

MINUTES
HISTORIC LANDMARK COMMISSSION
March 21, 2022

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, March 21, 2022, at 5:31 p.m. in Training Rooms 3, 4 and 5 at the Development Service Center, 401 N Elm Street, Denton, Texas.

PRESENT: Chair Roy Anderson, Commissioners: Cason Cagle, Lance Cooper, Angie Stripling, Linnie McAdams, and Cassandra Berry

ABSENT: Vice-Chair Mary Anderson

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

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

2. ITEMS FOR INDIVIDUAL CONSIDERATION

A. HLC22-028: Consider the approval of the amended March 17, 2022 minutes.

Commissioner McAdams moved to approve the amended minutes as presented. Motion seconded by Commissioner Stripling. Motion carried.

AYES (6): Chair Anderson, Commissioners: Cagle, Cooper, Stripling, McAdams, and Berry

B. HL22-0002: Hold a public meeting and determine whether the presented expenses resulted in a permanent improvement or restoration of a local historic landmark and Recorded Texas Historic Landmark property located at 607 Pearl Street, in the Oak-Hickory Historic District. The site is located on the south side of Pearl Street, between Denton Street and Carroll Boulevard. (HL22-0002, 607 Pearl Street, Cameron Robertson)

Cameron Robertson, Historic Preservation Officer, presented the item.

Commissioner McAdams moved to approve with favorable findings of improvements. Motion seconded by Commissioner Cagle. Motion carried.

AYES (6): Chair Anderson, Commissioners: Cagle, Cooper, Stripling, McAdams, and Berry

C. COA22-0002: Hold a public meeting and consider an application for a Certificate of Appropriateness, in accordance with Section 2.9.2 of the Denton Development Code, to replace exterior windows at 520 N Austin Street, a local historic landmark. The site is located at the intersection of N Austin Street and E Congress Street on the southeast corner. (COA22-0002, 520

N Austin Street, Cameron Robertson) Cameron Robertson, Historic Preservation Officer, presented the item. Joe Paul and Sue Gallo, Applicants, presented as well.

Cameron Robertson, Historic Preservation Officer, presented the item. Staff recommends approval subject to conditions of the Certificate of Appropriateness request to replace the thirty-two (32) main residence windows at 520 N Austin Street, as the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Staff recommends that the applicant, moving forward, acknowledge that a COA is required before a building permit can be approved and issued.

The Commissioners discussed whether the type of windows proposed were appropriate, and possible repercussions in instances of work being done to historic properties without going before the Commission first. Commissioner Stripling suggested the possibility of a fine being put into place to dissuade bypassing the Commission.

Commissioner Stripling moved to deny the request. No second to the motion was given. Motion failed.

Following the failed motion, additional discussion occurred regarding the appropriate use of vinyl windows versus wood windows given that the original windows being replaced were aluminum windows.

Commissioner Cagle moved to approve the request subject to conditions as recommended by staff. Motion seconded by Commissioner McAdams. Motion carried.

AYES (5): Chair Anderson, Commissioners: Cagle, Cooper, McAdams, and Berry
NAYS (1): Commissioner Stripling

D. HL22-0003: Hold a public meeting and determine whether the presented expenses resulted in a permanent improvement or restoration of a local historic landmark property located at 805 Bolivar Street. The site is located on the northwest corner of Bolivar Street and Panhandle Street. (HL22-0003, 805 Bolivar Street, Cameron Robertson)

Cameron Robertson, Historic Preservation Officer, presented the item. Staff recommends a favorable determination that the expense presented resulted in a permanent improvement and/or restoration of the landmarked property located at 805 Bolivar Street.

Commissioner McAdams moved to approve with favorable findings of improvements. Motion seconded by Commissioner Cagle. Motion carried.

AYES (6): Chair Anderson, Commissioners: Cagle, Cooper, Stripling, McAdams, and Berry

Commissioner Berry left the meeting at 6:10 p.m.

E. COA22-0003: Hold a public meeting and consider an application for a Certificate of Appropriateness, in accordance with Section 2.9.2 of the Denton Development Code, to install a patio cover at 2234 Alamo Place, within the West Oak Area Historic District (WOA). The site is

located on the northeast corner of Thomas Street and Alamo Place. (COA22-0003, 2234 Alamo Place, Cameron Robertson)

Cameron Robertson, Historic Preservation Officer, presented the item. Staff recommends approval subject to conditions of the Certificate of Appropriateness request for the installation of a patio cover, as it meets the Secretary of the Interior's Standards for Rehabilitation and complies with Section 4.9.6C of the DDC. Staff recommends that the exposed wood of the proposed patio cover be painted to match the exterior finish of the main structure, to ensure the compatibility of the addition to the main structure consistent with Sections 4.9.6C.3 and 4.9.6C.7 of the DDC.

Commissioner McAdams moved to approve the request subject to conditions as recommended by staff. Motion seconded by Commissioner Stripling. Motion carried.

AYES (3): Commissioners: Cooper, McAdams, and Stripling

NAYS (2): Chair Anderson, Commissioner Cagle

3. WORK SESSION

A. HLC22-006b: Hold a discussion regarding the potential development of Historic Landmark Commission partnerships with local organizations and groups

Commissioner Berry joined the meeting at 6:34 p.m.

Cameron Robertson presented the Work Session report to the Commission. A discussion followed.

B. HLC22-033: Discuss proposed changes to the Historic Landmark Commission composition.

Cameron Robertson presented the Work Session report to the Commission. A discussion followed.

C. HLC22-030: Hold a discussion regarding the Historic Landmark Commission Project Matrix

Cameron Robertson presented the Work Session report to the Commission. A discussion followed.

4. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:04 p.m.

X 

Roy Anderson
Historic Landmark Commission Chair

X 

Monica Salcedo
Administrative Assistant