

MINUTES
HISTORIC LANDMARK COMMISSION
April 11, 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, April 11, 2022, at 5:30 p.m. in Training Rooms 3, 4 and 5 at the Development Service Center, 401 N Elm Street, Denton, Texas.

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

ABSENT:

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

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

2. ITEMS FOR INDIVIDUAL CONSIDERATION

A. HLC22-047: Consider the approval of the amended March 21, 2022 minutes.

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

AYES (7): Chair Anderson, Vice-Chair Anderson, Commissioners: Berry, Cagle, Cooper, McAdams, and Stripling

B. COA22-0004: 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 2200 Houston Place, within the West Oak Area Historic District (WOA). The site is located on the north side of Houston Place between Thomas Street and Bradley Street. (COA22-0004, 2200 Houston Place, Cameron Robertson)

Cameron Robertson, Historic Preservation Officer, presented the item.

Staff recommends approval as submitted of the Certificate of Appropriateness request to replace the eleven (11) main residence windows at 2200 Houston Place, as the proposed project meets the Secretary of the Interior's Standards for Rehabilitation and Section 4.9.6C of the Denton Development Code.

Commissioner McAdams moved to approve item 2B as submitted. Motion seconded by Commissioner Berry. Motion carried.

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

NAYS (1): Vice- Chair Anderson

C. COA22-0003a: 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. (COA22-0003a, 2234 Alamo Place, Cameron Robertson) The Historic Landmark Commission considered this request on March 21, 2022 and voted 3-2 in favor of the request; this is a reconsideration of the applicant's request.

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 Cagle moved to approve item 2C as submitted excluding staff recommendation of painting the exposed wood of the proposed patio cover be painted to match the exterior finish of the main structure. Motion seconded by Commissioner McAdams. Motion carried.

AYES (4): Commissioners: Cagle, Cooper, McAdams, and Berry

NAYS (3): Chair Anderson, Vice-Chair Anderson and Commissioner Stripling

3. WORK SESSION

A. **HLC22-041:** Receive a report and hold a discussion regarding the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

B. **HLC22-007a:** Receive a report and hold a discussion regarding historic tax exemptions offered at the Local, State, and National levels

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

C. **HLC22-049:** Hold a discussion regarding the nomination of two new commissioners to join the Definitions Ad Hoc Committee and the role of the committee.

A discussion followed regarding the expansion of the Commissions goals and duties.

The Commission decided to nominate Cason Cagle and Lance Cooper to the Ad Hoc Committee, joining existing member Angie Stripling.

D. **HLC22-037:** Hold a discussion regarding identifying questions for the Legal Department related to the Historic Landmark Commission's duties and powers, and evaluation criteria for applications.

A discussion followed, and the following questions were asked.

- What happens when the City gives an applicant incorrect instruction when applying for a permit (i.e. if the City does not inform the applicant they need to go to HLC)?
- Does the DDC provide for any penalties for "repeat offenders" who consistently fail to follow the obligations thereunder?

E. **HLC22-050:** Hold a discussion regarding the Historic Landmark Commission Project Matrix.

A discussion followed.

Vice-Chair Mary Anderson asked Cameron to add the following item to the future work session matrix:

- A discussion on the benefits of having a Historic Landmark Committee.

4. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:22 p.m.

X 

Roy Anderson
Historic Landmark Commission Chair

X 

Monica Salcedo
Administrative Assistant