

Historic Landmark Commission
Meeting Minutes
November 12, 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, November 12, 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: Angie Stripling, Helen Bailey, Mary Anderson, Roy Anderson and Kenneth Williamson

ABSENT: Commissioners: John Morris, Erin Clegg, and Katy McBride.

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

Chair Stevenson opened the Historic Landmark Commission meeting 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 2019 Historic Landmark Commission calendar.](#)

Commissioner Roy Anderson motioned, Commissioner Helen Bailey seconded to approve 2019 Historic Landmark Commission calendar. **Motion approved (6-0).** Commissioner Helen Bailey, “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.](#)

Commissioner Mary Anderson motioned, Commissioner Kenneth Williamson seconded to approve the September 10, 2018 meeting minutes. **Motion approved (6-0).** Commissioner Helen Bailey, “aye”, Commissioner Mary Anderson, “aye”, Commissioner Angie Stripling, “aye”, Chair Alyssa Stevenson, “aye”, Commissioner Kenneth Williamson “aye”, Commissioner Roy Anderson “aye”.

Commissioner Kenneth Williamson motioned, Commissioner Mary Anderson seconded to approve the October 8, 2018 meeting minutes. **Motion approved (6-0).** Commissioner Helen Bailey, “aye”, Commissioner Mary Anderson, “aye”, Commissioner Angie Stripling, “aye”, Chair Alyssa Stevenson, “aye”, Commissioner Kenneth Williamson “aye”, Commissioner Roy Anderson “aye”.

C. Hold a public meeting and consider an amendment to a Certificate of Appropriateness, in accordance with Section 35.7.6.8.A, to install solar panels on the home located at 2212 W. Oak Street. The home is located on the north side of W. Oak between Bradley and Thomas Street, in the West Oak Historic District.

Roman McAllen, Historic Preservation Officer presented Item for Consideration 2C. McAllen stated staff does recommend approval of the request.

The following individuals spoke during this item:

Dan Fette, 2708 Glenwood Lane, Denton, Texas 76209.

Pati Haworth, 1506 Highland Park Rd, Denton, Texas 76205.

Commissioner Stripling questioned if the solar panels located on the porch would be adjustable. McAllen stated the contractor is here this evening and would be the best one to answer that question.

Jerry Drake, First Assistant City Attorney, questioned if the Secretary of the Interior Standards are incorporated in Denton Development Code (DDC) or are they instructive. McAllen stated the Secretary of the Interior Standards have not been adopted by the City of Denton, but they may be used as a guidance.

Commissioner Stripling questioned if the Secretary of the Interior Standards states how far a structure has to be from a right-away. McAllen stated they talk more about visibility.

Commissioner Roy Anderson questioned if the panels could be moved to the recent addition. McAllen stated the contractor would be able to address that question.

Chair Stevenson opened Item for Consideration 2C for the public to speak. Dan Fette, the applicant, stated they have looked at several locations to place the solar panels. Fette stated they are trying to minimize the appearance of the panels.

Commissioner Stripling questioned if the panels would lay flat. Fete stated they will be mounted flush with the angle of the roof and they are not adjustable.

Commissioner Stripling questioned the applicant what other attempts were done to provide energy efficiency. Fete stated they are rewiring, adding injectable foam insulation, updating the ceiling, LD lights, energy star appliances and new windows.

Stevenson closed the public portion of the item.

Commissioner Stripling stated this is a hard decision for her because living in a home in the Historic District she understands the need for energy efficient updates. Commissioner Stripling continued that the setback should not matter. Commissioner Bailey stated there could be a better location for the panels but the applicant has put thought into the aesthetic. Commissioner Mary Anderson stated she does not approve of the panels located on the new addition of the home. Commissioner Williamson stated he agrees with Commissioner Mary Anderson, and if the panels that face the front were removed would the applicant still get the same energy rating or uses of energy.

Commissioner Roy Anderson motioned, Commissioner Kenneth Williamson seconded to approve Item for Consideration 2C. **Motion approved (4-2).** Commissioner Helen Bailey, “aye”, Commissioner Kenneth Williamson, “aye”, Commissioner Mary Anderson, “nay”, Commissioner Roy Anderson, “aye”, Chair Alyssa Stevenson, “aye”, Commissioner Angie Stripling “nay”.

D. [Hold a public meeting and consider an application for a Certificate of Appropriateness, in accordance with Section 35.7.6.8.A, to install solar panels on the garage located at 723 W Oak St. The address is located on the south side of W. Oak between Denton Street and Mounts Avenue.](#)

Roman McAllen, Historic Preservation Officer, presented Item for Consideration 2D. McAllen stated staff does recommend approval of the request.

Commissioner Mary Anderson stated if the panels were moved to the west side on garage than they would be less visible. Commissioner Roy Anderson requested to table the item, to allow the applicant to address some questions. Chair Stevenson stated if the panels could have been placed on the west then the submittal would have showed them on the west.

Commissioner Angie Stripling motioned, Commissioner Helen Bailey seconded to approve Item for Consideration 2D to install solar panels on the garage located at 723 W Oak St. and discard the site plan on which side of the roof the solar panels are to be installed, but still go by the specifications. **Motion approved (5-1).** Commissioner Helen Bailey, “aye”, Commissioner Kenneth Williamson, “aye”, Commissioner Mary Anderson, “aye”, Commissioner Roy Anderson, “nay”, Chair Alyssa Stevenson, “aye”, Commissioner Angie Stripling “aye”.

E. [Discuss roles and responsibilities of the Historic Landmark Commission.](#)

Roman McAllen, Historic Preservation Officer, presented a presentation regarding the roles and responsibilities of the Historic Landmark Commission.

F. [Receive a presentation on the City Boards and Commission Training Video.](#)

Ron Menguita, Principal Planner, requested to postpone Item for Consideration 2F to the next meeting. The Historic Landmark Commission agreed to postpone Item for Consideration 2F to the next meeting.

G. [Receive a presentation and hold a discussion regarding the status of the Denton Development Code Update.](#)

Ron Menguita, Principal Planner, provided an update to the Denton Development Code.

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

The Historic Landmark Commission had no new items add to the matrix.

Chair Stevenson closed the Historic Landmark Commission meeting at 7:23 p.m.