- 2x6 interior
- 2x4 interior



ROOF TOP LOUNGE
(750 SF)

N

01 A103 **ROOF PLAN**
Scale: 1/4" = 1'-0"

DRAWING DATE
05, OCTOBER 2023:

ISSUE TYPE
DESIGN PLANS

NOTES & COMMENTS:

H&H Properties
Sara Haley
7 Bluebonnet Trail
Greenville, Texas 75402
325-998-0324

H&H properties *Timeless Design. Quality Built*

WENDY & CRUZ ACOSTA
319 West Chestnut Street
Denison, Texas

WALL LEGEND
- 2x4 exterior veneer
- 2x4 exterior siding
- 2x6 interior
- 2x4 interior

ROOF PLAN

A103

01 A101 FRONT ELEVATION

01 A101 REAR ELEVATION

Glass

Body: Special Peach 2004-6B

Trim: White Sash 7004-14

Accent 1: Poseidon's Gold 3004-5A

Accent 2: Deepest River 5009-3

Steel Doors/Storefront Systems: Black

OPTION 1

DRAWING DATE
23, OCTOBER 2023

NOTES & COMMENTS

H&H Properties
Sara Haley
7 Bluebonnet Trail
Greenville, Texas 75402
325-998-0324

WENDY & CRUZ ACOSTA
319 West Chestnut Street
Denison, Texas

WALL LEGEND

01
A101 FRONT ELEVATION

White Sash
7004-14

Poseidon's Gold
3004-5A

Deepest River
5009-3

Special Peach
2004-6B

NV213B

01 A101 FRONT ELEVATION

01 A101 REAR ELEVATION

Glass

Steel Doors/Storefront Systems: Black

Body: Hazelnut Coffee 3001-3A

Trim: Shania's Lace 3006-10C

Accent 1: Midsummer Night 8003-37G

Accent 2: Villa Blue 5002-4B

Accent 3: Decadent Red 2002-5A

OPTION 2

DRAWING DATE
23, OCTOBER 2023:

NOTES & COMMENTS

H&H Properties
Sara Haley
7 Bluebonnet Trail
Greenville, Texas 75402
325-998-0324

WENDY & CRUZ ACOSTA
319 West Chestnut Street
Denison, Texas

WALL LEGEND

01 A101 FRONT ELEVATION

Midsummer Night
8003-37G

Shania's Lace
3006-10C

Villa Blue
5002-4B

Decadent Red
2002-5A

Hazelnut Coffee
3001-3A

NV215F

FRONT ELEVATION

REAR ELEVATION

- Glass
- Body: Golden Chime 3006-5C
- Trim: Snowed In 6004-1A
- Accent 1: Phoenix Tears 8003-35D
- Accent 2: Muskeg Grey 4005-2C
- Steel Doors/Storefront Systems: Black

OPTION 3

DRAWING DATE
23, OCTOBER 2023

NOTES & COMMENTS

H&H Properties
Sara Haley
7 Bluebonnet Trail
Greenville, Texas 75402
325-998-0324
properties

WENDY & CRUZ ACOSTA
319 West Chestnut Street
Denison, Texas

WALL LEGEND

01 A1Q1 FRONT ELEVATION

Phoenix Tears
8003-35D

Muskeg Grey
4005-2C

Snowed In
6004-1A

Golden Chime
3006-5C

NV220D

South Facing Front Entry Side Damaged Stucco, Missing Windows, Dental Molding Architectural Feature

East Side Stone Wall
Front Addition covered with Stucco
Back Addition out of Cinderblock

East Side City Hall Parking Lot Outdoor Patio Seating Area when parking lot is redesigned.

North Facing Back Entry Side Damaged Brick, Random Sprayed Paint, Missing Windows

West Side
Damaged Stucco Finish

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

Address of Property: 427 W. Woodard St., Denison TX 75020

Property Owner(s): Debra Gardner, Alvin Bailey St. Luke's Episcopal Church

Applicant Name: Rachel Brown, Debra Gardner

Relationship to Owner: Office Admin, Junior Warden

☒ *Check if same as Property Owner*

Applicant Mailing Address: _____

Applicant E-Mail Address: stlukesdenisonchurch1871@gmail.com Applicant Cell Phone Number: 903-647-6693

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. will be replaced with same materials previously used
- ☐ Site Plan or photograph of site with proposed changes
- ☐ Drawing of proposed changes, including dimensions of each element being added/removed
- ☐ Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.
Bold items required for all projects.
Attachments should be 11" X 17" or smaller.
Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: ☐ Wood ☐ Brick ☐ Stucco ☐ Other: _____	Name of Contractor: Lankford Roofing & Construction Has the building been previously painted? ☐ Yes ☐ No
Property's Current Primary Use: ☐ Commercial ☐ Residential ☑ Other: Church	Will changes being made change the primary use? ☑ No ☐ Yes. If yes, state new use:

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

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

Signage to be installed:

Location ☐ Window/door ☐ Building ☐ Pole ☐ Other: _____	**Lighting** ☐ Exterior illumination ☐ Building illumination ☐ Non-white lighting ☐ Type: ☐ Other: _____	**Hardware** ☐ Screw mounting ☐ Wires ☐ Tension system ☐ Freestanding: ☐ Other: _____
Colors ☐ Please list: _____	**Materials** ☐ Masonry Type: _____ ☐ Vinyl ☐ Metal ☐ Canvas ☐ Other: _____	**Other signage elements** ☐ Please explain: _____

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

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

Debra Gardner — 10-31-23

Property Owner's Signature — Date

Property Owner's Printed Name

Debra Gardner - Junior Warden

OFFICIAL USE ONLY

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

LANKFORD ROOFING & CONSTRUCTION, LLC

(903) 465-7677 • 23994 W. US Highway 82 • Sherman, Texas 75092
www.lankfordroofing.com • sales@lankfordroofing.com

AGREEMENT

CUSTOMER St Luke Church
ADDRESS 427 W. Woodard St
CITY Denison STATE TX ZIP 75021
HOME PHONE 903 271 6639

DATE 10/1/23
BILLING ADDRESS
CITY STATE ZIP

SPECIFICATIONS

- ☑ REPAIR OR REPLACE WITH GAF 50yr Shingle
- ☑ STYLE OF SHINGLE HDZ Timberline
- ☑ COLOR OF SHINGLE
- ☑ TEAR-OFF ☑ YES ☐ NO 1 SHINGLES LAYER(S)
- ☑ COMPANY'S LIMITED WARRANTY 3 YEAR(S)
- ☑ VALLEY ☑ CLOSED ☐ OPEN UNDERLAY
- ☑ RIDGE MATERIAL 2 TYPE BUNDLES
- ☑ NAILS (RIDGE) 1½ (FIELD) 1¼
- ☑ EDGING 1½/1½ TYPE SIZE
- ☑ REDECK WITH OSB @ 50 ¢ a sheet if needed

SPECIAL INSTRUCTIONS

- ☐ REPLACE ROOF JACKS
- ☐ WORK WITH INSURANCE CO. IF NEEDED
- ☐ HELP WITH MORTGAGE CO. PAPERWORK IF NEEDED
- ☐ FURNISH WORK PERMIT (WHERE NEEDED)
- ☑ ANY AND ALL MATERIALS DELIVERED TO JOB SITE ARE THE PROPERTY OF LANKFORD ROOFING CO.
- ☑ NEW FELT APPLIED
- ☑ CLEAN UP & HAUL OFF OLD ROOFING MATERIALS
- ☑ PROTECT LANDSCAPING WHERE NEEDED
- ☐ COVER POOL IF NEEDED
- ☐ NOT RESPONSIBLE FOR REALIGNMENT OF SATELLITE
- ☑ NOT RESPONSIBLE FOR REFRIGERANT LINES

- ☑ PAINT ROOF STACKS IF NEEDED
- ☑ LOW PRO VENTS As needed
- ☑ ROLL MAGNET THRU YARD (TEAR-OFFS ONLY)
- ☑ INSPECTOR TO CHECK JOB FOLLOWING COMPLETION Jeff Mc
- ☐ TURBINES REPLACED COLOR QTY.
- ☐ GUTTERS FT. COLOR
- ☐ DOWNSPOUTS
- ☐ PITCH: ANY AREAS UNDER 4 1/2 ☐ YES ☐ NO
- ☐ LEAKS: WHERE
- ☐ INTERIOR DAMAGE: WHERE
- ☐ DOES DRIVEWAY HAVE CRACKS? ☐ YES ☐ NO
- ☐ NUMBER OF SCREENS:

NOTES: Remove and replace all shingles on main building and breeze way, fix leak over entrance and patch ceiling over entrance way

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
Sixteen thousand three hundred thirty three dollars ($ 16,333).

Payment to be made as follows:
Upon Completion

ACCEPTANCE OF PROPOSAL — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature Jeff McM
Note: This proposal may be withdrawn by us if not accepted within 30 days

Date of Acceptance
Signature

Your signature affirms agreement to the contract, including all terms on the back, and you have been orally informed that YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Rev. 9-17

N FANN

St. Luke's

Episcopal Church | Denison, TX

November 2, 2023

Donna Dow
Denison Historical Society
Denison, Tx

St. Luke's Church
427 W. Woodard St.
Denison, TX 75020

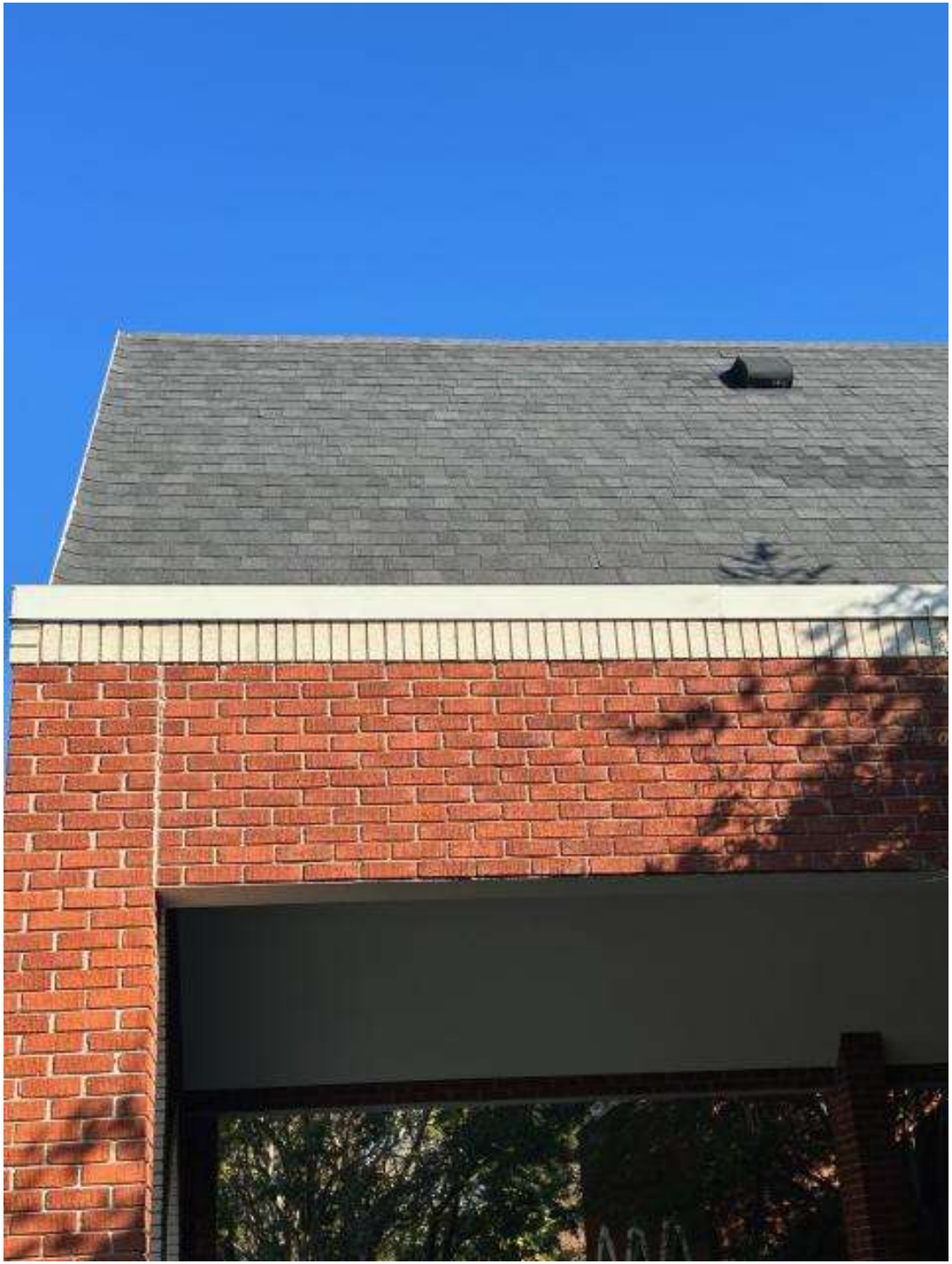
Re: Roofing request Letter of Intent, St. Luke's Church

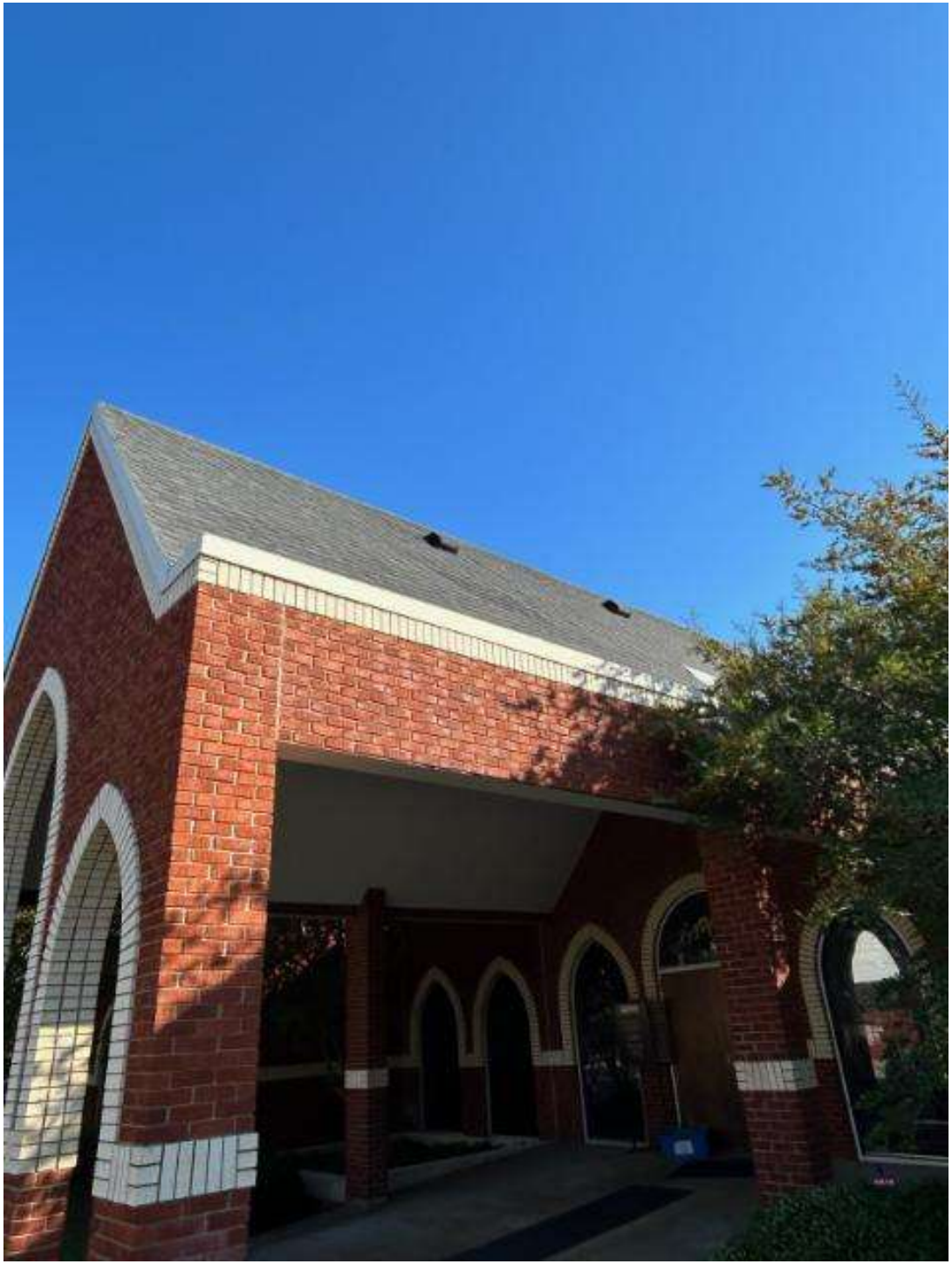
To Whom It May Concern:

It is the intention of St. Luke's Episcopal Church, in order to preserve the structural integrity of the roof, to repair roof decking and replace the roof shingles covering the entire span of the pitched roof.

Thank you,

Stephen Walker





Historic Preservation Meeting
Staff Report

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

Staff Contact
Donna Dow, Historic Preservation Officer

ddow@cityofdenison.com
903-464-4452

Summary
- The applicant is requesting to replace the roof.

Background Information and Analysis
The applicant is requesting to replace the roof. It is understood that it is like kind replacement.

Staff Recommendation

Staff recommends approval as long as it is like kind replacement.

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

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

Proposed Motion

I make a motion to approve the proposed the roof replacement for 427 W. Woodard.

Historic Preservation Meeting
Staff Report

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

Staff Contact
Donna Dow, Historic Preservation Officer

ddow@cityofdenison.com
903-464-4452

Summary
- The applicant is requesting to add a ramp, sign, and awning to the rear exterior of their building.

Background Information and Analysis
The applicant is requesting to make the additions in preparation for the D3 construction as outlined in the letter of intent.

Staff Recommendation

Staff recommends approval.

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

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

Proposed Motion

I make a motion to approve the proposed ramp, sign, and awning for the rear exterior of 422 W. Main.

HEY SUGAR
Candy Store

October 31, 2023

To: Grant Yoder

From: Patrick Melvin

This is kind of rough info to get us started.

The Alley Project is to install & repair:

A 4' x 8' Sign on the back of the building ($626

An awning ($800)

Wooden ramp at back door ($395)

Level floor inside the back door ($200)

Lights above the rear door ($250+)

Labor ($500)

TOTAL COST estimate $2,771.00

Photos are attached with my poor examples of what we are doing.

Thanks for your assistance!

Patrick A. Melvin

HEY SUGAR DENISON LLC
422 W. Main St.
Denison, TX 75020
903-462-0245
pmelvin@heysugarcandy.com

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

Address of Property: 422 W. Main St.

Property Owner(s): Los Hermanos Realty

Applicant Name: Patrick A. Melvin

Relationship to Owner: Lessee

☐ *Check if same as Property Owner*

Applicant Mailing Address: P.O. Box 1036 75021

Applicant E-Mail Address: pmelvin@heysuc Applicant Cell Phone Number: 8179251628

Please submit this completed application with the following supplemental items attached:

- ☐ Letter of intent stating all work being done, purpose of work, and all colors, materials to be used
- ■ Current photograph of property
- ☐ Historical photograph of property (if available)
- ☐ A detailed list of all building materials and colors to be used (swatches and samples may be requested) Three (3) color options and their proposed application shall be provided with each painting request.
- ■ Site Plan or photograph of site with proposed changes
- ☐ Drawing of proposed changes, including dimensions of each element being added/removed
- ☐ Required if signage is involved: scale drawing of signage, including dimensions, colors, locations, illumination, materials, and hardware listed noted

This application may not be considered complete without supplemental items.
Bold items required for all projects.
Attachments should be 11" X 17" or smaller.
Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: ☐ Wood ■ Brick ☐ Stucco ☐ Other: _____	Name of Contractor: Patrick A. Melvin Has the building been previously painted? ☐ Yes ☐ No
Property's Current Primary Use: ■ Commercial ☐ Residential ☐ Other: _____	Will changes being made change the primary use? ■ No ☐ Yes. If yes, state new use:

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

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

Signage to be installed:

Location ☐ Window/door ☒ Building ☐ Pole ☐ Other: _____	**Lighting** ☒ Exterior illumination ☐ Building illumination ☐ Non-white lighting ☐ Type: ☐ Other: _____	**Hardware** ☒ Screw mounting ☐ Wires ☒ Tension system ☐ Freestanding: ☐ Other: _____
Colors ☐ Please list: _____ _____	**Materials** ☐ Masonry Type: _____ ☐ Vinyl ☐ Metal ☐ Canvas ☐ Other: _____	**Other signage elements** ☒ Please explain: 4' x 8' metal _____ _____

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.

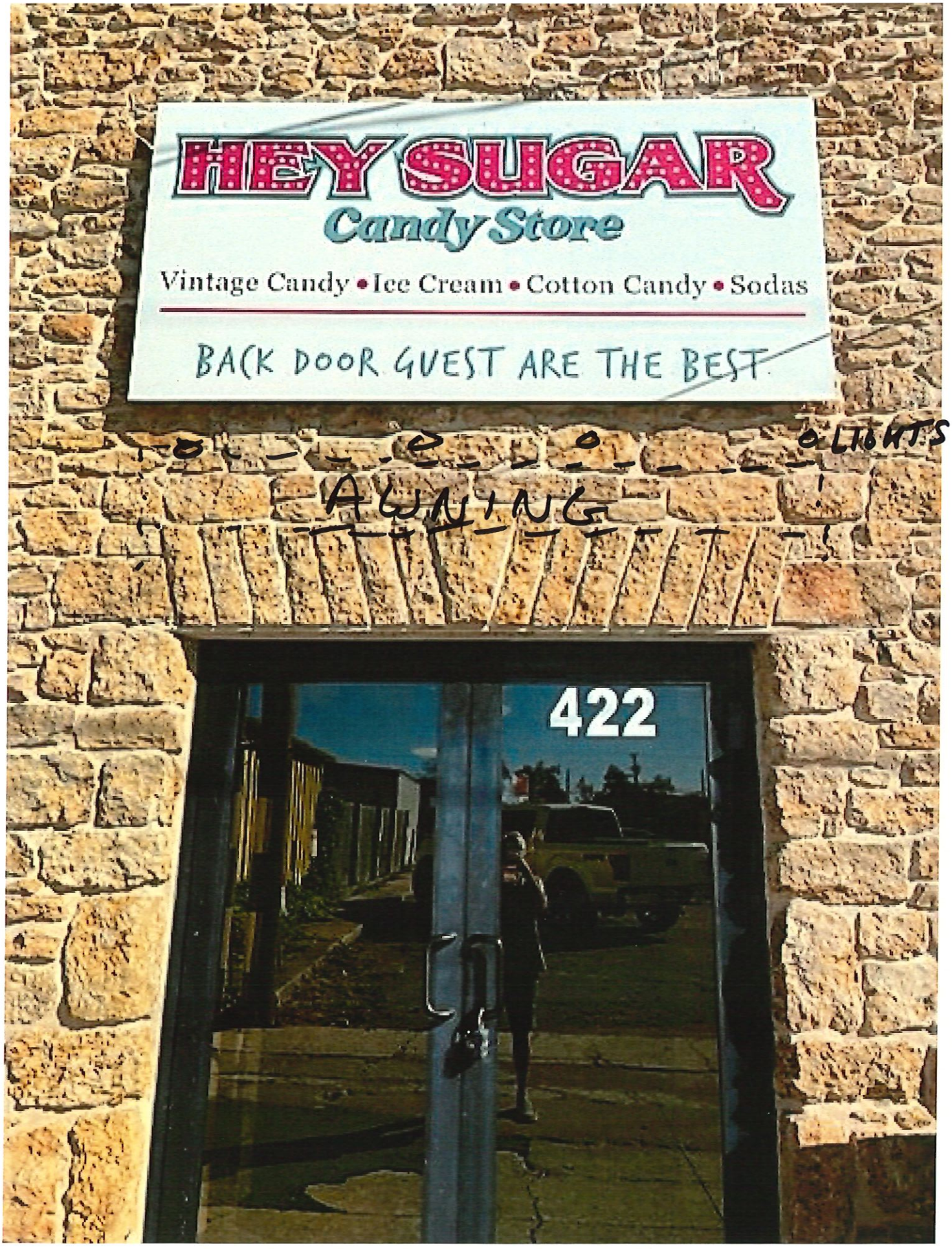
Property Owner's Signature

10/20/2023
Date

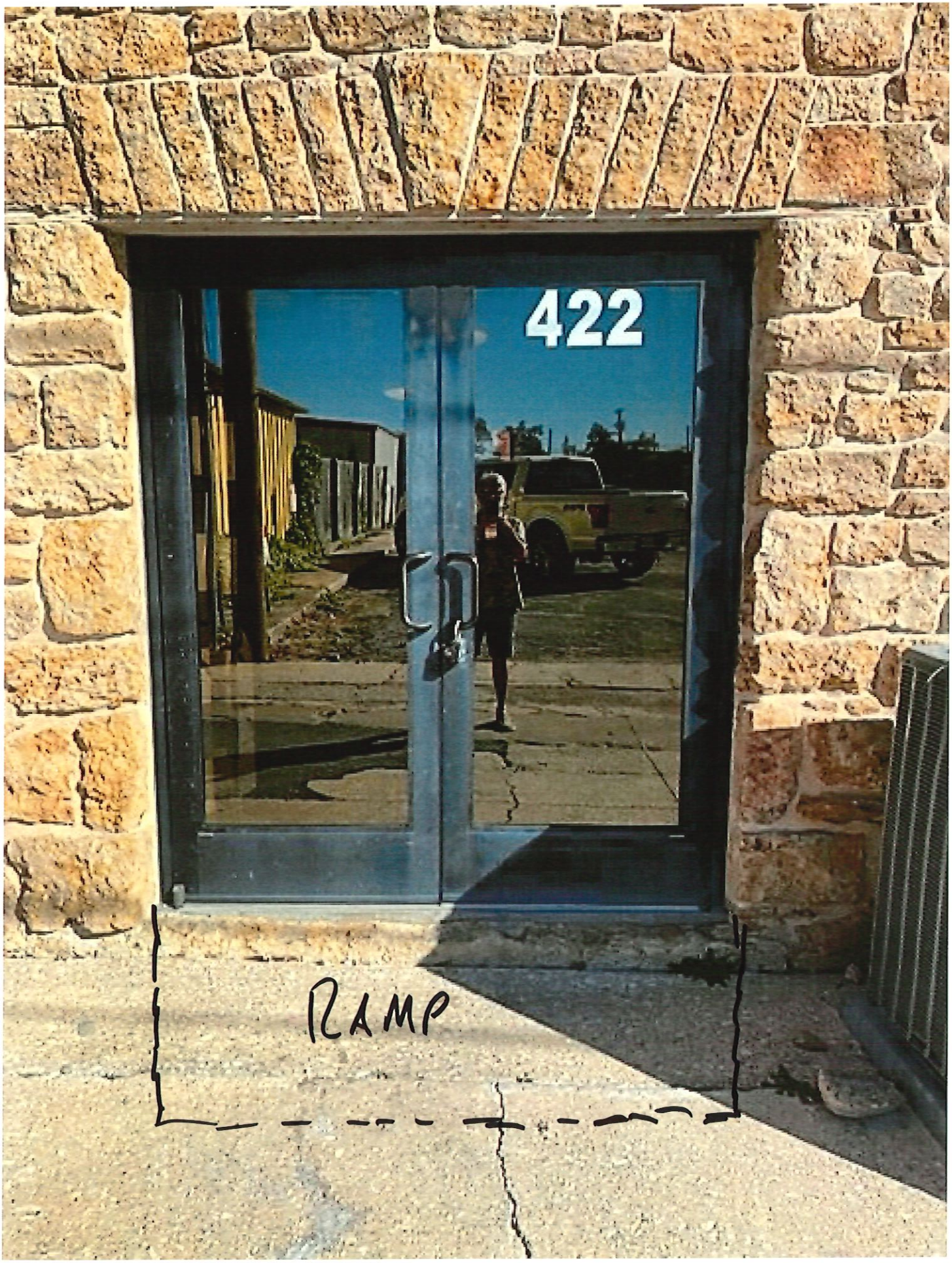
Patrick A. Melvin
Property Owner's Printed Name

OFFICIAL USE ONLY

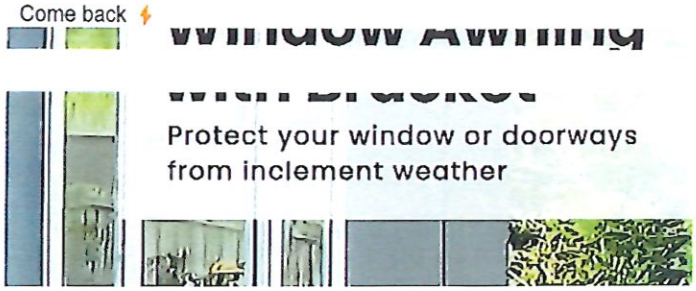
Staff Received:	Case Number:	Receipt #:
Select one: Contributing/Non-contributing	Date Received:	Built Circa:

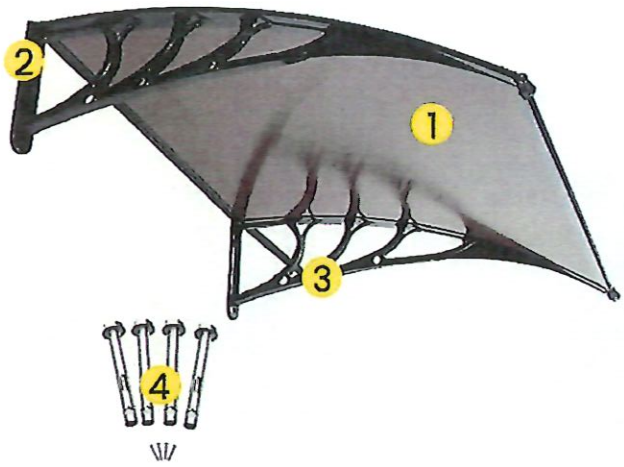

HEY SUGAR
Candy Store
Vintage Candy • Ice Cream • Cotton Candy • Sodas
BACK DOOR GUEST ARE THE BEST
LIGHTS
AWNING
422

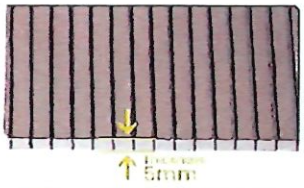

RAMP


422
RAMP

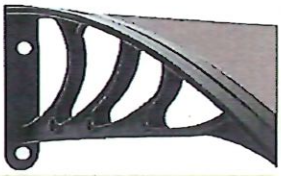

LEVEL FLOOR







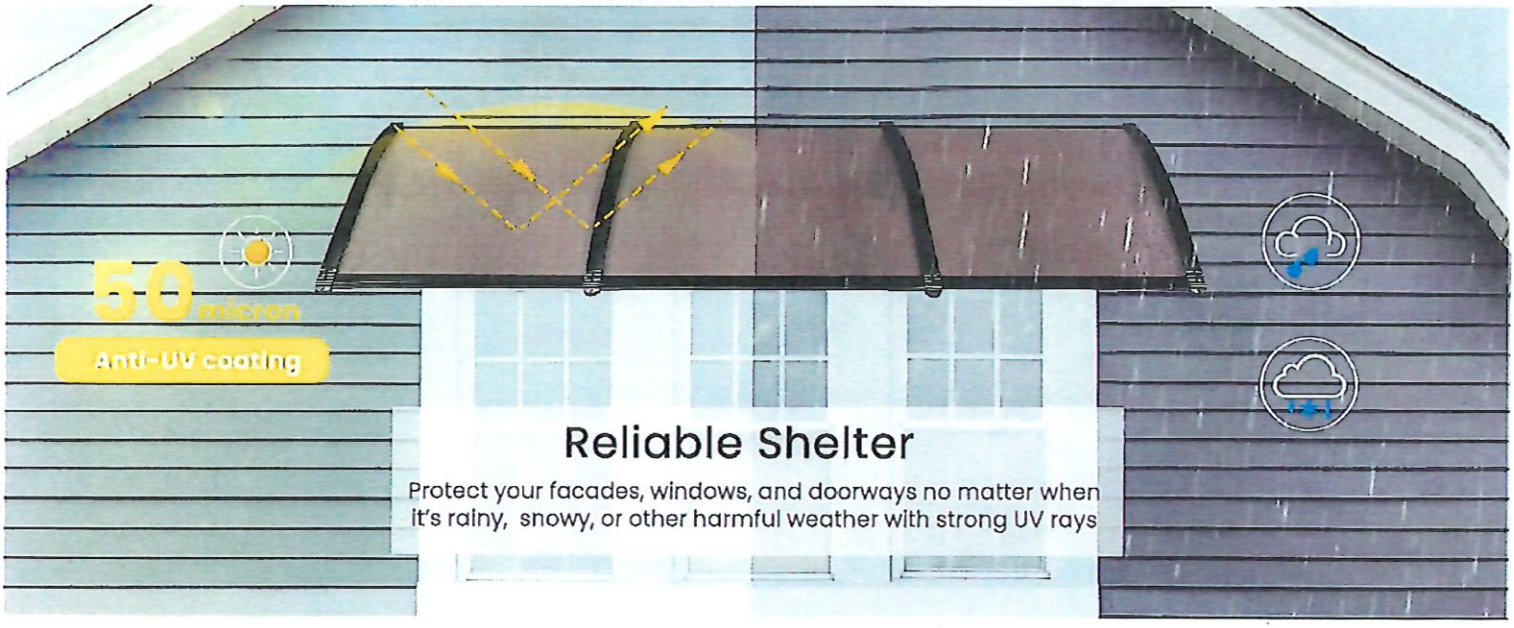
1 Durable Panel



2 Sturdy Bracket

3 Elegant Design

4 Complete Kit



Reliable Shelter

Protect your facades, windows, and doorways no matter when it's rainy, snowy, or other harmful weather with strong UV rays