

**Minutes
Historic Landmark Commission
June 11, 2018**

The Historic Landmark Commission of the City of Denton, Texas convened in a Work Session on **Monday, June 11, 2018 at 5:30 p.m.** in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items were considered:

PRESENT: Chair Alyssa Stevenson. Commissioners: Helen Bailey, Roy Anderson, Daniel Abasolo, and John Morris.

ABSENT: Commissioners: Scott Campbell, Kenneth Williamson and Deb Conte.

STAFF: Roman McAllen, Ron Menguita, Julie Glover, Athenia Green, Brittany Miller, and Jerry Drake.

REGULAR MEETING

Chair Stevenson called the Regular Meeting to order at 5:37 p.m.

1. **PLEDGE OF ALLEGIANCE:**

- A. U.S. Flag
- B. Texas Flag

2. **ITEMS FOR CONSIDERATION:**

- A. [Consider approval of the Historic Landmark Commission meeting minutes.](#)

Commissioner John Morris motioned, Commissioner Roy Anderson seconded to approve the May 14, 2018 meeting minutes. **Motion approved (5-0).** Commissioner John Morris, “aye”, Commissioner Roy Anderson “aye”, Commissioner Helen Bailey, “aye”, Commissioner Daniel Abasolo, “aye”, and Chair Alyssa Stevenson, “aye”.

- B. [HLC18-012 Hold a public meeting and consider an application for a Certificate of Appropriateness, in accordance with Section 35.7.6.8.A, for exterior rehabilitation work to the building located at 119 W. Hickory St., a locally designated landmark, located on W. Hickory St. between S. Elm and S. Locust Streets. \(COA18-0005, Roman McAllen\)](#)

Roman McAllen, Historic Preservation Officer, presented this request. McAllen gave a brief history of the commercial property; in 1981, the property was designated a Historical Landmark Designation. The original old stone building at this site was damaged by fire on three separate occasions, in 1860, 1877, and in 1926. The current building was two stories, however, in 1926 the second floor was ravaged by fire and was not rebuilt.

Currently the building showcases old bricks in good condition. The owners proposed project would allow the public to view the inside brick from the sidewalk outside. With this request they would like to remove part of the buildings front and make the building a more open concept, with folding front doors that extend the width of the building itself.

McAllen noted that the Certificate of Appropriateness (COA) is ahead of the actual building permit in the review process, and recommended approving the COA for this design, with conditions.

Commissioner Baily asked if the building was going to be mostly open as pictured, or would the building only be open when weather permitted. Chair Stevenson opened the public hearing.

The following individuals spoke during the public hearing:

Charles Nolet, owner, 119 W. Hickory St., Denton, Texas, brought pictures provided by the designer, and answered Commissioner Bailey's question; the front doors to the vestibule will be open on good weather days, making the area an indoor/outdoor patio with café tables. This would make the space very versatile, and expose the ceiling to its original joists and open rafters. The flooring is currently covered in tile, and he would like to remove it to expose the original terrazzo and restore it to good condition.

Cliff Tender, contractor, 300 Benjamin St., Fort Worth, Texas, stated they were proposing to push the entrance of the building back to the 1940's era of the former business La Mode, with exposed terrazzo. They would like to reclaim and repurpose the area. The owner noted that with the new No Smoking Ordinance, the Loophole has seen a decline in business. They would like to open the building to show its history and bring in more business, thereby generating more business for the square itself.

Commissioner Anderson questioned how far into the building the entrance would be pushed. Cliff Tender stated approximately nine (9) feet.

Commissioner Baily commented on the signage, stating that the vertical sign proposal harkens back to the buildings original signage and asks if it is possible to explore options for the signage on the top of the building. The sign seems to be more modern, though she understands they are trying to imitate Morrison's Corn Kits signage.

Nolet stated his thought behind this was to make it feel a little modern and a little historic as the buildings around them seem to be getting more modern and contemporary. He noted, however, that they are not fixed on the signage presented, the framework can be reduced to make it more minimal. The font and style can also be changed. Commissioner Baily recommends making the signage the length of the building.

Chair Stevenson responded saying she liked the mimicking of Morrison's Corn Kits.

Jerry Drake, First Assistant City Attorney, stated if the building would be extended into the sidewalk, there may be issues regarding easements, and notes that the Historic Landmark Commission cannot grant permission to do so.

Commissioner Morris stated he was unsure of the doors, but likes the idea of exposing the bricks, floors, vertical signage, and exterior exposure. He does see the idea behind the folding doors and supports the idea.

There was no further discussion, and Chair Stevenson closed the Public Hearing.

Commissioner Roy Anderson motioned, Commissioner Helen Bailey seconded to approve the request, based on the following conditions: The original brickwork and floor work, if possible, be restored and retained as subject to approval by the Historic Preservation Officer. **Motion approved (5-0).** Commissioner Roy Anderson “aye”, Commissioner Helen Bailey, “aye”, Commissioner Daniel Abasolo, “aye”, Commissioner John Morris, “aye”, and Chair Alyssa Stevenson, “aye”.

B. [HLC18-013 Historic Landmark Commission Project Matrix.](#)

No changes were proposed by the Historic Preservation Officer, Roman McAllen. No changes were proposed by the Commissioners.

Chair Stevenson adjourned the Regular Meeting at 6:30 p.m.