



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

Tuesday, February 20, 2024

1. CALL TO ORDER

Announce the presence of a quorum.

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

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

2. PUBLIC COMMENTS

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

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

Board Action

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

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

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

Board Action

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

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

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

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

Board Action

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

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

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

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

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

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

Board Action

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

Name: Mr. Donald Banman
Address: 119 W. Main Street
Denison, TX

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

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

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

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

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that the Applicant is requesting a Certificate of Appropriateness for the placement of a sign above the rear alley door at 313 W. Main Street (Premiere Baby Imaging). The intent of the proposed rear-entry signage is to indicate the business location. Ms. Tate stated that the dimensions of the sign are 40" x 38 ¼" and fall within allowable size dimensions. Ms. Tate stated that the Applicant is present to speak on the item. Board Member Anderson stated that the Board endorses all efforts and opportunities to make the alleys more attractive. Ms. Brandi Shaver and Ms. Erika Lambright then came forward and provided the following information for the record:

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

Address: 313 W. Main Street
Denison, TX

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

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

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

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

Board Action

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

Name: Ms. Elsie Russell
2 Chicks Home and Market

Address: 311 W. Main Street
Denison, TX

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

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

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

Board Action

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

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

Name: Mr. Jonathan Earnhart

Address: 110 S. Houston Avenue
Denison, TX

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

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

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

4. STAFF UPDATES

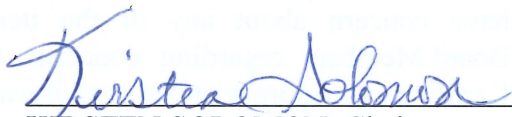
Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that she would like to have further Board direction regarding amending the Historic Preservation Ordinance and Design Guidelines regarding the string lighting issue discussed today. Vice Chair Cichowski asked if this could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

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

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

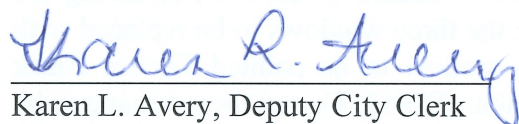
5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:40 p.m.



KIRSTEN SOLOMON, Chair

ATTEST:



Karen L. Avery, Deputy City Clerk