



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

Tuesday, January 16, 2024

1. CALL TO ORDER

Announce the presence of a quorum.

Vice Chair 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; 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 December 19, 2023, Meeting.

Board Action

On motion by Board Member Anderson, seconded by Board Member Riley, the Historic Preservation Board unanimously approved the December 19, 2023, Meeting Minutes.

Before announcing Items 3.B and 3.C, Board Member Borgne announced that she would need to recuse herself from those items due to a conflict of interest. Board Member Borgne left the dais at 12:01 p.m.

- B. Receive a report, hold a discussion and take action on a request to modify the exterior of the structure located at 323 W. Main Street (Case No. 2024-001H).

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this item is a request for modifications to the exterior 323 W. Main Street (which was affected by the fire five years ago). The Applicant is proposing to remove and replace all existing windows, including the storefront glazing. Ms. Tate stated that the new windows and new awning will be made of aluminum and bronze in color. The Applicant is proposing to repaint the brick on the façade, as well as the east and rear elevations. Ms. Tate stated that the Applicant is proposing to add arched windows across the top of the door, as well as the two windows on the first floor. They will use an EFIS material which is water resistant. Ms. Tate pointed out that the window hoods on the three windows is not historically accurate and is not what the building would have looked like in the past. She stated that the transom windows that were there in the past were rectangular in shape and then those were removed. Ms. Tate stated that the Applicant is also requesting to paint the front and rear elevations with proposed brick color of “Remember Me Red, 1815U;” trim color of “Country Whitewash, 7527U;” cap at top of parapet will be painted black, noting that all are within the appropriate color palette. Ms. Tate stated that Vice Chair Solomon pointed out to her that the previous modifications that were approved to be painted a different color did not take place. Ms. Tate stated that painting the brick would be appropriate since it has been approved prior to this request. She stated that there were three different times that modifications to the exterior were approved (the first being in April of 2019). Ms. Tate stated that the window formation is much more similar to what happened there historically. She stated that the next modification was done in November of 2019, noting that none of this work has been completed. Ms. Tate stated that staff does make a recommendation to approve with consideration given to the windows due to the configuration and the size and shape being different. Ms. Tate stated that the Applicant is not present today.

Board Member Anderson stated that she is not agreeable with the huge panels of glass at the bottom of the storefront. Board Member Cichowski stated that this was a non-contributing building on the national registry. However, he stated that if we look at the other buildings that the Board has approved – like the City building – this design would be in the same style. He stated that he does not have a problem with it since it is non-contributing. Ms. Tate stated that the building was stated as a contributing building in the historic resources; however, she researched many documents and the registry presents it as non-contributing. Board Member Riley stated that he believes this is a better design than the previous design that was approved. Vice Chair Solomon stated that the one thing that she would like to see is a bulkhead. Board Member Anderson stated that since everything is being replaced anyway, it is possible that the Board is in a position to request a different visual. 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.” Board Member Riley stated that, with regard to the Board’s pending motion, the Applicant could appeal it if he does not agree with their decision. He noted that the Board requested that 501 W. Main Street add the bulkhead and he believes that the Board should be consistent with their decisions on designs. Board Member Cichowski stated that the only problem with that is that the bulkhead was not in 501’s previous plan and they could not require it. The bulkhead is also not in this current design plan. Vice Chair Solomon stated that, in looking

at the proposed floorplan and the front entry elevation, she is not seeing a fire egress from the upper lofts. Ms. Tate stated that they are not at the point yet where the Applicant has submitted interior remodel plans and when that happens, the Building Official will review all of that and inform them of the required egress. Vice Chair Solomon stated that when that happens, it will change the front façade. Ms. Tate stated that it depends on where they decide to add the second form of egress. Discussion ensued regarding the second egress and Ms. Tate reiterated that the Applicant has not submitted for any building permits yet and they are not to the point of reviewing any of the Applicant's plans.

On motion by Board Member Cichowski, seconded by Board Member Riley, the Historic Preservation Board approved the proposed updates to the exterior of 323 W. Main Street if it includes bulkheads on the storefront windows.

- C. Receive a report, hold a discussion and take action on a request for a Certificate of Appropriateness for a sign at 226 W. Main Street, Ste. 101.

Board Action

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that this Application is for a sign located at 226 W. Main Street, a newly constructed building that is set back from the public right-of-way. Due to the setback, it may be difficult at times for pedestrians or vehicular traffic to see which businesses are located in the building. The sign would bring increased visibility to the business. Ms. Tate stated that the sign is 16' in width and the letters are 18" tall, noting that there is a requirement that it can be no larger than 25 square feet. Ms. Tate stated that the letters will be placed perpendicular to the awning. She stated that the property owner has given his approval of the design and the size, as well as the placement, via email. Ms. Tate stated that the Applicant is not present today.

Board Member Anderson inquired if the sign would be secured to the front of the existing awning about the business's door (flush with the façade of the building). Ms. Tate stated that it would be flush with the awning and not the street side. She noted that the Applicant did not provide details on how it will be secured.

On motion by Board Member Riley, seconded by Board Member Cichowski, the Historic Preservation Board approved the Certificate of Appropriateness for the Uniquely Posh sign, as presented.

Board Member Borgne returned to the dais at 12:18 p.m.

4. STAFF UPDATES

- A. Receive an update on the administrative approval of a sign at 409 W. Main Street, #101.

Mary Tate, Director of Development, presented this agenda item. Ms. Tate stated that she administratively approved a sign at 409 W. Main Street for Vasquez Mexican food. She stated that it will be a sign similar to the barber shop next door and should fit in nicely.

Ms. Tate stated that the training that was canceled today will be rescheduled, hopefully, for mid-March and they will reach out to the Board to obtain good dates with everyone.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:20 p.m.


KIRSTEN SOLOMON, Vice Chair

ATTEST:


Karen L. Avery, Deputy City Clerk