

Historic Landmark Commission
Meeting Minutes
October 8, 2018

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, October 8, 2018 at 5:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas, at which the following items were considered:

PRESENT: Chair Alyssa Stevenson. Commissioners: Helen Bailey, John Morris, Mary Anderson, Roy Anderson and Kenneth Williamson, Angie Stripling.

ABSENT: Commissioners: Erin Clegg and Katy McBride.

STAFF: Roman McAllen, Jerry Drake, Cathy Welborn and Ron Menguita.

Regular Meeting

Chair Stevenson called the Regular Meeting to order at 5:35 p.m.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

2. ITEMS FOR CONSIDERATION

A. Consider and appoint a member for the Historic Landmark Commission Vice-Chair position.

Chair Stevenson nominated Commissioner Bailey for Vice- Chair. Commissioner Baily accepted the nomination.

Commissioner Mary Anderson questioned how Historic Landmark Commission members are chosen. Ron Menguita, Principal Planner requested the Commissioners to introduce themselves and why they were selected. The Commission agreed.

Chair Alyssa Stevenson motioned, Commissioner John Morris seconded to approve the nomination of Commissioner Helen Baily for Vice-Chair. **Motion approved (7-0).** Commissioner Helen Bailey, “aye”, Commissioner John Morris, “aye”, Commissioner Mary Anderson, “aye”, Commissioner Angie Stripling, “aye”, Chair Alyssa Stevenson, “aye”, Commissioner Kenneth Williamson “aye”, Commissioner Roy Anderson “aye”.

B. Consider approval of the Historic Landmark Commission meeting minutes.

Chair Stevenson stated the approval of the September 10, 2018 Historic Landmark Commission meeting minutes will have to be postponed to the next meeting due to the absence of Commissioners.

Commissioner Alyssa Stevenson motioned, Commissioner Roy Anderson seconded to postpone the September 10, 2018 meeting minutes. Commissioner Helen Bailey, “aye”, Commissioner John Morris, “aye”, Commissioner Mary Anderson, “aye”, Commissioner Angie Stripling, “aye”, Chair Alyssa Stevenson, “aye”, Commissioner Kenneth Williamson “aye”, Commissioner Roy Anderson “aye”.

C. Receive a report, hold a discussion, and give staff direction regarding an amendment to a Certificate of Appropriateness to allow for the continuance of an existing mural around to the front side of the building located at 122 North Locust.

Roman McAllen, Historic Preservation Officer, presented Item for Individual Consideration 2C. McAllen stated the applicant is seeking to amend COA17-0010 to allow a mural to continue to the front of the building located at 122 North Locust Street.

McAllen stated the first Certificate of Appropriateness (COA) was approved by the Historic Landmark Commission on November 13, 2017.

Commissioner Williamson questioned if the mural extends to the front of the building or if it is still blank. McAllen stated the mural was extended over the past weekend.

Commissioner Stripling questioned if there is a differentiator between paint and mural. McAllen stated with the Denton Development Code update it should provide a better understanding between paint and mural.

Commissioner Bailey questioned what authority the Historic Landmark Commissioner has since the ordinance for the square has not been passed. McAllen stated the building in question is a local landmark, therefore the Historic Landmark Commission does have the ability to decide on changes.

The following individual spoke during this item:

Eric Pulido, 1209 Piping Rock Lane, Denton, Texas 76201. Supports the request.

Eric Pulido, the applicant, presented a presentation regarding the property in question.

Commissioner Stripling, questioned if the painting on the south side of the building was part of the original approved COA and if it is completed. Pulido stated yes it is completed and neither the front nor the side facade were approved.

Commissioner Bailey requested Pulido to clarify if the amendment to COA17-0010 was not approved would he be able to find the resources to have the mural removed. Pulido stated yes he would be able to find the resources.

The Commission discussed the standards to go by when a property is in a National Registered District. McAllen stated the City of Denton does not have a law to apply standards to our National Registered District, often City staff will use the property appearance guidelines that was adopted by the City of Denton in 1997.

Chair Stevenson closed Item of Consideration 2C.

Commissioner Bailey stated facades should be kept as original as possible.

Commissioner Stripling stated she agrees with Commissioner Bailey and when the Commission looks at restoring they should look at restoring as close to original facades to minimize distraction and to allow the building keep its historic character.

Commissioner Mary Anderson agreed with Commissioner Bailey and Commissioner Stripling.

Commissioner Williamson stated he agrees with the other Commissioner's and the mural on the front façade does look cartoonish.

Chair Stevenson stated she appreciates the continuation of the mural and paint does not change a structure. Chair Stevenson continued to state with the mural wrapping around the building it makes it an art piece.

Drake stated the City of Denton Property Guidelines are not a regulation, it was a proposed standard staff came up with and it is not intended to bare upon the Historic Landmark Commission decision making abilities.

Ron Menguita, Principal Planner, stated the City of Denton Guidelines are used to guide development they are not standards to go by.

Commissioner Bailey motioned, Commissioner Morris seconded to allow for a amendment to allow for the mural on the south face of the building. Motion approved (5-2). Commissioner Helen Bailey, "aye", Commissioner John Morris, "aye", Commissioner Mary Anderson, "aye", Commissioner Angie Stripling, "nay", Chair Alyssa Stevenson, "aye", Commissioner Kenneth Williamson "nay", Commissioner Roy Anderson "aye".

Commissioner Stripling motioned, Commissioner Williamson seconded to deny Item for Consideration 2C with the amendment to allow the mural on the south side of the building. Motion approved (7-0). Commissioner Helen Bailey, "aye", Commissioner John Morris, "aye", Commissioner Mary Anderson, "aye", Commissioner Angie Stripling, "aye", Chair Alyssa Stevenson, "aye", Commissioner Kenneth Williamson "aye", Commissioner Roy Anderson "aye".

Commissioner Bailey motioned, Commissioner John Morris seconded to approve the amendment to allow for the mural on the south face of the building. Motion approved (4-3). Commissioner Helen Bailey, "aye", Commissioner John Morris, "aye", Commissioner Mary Anderson, "aye", Commissioner Angie Stripling, "nay", Chair Alyssa Stevenson, "aye", Commissioner Kenneth Williamson "nay", Commissioner Roy Anderson "aye".

D. [Receive a report, hold a discussion, and give staff direction regarding the update to the Historic Preservation Plan and hear a presentation from the Lakota Group.](#)

Nick Kalogeresis and Siraj Asfahani with the Lakota Group, provided an introductory presentation and how they go about updating Historic Preservation Plans.

Commissioner Bailey asked what type of field work they will be doing. Kalogeresis stated they will be looking at all the Historic Districts and also speak with architects and important people in the community. Commissioner Bailey asked if there will be interviews with community. Kalogeresis stated yes they will be returning to do stake holder interviews.

E. [Receive a report, hold a discussion and select a Historic Property of the Month.](#)

Roman McAllen, Historic Preservation Officer, requested the Historic Landmark Commission to select a Historic Property of the month. The commission voted for 1003 West Oak Street for Historic Property of the month.

F. [Historic Landmark Commission project matrix.](#)

Commissioner Mary Anderson requested clarification on what abilities the Historic Landmark Commission has for enforcing penalties for violators. Roman McAllen, Historic Preservation Officer stated he would add the item to the matrix.

3. [CONCLUDING ITEMS](#)

Roman McAllen, Historic Preservation Officer, presented an award of merit from the Texas Historical Commission to Commissioner John Morris.

Chair Stevenson closed the Historic Landmark Commission meeting at 7:47 p.m.