

BEFORE THE MISSISSIPPI STATE BOARD OF ARCHITECTURE

**IN THE MATTER OF:
DENVER L. TERRANCE
13603 WOODMORE ROAD
BOWIE, MARYLAND 20721**

CAUSE NO. 24-11

CONSENT AGREEMENT

You are hereby notified that:

1. This matter came before the Mississippi State Board of Architecture concerning the entry of a Consent Order with Denver L. Terrance. Having considered the matter, the parties, by consent, enter this Order and make the following Findings of Fact and Conclusions of Law, to-wit:
2. The parties to this action are the Mississippi State Board of Architecture (Board), which is a duly constituted Board existing within the executive branch of the government of the State of Mississippi located at 2 Professional Parkway, #2B, Ridgeland, Mississippi 39157, and Respondent is Denver L. Terrance.
3. The Board proceeds in its official capacity as the licensing entity as authorized by Title 73, Chapter 1 of the Mississippi Code of 1972, as amended.
4. Denver L. Terrance (Respondent) is a licensee of the Board, having been issued license number 5869 on February 8, 2023.
5. Respondent submitted a reciprocal license application to the Board on or around December 16, 2021. On this application, the Respondent certified, "I will not represent myself as an architect, provide architectural services, or issue a contract to provide architectural services in Mississippi until this application is approved, nor will any agent of my firm who is not currently licensed in Mississippi."

6. Regarding the Calico Station Renovation Project in Hattiesburg, Mississippi (“the Project”), a commercial project exceeding 14,000 square feet in size, on or around March 6, 2022, the Respondent entered into an agreement with Kenneth Moye to provide architectural services for the project absent a current architectural license in Mississippi.

7. In connection with the Respondent’s application, the Respondent submitted a Solicitation Prior to Licensure Form on or around August 30, 2022, identifying the client to whom the offer would be made as K. Moye Land Design and Development and listing the approximate date on which the offer would be made as October 3, 2022. On this form, the Respondent certified that he had read and understood the provisions of Rule 2.7 regarding restrictions on solicitation of work prior to licensure, which is quoted on the form and reads in part, “The individual shall be prohibited from rendering additional services beyond the offer or proposal until the individual has an active license.”

8. Regarding the Project, on or around October 24, 2022, an unsealed set of architectural plans for the project were produced and later submitted to the City of Hattiesburg bearing the title block of Cure Architects, which is the business entity through which the Respondent practices architecture in other jurisdictions. The title sheet of the set lists K. Moye Land Design & Development, LLC and Cure Architecture, LLC as the Architectural Design Consultants, and identifies Denver Terrance as the contact for Cure Architecture, LLC. Additionally, an AIA contract for the project between Calico Development, LLC and Ramey, Hosley & Associates, LLC, dated January 4, 2023, identifies Cure Architecture, LLC and K. Moye Land Design & Development, LLC as the architect for the project.

9. After submitting all required documentation, the Respondent's completed reciprocal license application was approved by the Board on February 8, 2023, and the Respondent's license was activated on February 23, 2023, following approval of his seal sample in accordance with Rule 3.4.

10. The above facts demonstrate that the Respondent practiced architecture prior to licensure.

11. As a mitigating factor, the Board considered that the Respondent has not been previously disciplined by the Board.

12. Respondent has had the opportunity at all times to seek advice from competent counsel of his choice. No coercion has been exerted upon Respondent, nor have any promises been made other than those reflected in this Consent Order. Respondent has freely and voluntarily entered into this agreement, motivated only by a desire to resolve the issues addressed herein.

13. Respondent is fully aware of his right to contest charges made against him in a formal hearing. These rights include the right to representation by an attorney at Respondent's expense, the right to a public hearing on the charges filed, the right to confront and cross examine witnesses called to testify against him, the right to present evidence in Respondent's own behalf, the right to receive written findings of fact and conclusions of law supporting the decision of the merits of the accusations, and the right to obtain judicial review of the Board's decision. These rights are voluntarily waived by Respondent in exchange for the Board's acceptance of this Consent Order.

14. Having considered all of the information and evidence presented to it, the Board has determined that there is clear and convincing evidence to make a finding that the

acts of the Respondent as described above in Paragraphs Five to Ten constitute a violation of:

- a. *Miss. Code Ann. § 73-1-29(1)(a)*, which provides that the Board may take disciplinary action against any person for violating any of the provisions of Sections 73-1-1 through 73-1-43 or the bylaws, rules, regulations or standards of ethics or conduct duly adopted by the board pertaining to the practice of architecture; and
- b. *Miss. Code Ann. § 73-1-1*, which provides that no person shall practice architecture in this state, or use the title “architect,” or any prefix, suffix or other form thereof, or any title, sign, card or device to indicate that such person is practicing architecture, or is an architect, unless such person is licensed by the Board; and
- c. *Miss. Code Ann. § 73-1-3(c)*, which defines a person engaging in the practice of architecture as “one who holds himself out as able to perform any professional service such as planning, design, including aesthetic and structural designs, and consultation in connection therewith, or responsible inspection of construction, in connection with (except as specifically exempted herein) any buildings, structures, or projects, or the equipment or utilities thereof, or the accessories thereto, wherein the safeguarding of life, health or property is concerned or involved, when such professional service requires the application of the art and science of construction based upon the principles of mathematics, aesthetics, functional planning, and the physical sciences;” and

- d. Rule 2.7, which provides, in part, that an individual offering or proposing architectural services prior to licensure shall be prohibited from rendering additional architectural services beyond the offer or proposal until the individual has an active license.

15. Respondent has consented to a finding of wrongdoing as to the violations cited herein.

16. The Board finds that the Respondent has acknowledged this conduct, expressed regret for any violations of law or regulation arising from it, made efforts to rectify the improper conduct, and has willingly cooperated with the Board in resolving this matter.

17. In consideration of the foregoing admissions, the Board issues a public reprimand to the Respondent and orders that:

- a. The Respondent is assessed a fine in the amount of two thousand five hundred dollars (\$2,500.00), which must be remitted in full within thirty (30) calendar days from entry of this order.
- b. The Respondent will voluntarily surrender his license, effective on the date this order is accepted by the Board.
- c. Upon the surrender of his license, the Respondent will provide written notification of his withdrawal from any ongoing projects in Mississippi to the client(s), the jurisdictions in which the projects are located, and to the Board.

13. The Respondent acknowledges that the Board has jurisdiction over him and the subject matter which precipitated this Consent Order.


WHEREFORE PREMISES CONSIDERED, the Consent Order is submitted, and is the order of the Board in this matter, with the following conditions:

- a. Should the Board decline the entry of this Order, the Respondent by his signature below stipulates and agrees that:
 - i. He is entitled to a fair hearing before the Board on this matter; and
 - ii. This Order is not binding upon the Board or the Respondent, nor is it of any effect or consequence whatsoever, until signed by both parties; and
 - iii. Both the Board and the Respondent are free to either accept or reject this Order prior to their acceptance and signatures.
- b. If accepted and entered by the Board, the Respondent and the Board by their signatures acknowledge and understand that:
 - i. This document is a public record. This disciplinary action shall be reported to and posted with the National Council of Architectural Registration Boards, shall be posted in the Board's disciplinary report, and shall be spread upon the Minutes of the Board as its official act and deed; and
 - ii. This Order is the final disposition of this matter and no hearing before the Board will be granted or held on this matter; and
 - iii. There is no right to appeal this Order.
- c. The Respondent, by his signature, waives any and all objections or legal challenges he may have regarding or arising out of this matter, the entry of this Consent Order or any of its terms. He agrees to and waives any legal objections that may otherwise be available to him as to the Board taking this matter up preliminarily for purposes of considering this Consent Order.

SO ORDERED this the 22 day of July, 2025.



Charles C. Barlow, Jr., President
Mississippi State Board of Architecture



Denver L. Terrance, Respondent