



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

Tuesday, April 2, 2024

1. CALL TO ORDER

Announce the presence of a quorum.

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

Staff present were Donna Dow, Director of Main Street; Grant Yoder, Main Street Coordinator; Sam Patterson, Main Street Management Assistant; Kirk Kern, Jr., Chief Building Official; Robert Lay, Neighborhood Services Manager, and Karen L. Avery, Deputy City Clerk.

2. PUBLIC COMMENTS

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the March 19, 2024, Meeting.

Board Action

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

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

Board Action

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

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

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

4. STAFF UPDATES

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

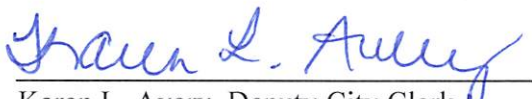
5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:23 p.m.



KIRSTEN SOLOMON, Chair

ATTEST:



Karen L. Avery, Deputy City Clerk