



CITY OF DENISON
HISTORIC PRESERVATION BOARD MEETING
AGENDA
Tuesday, February 3, 2026

After determining that a quorum is present, the Historic Preservation of the City of Denison, Texas will convene in a Regular Meeting on **Tuesday, February 3, 2026, at 12:00 PM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas, at which the following items will be considered:

1. CALL TO ORDER

2. PUBLIC COMMENTS

Citizens may speak on action items listed on the Agenda. A “Request to Speak Card” should be completed and returned to the Deputy 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.

3. CONSENT AGENDA

A. Receive a report, hold a discussion, and take action on approving the Minutes from the Historic Preservation Board Meeting held January 6, 2026.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for 301 W. Main Street (Case No. 2026-002H).

5. STAFF UPDATES

6. PRESENTATION ON BOARD MEMBER RESPONSIBILITIES, THE TEXAS OPEN MEETINGS ACT, PUBLIC INFORMATION ACT, AND CONFLICTS OF INTEREST

7. ADJOURNMENT

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front window of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 28th of January 2026.

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 the 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, January 6, 2026

1. CALL TO ORDER

Announce the presence of a quorum.

Vice Chair Cichowski called the meeting to order at 12:00 p.m. Board Members present were Vice Chair Cichowski and Board Members John Akers, Chelsea McDuffy, and John Zapata. Board Member Robert Ponterelli was absent.

Staff present were Mary Tate, Director of Development; Donna Dow, Director of Main Street; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; and Karen Avery, Deputy City Clerk.

A. Administer Statements of Officer and Oaths of Office to newly appointed members.

Deputy City Clerk Karen Avery provided the Statement of Officer and administered the Oath of Office to newly appointed Board Member Chelsea McDuffy.

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

Board Action

On motion by Board Member Zapata, seconded by Board Member Akers, the Historic Preservation Board appointed Kurt Cichowski as Board Chair.

On motion by Board Member Akers, seconded by Board Member McDuffy, the Historic Preservation Board appointed John Zapata as Board Vice Chair.

2. PUBLIC COMMENTS

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

3. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the Historic Preservation Board Meeting held December 2, 2025.

Board Action

Chair Cichowski requested that the minutes be amended to reflect that in the Staff Updates he not only expressed thanks to outgoing Chair Anderson for her service, but outgoing Board Member Rhonda Borgne also.

On motion by Board Member Akers, seconded by Board Member Zapata, the Historic Preservation Board approved the December 2, 2025, Meeting Minutes, with the noted amendment.

- B. Receive a report, hold a discussion, and take action on the 2026 Historic Preservation Board Meeting dates.

Board Action

On motion by Board Member Akers, seconded by Board Member Zapata, the Historic Preservation Board approved the 2026 Historic Preservation Board Meeting dates.

4. PUBLIC HEARINGS

- A. Receive a report, conduct a public hearing, hold a discussion, and take action on a request for a Certificate of Appropriateness for Demolition at 201 W. Main Street.

Board Action

Mary Tate, Director of Development, presented an application for a Certificate of Appropriateness for demolition of the structure located at 201 West Main Street, at the northwest corner of West Main Street and Austin Avenue. The one-story building has been vacant for several years and is in poor structural condition, including roof deterioration and interior floor failure. Ms. Tate reported that the property recently changed ownership and that the new owner submitted the demolition request as part of a redevelopment proposal. Required materials, including a redevelopment plan, structural engineering documentation, and a stamped condition assessment, were submitted and reviewed. Temporary fencing will be installed during demolition. Ms. Tate noted that the public hearing was limited to consideration of the demolition request. The building is classified as noncontributing per the 1983 National Register nomination and subsequent historic surveys, although originally constructed in 1876 as a two-story structure with distinctive brickwork. Ms. Tate indicated that the Applicant would be encouraged to salvage original bricks if feasible. Consideration of redevelopment will occur separately following action on the demolition request.

Ms. Tate stated that staff recommends approval of the Certificate of Appropriateness for demolition.

Chair Cichowski provided historical context for the structure at 201 West Main Street, noting that it was constructed in 1876 by Nolan Jeremiah, one of the first individuals to establish a business on Main Street, and was among the earliest brick buildings in the area. The building originally operated as a livery and later as a mule transportation facility to Galveston, was renovated following a fire in 1880, and was altered over time, including removal of the second story. Ms. Tate reiterated that the public hearing was limited to the demolition request only.

Chair Cichowski opened the public hearing for the proposed demolition and invited public comment.

Mr. Don Day came forward and presented the following information for the record:

Name: Mr. Don Day
Address: 110 E. Louisiana St., Ste. 200
McKinney, TX 75069

Mr. Day stated that the existing building represents a small remnant of a formerly larger historic structure. He stated that, as depicted in the referenced photographs, the building originally included a second floor, which was removed at an earlier date, followed by the construction of a new roof. At a subsequent time, the front portion of the building was also removed. The current front façade is clad in aluminum siding. The sole remaining element of the original historic structure is the brick wall on the east side of the building, parallel to Austin Street. This wall is in poor condition, with noticeable bulging at its center. It was constructed without modern mortar, relying primarily on sand, much of which has eroded over time. In several locations, loose bricks are stacked upon loose bricks. Mr. Day stated that due to these conditions, the wall is not structurally sound and cannot be salvaged.

Chair Cichowski asked if there was anyone else who wished to speak on this item, to which there were none. With that, the Public Hearing was closed.

Following discussion, on motion by Board Member McDuffy, seconded by Board Member Zapata, the Historic Preservation Board approved the request for a Certificate of Appropriateness for Demolition at 201 W. Main Street.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion, and take action on a request for a Certificate of Appropriateness for the new construction of a two-story building at 201 W. Main Street.

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the Applicant, Mr. Don Day, intends to construct a two-story structure. She noted that the proposed design closely reflects the original structure, with similar window placement on the second story, matching brick patterns, and comparable architectural details. The first story includes storefront glass facing West Main Street, while the window openings along Austin Avenue are reminiscent of the original design. The awning differs slightly due to changes from the historic storefront, but overall, the design remains historically accurate. Mr. Tate emphasized that new construction should be distinguishable from the original structure, allowing observers to differentiate between old and new elements. The building footprint will match the original dimensions of 120 by 24 feet. The first floor is intended for retail or commercial use, and the second floor will provide residential space. Staff recommended approval of the request.

On motion by Board Member Akers, seconded by Board Member McDuffy, the Historic Preservation Board approved the request for a Certificate of Appropriateness for the new construction of a two-story building at 201 W. Main Street.

6. STAFF UPDATES

Director Tate presented this agenda item. Ms. Tate stated that the following items were approved administratively (in-house):

- 419 W. Crawford – parking lot improvements
- 317 W. Main – signage, RB West

Ms. Tate informed the Board that the Sign Ordinance will be going back to the City Council sometime in February.

7. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:26 p.m.

KURT CICHOWSKI, Chair

ATTEST:

Karen L. Avery, Deputy City Clerk

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



Revision Date: 05/2021
 Page 1 of 3

Address of Property: 301W Main St

Property Owner(s): Ipenema Investments LTD

Applicant Name: Jeff Persichitte / TX CREAMERY

Relationship to Owner: Tenant

Check if same as Property Owner

Applicant Mailing Address: 301 W Main St., Denison, TX 75020

Applicant E-Mail Address: jeff@txcreamery.com Applicant Cell Phone Number: 214.801.1918

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

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

This application may not be considered complete without supplemental items.

Bold items required for all projects.

Attachments should be 11" X 17" or smaller.

Certificate of Appropriateness becomes null and void if authorized work has not begun one year after issuance.

Building Primary Material Type: <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____	Name of Contractor: <u>KEVIN HEMPKINS</u> Has the building been previously painted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Property's Current Primary Use: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other: _____	Will changes being made change the primary use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, state new use: _____

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

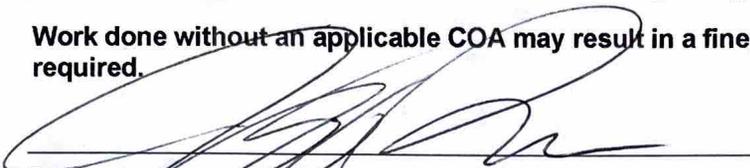
<p>Masonry</p> <ul style="list-style-type: none"> <input type="checkbox"/> Type <input type="checkbox"/> Repointing <input type="checkbox"/> Cleaning <input type="checkbox"/> Removing paint <input type="checkbox"/> Repairing/replacing/removing <input type="checkbox"/> Coatings, including water repellent coatings 	<p>Wood</p> <ul style="list-style-type: none"> <input type="checkbox"/> Removing Paint <input type="checkbox"/> Repairing/replacing/removing wood <input type="checkbox"/> Coating, including chemical preservatives 	<p>Painting: <i>Please provide samples and list all colors.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Brick: _____ <input type="checkbox"/> Other masonry: _____ <input type="checkbox"/> Wood: _____ <input checked="" type="checkbox"/> Other façade elements: <u>WINDOW/DOOR FRAMES</u>
<p>Windows</p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing/replacing sashes <input type="checkbox"/> Changing number size, location, or glazing pattern <input type="checkbox"/> Cutting new windows <input type="checkbox"/> Closing or blocking <input type="checkbox"/> Replacing 	<p>Entrances: <i>including doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, etc.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Entrance repair/replacement <input type="checkbox"/> Entrance removal <input type="checkbox"/> Porch removal <input type="checkbox"/> Porch closure/enclosure 	<p>Roof: <i>including dormers, chimneys, slates, tiles, shingles, metal, etc.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Repairing roof <input type="checkbox"/> Replacing roof <input type="checkbox"/> Repairing/replacing features <input type="checkbox"/> Removing features
<p>Additions</p> <ul style="list-style-type: none"> <input type="checkbox"/> Addition to primary facade <input type="checkbox"/> Other addition: _____ 	<p>Demolition</p> <ul style="list-style-type: none"> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ 	<p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: _____

Signage to be installed:

<p>Location</p> <ul style="list-style-type: none"> <input type="checkbox"/> Window/door <input type="checkbox"/> Building <input type="checkbox"/> Pole <input type="checkbox"/> Other: _____ 	<p>Lighting</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exterior illumination <input type="checkbox"/> Building illumination <input type="checkbox"/> Non-white lighting <input type="checkbox"/> Type: _____ <input type="checkbox"/> Other: _____ 	<p>Hardware</p> <ul style="list-style-type: none"> <input type="checkbox"/> Screw mounting <input type="checkbox"/> Wires <input type="checkbox"/> Tension system <input type="checkbox"/> Freestanding: _____ <input type="checkbox"/> Other: _____
<p>Colors</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please list: _____ _____ 	<p>Materials</p> <ul style="list-style-type: none"> <input type="checkbox"/> Masonry Type: _____ <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input type="checkbox"/> Canvas <input type="checkbox"/> Other: _____ 	<p>Other signage elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Please explain: _____ _____

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

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



Property Owner's Signature

1/22/26

Date

JEFF PERSICHETTI

Property Owner's Printed Name

OFFICIAL USE ONLY

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



SW 7069



Iron Ore

Interior / Exterior

Location Number: 251-C7



251							Iron Ore
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SW 6258



Tricorn Black

Interior / Exterior

Location Number: 251-C1



251

Tricorn Black

SW 6991



Black Magic

Interior / Exterior

Location Number: 251-C3



251

Black Magic

From: Jeff Persichitte <jeff@txcreamery.com>
Sent: Thursday, January 22, 2026 4:18 PM
To: Tate, Mary
Cc: Kristin Brittan
Subject: Re: [EXTERNAL] TX Creamery Exterior
Attachments: SW 7069 Iron Ore.png; SW 6991 Black Magic.png; SW 6258
Tricorn Black.png; 301 W
Main.jpg; Application for COA TX Creamery.pdf

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Hi Mary,

Here you go. Let me know if you need anything else or if I need to submit this in person vs. electronically.

Letter of Intent - Exterior Painting of Window Frames and Doors
TX Creamery

301 W Main St.

Denison, TX 75020

Date: 01/22/2206

To:

City of Denison

Planning and Zoning

Re: Letter of Intent - Exterior Painting of Window Frames and Doors

Property Address: 301 W Main St., Denison, TX 75020

Business Name: TX Creamery

To whom it may concern,

This letter is to formally notify the City of Denison of our intent to paint the exterior window

frames and exterior doors at the above-referenced property, which will be occupied and

operated as TX Creamery.

The proposed scope of work includes the following:

- * Painting all exterior window frames
- * Painting all exterior entry doors
- * No structural changes, alterations to openings, or modifications to building dimensions
- * No changes to signage, lighting, or façade materials

All exterior window frames and doors will be painted matte black. The purpose of this work is to create a cohesive, clean, and modern exterior appearance that aligns with the branding of TX Creamery while remaining consistent with the surrounding area.

The painting work will be performed in a professional manner using exterior-grade paint suitable for commercial use. No existing architectural features will be removed or altered as part of this project.

We respectfully request the City's review and approval of this proposed exterior painting scope. If any additional documentation, color samples, or permit applications are required, please let us know and we will promptly provide them. Thank you for your time and consideration.

Sincerely,
Jeff Persichitte
President
TX Creamery
214-801-1918
jeff@txcreamery.com

On Wed, Jan 21, 2026 at 3:34?PM Tate, Mary <MTate@denisontx.gov> wrote:
I apologize! I thought I linked it in my email. See below.

chrome-
extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.denisontx.gov/DocumentC
enter/View/1182/Historic-Preservation---Certificate-of-Appropriateness-Application---
Fillable-PDF

Mary Tate
Director of Development Services
300 W Main St
Denison, TX 75020
Office: 903.465.2720 x2521

From: Jeff Persichitte <jeff@txcreamery.com>
Sent: Wednesday, January 21, 2026 2:47 PM
To: Tate, Mary <MTate@denisontx.gov>
Subject: Re: [EXTERNAL] TX Creamery Exterior

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Thank you Mary. I will get it done. Can you point me to the correct application form? I'm no good at this stuff!

On Wed, Jan 21, 2026 at 12:38?PM Tate, Mary <MTate@denisontx.gov> wrote: Good afternoon, Jeff,

Following up on our conversation - the previous HP approval was only for the painting of the awnings. Please complete the application as well as a letter of intent for the painting of the window frames and doors. The next meeting will be on Tuesday, February 3rd. If you could have everything back to me by next Tuesday, I will make sure to get this on the agenda. I can use the same photos as before so no need to send those again.

Let me know if you have any questions.

Thanks!
Mary

Mary Tate
Director of Development Services
300 W Main St
Denison, TX 75020
Office: 903.465.2720 x2521

From: Jeff Persichitte <jeff@txcreamery.com>
Sent: Tuesday, January 20, 2026 4:45 PM
To: Tate, Mary <MTate@denisontx.gov>
Subject: [EXTERNAL] TX Creamery Exterior

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Hi Mary,

We are ready to paint and light the exterior of the building at 301 W Main. Are there any outstanding procedural items that you're aware of that would prevent us from moving forward?
Thank you!

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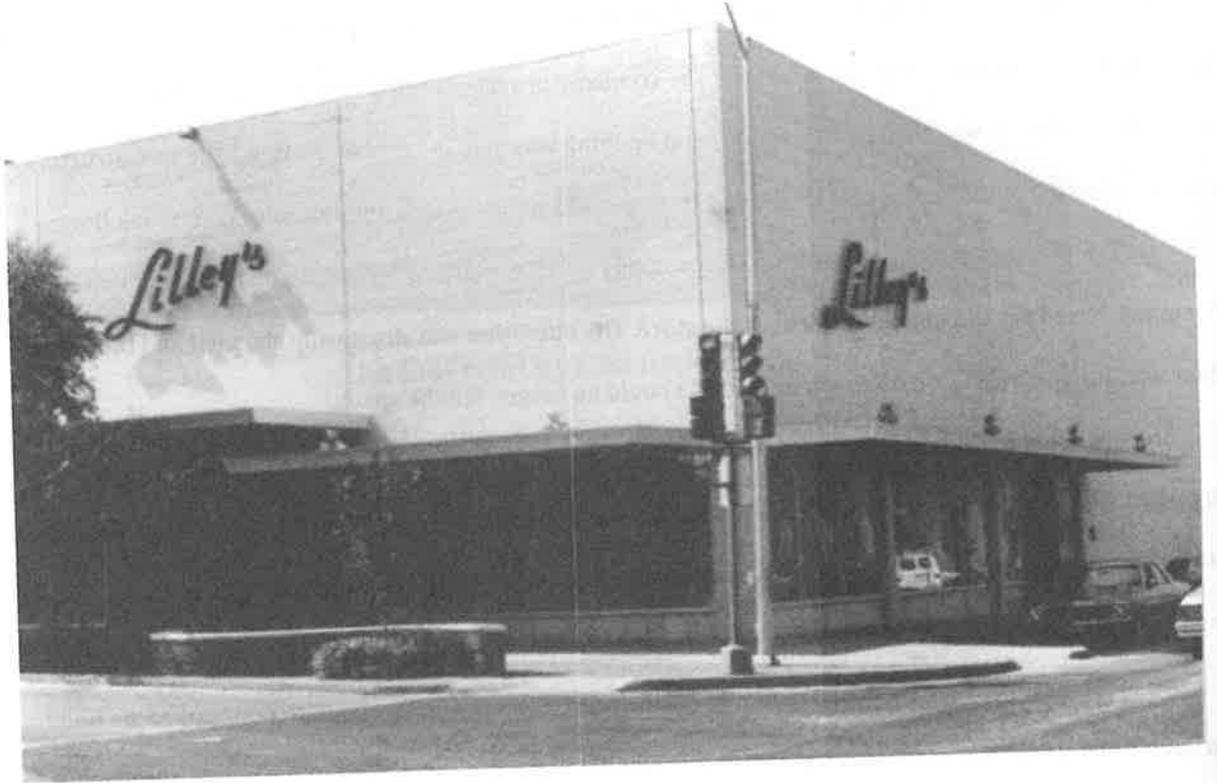
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Jeff Persichitte
President
214-801-1918
www.txcreamery.com
www.heysugarcandy.com
580 Commerce St., Suite 170
Southlake, TX 76092

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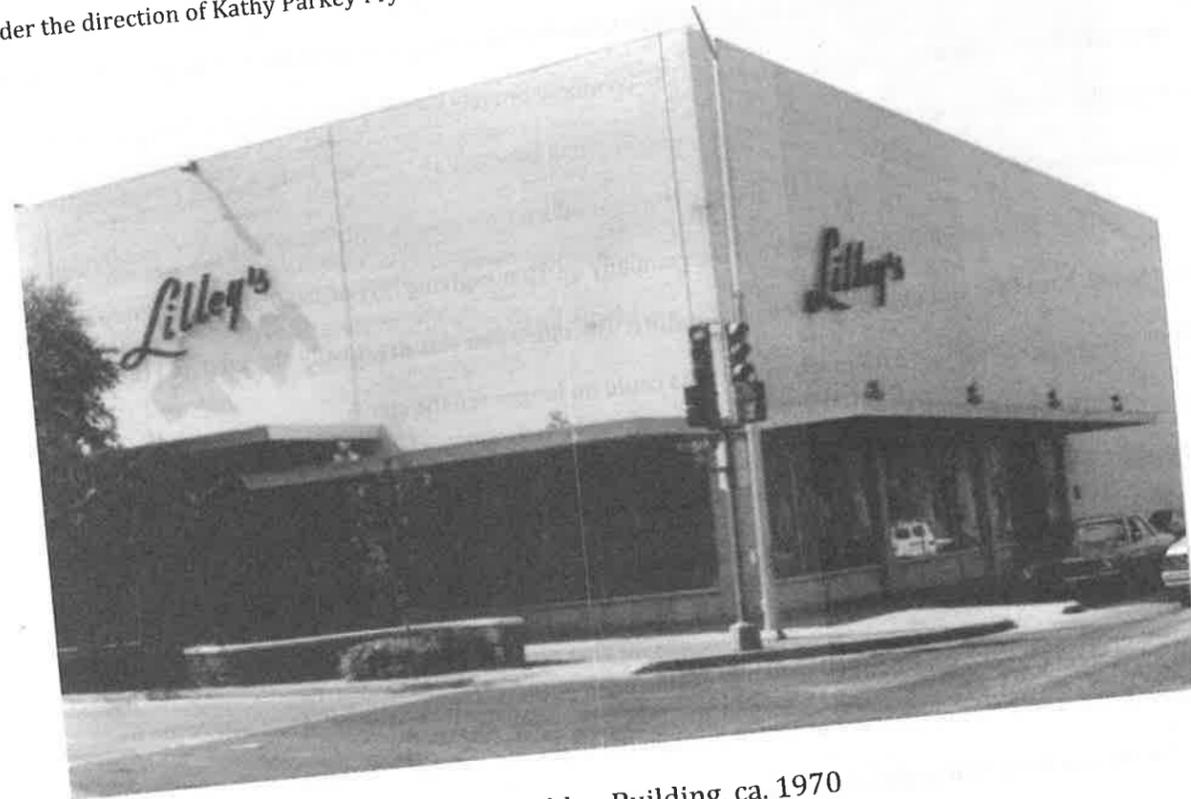
Jeff Persichitte
President
214-801-1918
www.txcreamery.com
www.heysugarcandy.com
580 Commerce St., Suite 170
Southlake, TX 76092

What remains today is a modern brick façade with a large amount of display windows that are changed to reflect different events held along Main Street throughout the year. Many hope that something will return to what has been hailed as the Phoenix on Main, to once again bring life to one of Denison's most prominent business sites. One such business, 301 Mercantile, may be the answer to this decades-old hope. The store, under the direction of Kathy Parkey Pryor is slated to open soon.



The Madden Building, ca. 1970

What remains today is a modern brick façade with a large amount of display windows that are changed to reflect different events held along Main Street throughout the year. Many hope that something will return to what has been hailed as the Phoenix on Main, to once again bring life to one of Denison's most prominent business sites. One such business, 301 Mercantile, may be the answer to this decades-old hope. The store, under the direction of Kathy Parkey Pryor is slated to open soon.



The Madden Building, ca. 1970



The Madden Building, 2019

Esler Paint Building, 307 West Main

Year Constructed: ca. 1898

Style: Victorian Commercial

History: In 1876-1877, the Denison City Directory lists a grocery store, operated by Edmund Dumont and Martin Chichet, at 307 West Main Street. Construction began at 305 W. Main in 1881 for the first site of the White Elephant Saloon. The building was constructed to occupy double lots on Main at both 307 and 305 West Main, with two identical storefronts along the lots. Because of this, we can imagine that 307 was constructed at the same time and served as a rental property for the owners of the White Elephant.

The site was later occupied by John W. Wilkinson, a watchmaker and jeweler, in 1887. From 1888 to the 1890's Fenton and Louisa M. Young operated a store that sold toys, china, notions, and glassware. The Young's are credited with remodeling the interior in November of 1888 in anticipation of their grand opening of the new store. From 1896-1899, the site was again part of the White Elephant Saloon.

