

Historic Landmark Commission
Meeting Minutes
January 13, 2020

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, January 13, 2020 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 Roy Anderson. Vice-Chair Mary Anderson. Commissioners: Melody Kohout, Kady Finley and Janell Cottam.

ABSENT: Commissioners: Erin Clegg, Angie Stripling, Evan Stone and Linnie McAdams.

STAFF: Cynthia Kirchoff, Monica Salcedo and Ron Menguita.

Chair Anderson opened the Historic Landmark Commission meeting at 5:32 p.m.

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

2. ITEMS FOR CONSIDERATION

A. Consider approval of the minutes of January 13, 2020.

Commissioner Melody Kohout motioned to approve the January 13, 2020 meeting minutes. Motion seconded by Commissioner Janell Cottam. Unanimous vote. Motion carried 5-0-4.

AYES (5): Chair Roy Anderson. Vice-Chair Mary Anderson. Commissioners: Melody Kohout, Kady Finley and Janell Cottam.

NAYS (0): None

ABSENT (4): Commissioners: Erin Clegg, Angie Stripling, Evan Stone and Linnie McAdams.

B. Hold a public meeting and consider an application for a Certificate of Appropriateness (COA), in accordance with Section 2.9.2 of the Denton Development Code, to construct a new house which includes the installation of photovoltaic panels at 2204 West Oak Street, within the West Oak Area Historic District (WOH). The site is located on Oak Street between Bradley Street and Thomas Street. (COA20-0001, 2204 W Oak St New Construction, Ron Menguita)

Ron Menguita, Principal Planner, presented Item for Consideration 2B.

1 Menguita requested the Commission to provide any changes or recommendations for the proposed
2 COA.

3
4 The following individuals spoke during this time:
5 Dan Fette, 2708 Glenwood, Denton, Texas 76209

6
7 The Commission inquired about the driveway and color of roof and solar panels of the building.
8 Dan Fette, the applicant, presented information regarding the property in question and added the
9 final plat of this subdivision was approved with shared driveways. Therefore, each property will
10 have one curb cut for two houses and a shared driveway. Mr. Fette added the solar panel color
11 doesn't match the roof color because solar panels only come in black and other color options were
12 not available for them.

13
14 Commissioner Janell Cottam motioned to approved Item 2B. Commissioner Kady Finley
15 seconded. Unanimous vote. Motioned carried 5-0-4.

16
17 AYES (5): Chair Roy Anderson. Vice-Chair Mary Anderson. Commissioners: Melody Kohout,
18 Kady Finley and Janell Cottam.

19 NAYS (0): None

20 ABSENT (4): Commissioners: Erin Clegg, Angie Stripling, Evan Stone and Linnie McAdams.

21
22
23 C. [Hold a public meeting and consider an application for a Certificate of Appropriateness](#)
24 [\(COA\), in accordance with Section 2.9.2 of the Denton Development Code, to install](#)
25 [Photovoltaic Panels on the roof of an existing house located at 2040 West Oak Street,](#)
26 [within the West Oak Area Historic District \(WOH\). The site is located on Oak Street](#)
27 [between Bradley Street and Thomas Street. \(COA20-0002, Install Photovoltaic Panels](#)
28 [on Roof, Ron Menguita\)](#)

29
30 Ron Menguita, Principal Planner, presented Item for Consideration 2C.

31
32 The following individuals spoke during this time:

33 Doctor Randy Park, 2040 W. Oak Street, Denton, Texas 76201

34
35 Menguita requested the Commission to provide any changes or recommendations for the proposed
36 COA. Menguita added the architectural requirements for solar panels can be found in the Denton
37 Development Code on section 4.9.6c. The Historic Landmark Commission allows for panels to be
38 installed if their placement does not have an adverse effect on the architecture of the building or
39 the district itself. Proposed are 26 panels on the main home and 16 on the garage.

40
41 The Commission discussed why the certain panels were facing different directions. Doctor Randy
42 Park, the applicant, shared the panels will be located on different locations and facing different
43 directions on the building additions because according to research if the panels are facing east or
44 west they will be 60% more effective as oppose to them facing south.

1 Vice-Chair Mary Anderson motioned to approved Item 2B. Commissioner Kady Finley seconded.
2 Unanimous vote. Motioned carried 5-0-4.

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4 AYES (5): Chair Roy Anderson. Vice-Chair Mary Anderson. Commissioners: Melody Kohout,
5 Kady Finley and Janell Cottam.

6 NAYS (0): None

7 ABSENT (4): Commissioners: Erin Clegg, Angie Stripling, Evan Stone and Linnie McAdams.

8
9 D. Hold a public meeting and consider an application for a Certificate of Appropriateness
10 (COA), in accordance with Section 2.9.2 of the Denton Development Code, to install
11 rain gutters and associated downspouts to an existing house located at 716 West Oak
12 Street, within the Oak-Hickory Historic District (OHH). The site is located on Oak
13 Street between Denton Street and Mounts Street. (COA20-0003, Install Rain Gutters,
14 Ron Menguita)

15
16 Ron Menguita, Principal Planner, presented Item for Consideration 2D.

17
18 The following individuals spoke during this time:

19 Jeff Palla, 716 W. Oak Street., Denton, Texas 76201

20
21 Chair Roy Anderson questioned if the gutters could be installed to where they are least visible on
22 the house. Jeff Palla, the applicant, stated they will stay consisted with the neighborhood and install
23 the gutters the least visible. The gutters will divert water to the west side of the house where
24 draining currently exist and exit onto the street and on to the city's rain collection system. The
25 main purpose for the gutters is to prevent water from coming in the basement and protect the
26 structure of the house due to the basement flooding when it rains.

27
28 Vice-Chair Mary Anderson motioned to approved Item 2B subject to conditions applicant will
29 state where shutters and downspouts will be located exactly. Commissioner Kady Finley seconded.
30 Unanimous vote. Motioned carried 5-0-4.

31
32 AYES (5): Chair Roy Anderson. Vice-Chair Mary Anderson. Commissioners: Melody Kohout,
33 Kady Finley and Janell Cottam.

34 NAYS (0): None

35 ABSENT (4): Commissioners: Erin Clegg, Angie Stripling, Evan Stone and Linnie McAdams.

36
37 E. Hold a public meeting and determine whether the presented expenses resulted in a
38 permanent improvement or restoration of a local historic landmarked property located
39 at 705 West Oak Street, within the Oak-Hickory Historic District (OHH). The site is
40 located on the southwest corner of Oak Street and Denton Street. (HL20-0001, 705 W
41 Oak Street, Ron Menguita)

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43 Ron Menguita, Principal Planner, presented Item for Consideration 2E.

44
45 The Commission discussed the work done on the property and determined that the expenses
46 presented resulted in a permanent improvement and/or restoration of the landmarked property,

1 staff will forward a draft Resolution to the City Council to consider approving the subject property
2 as a designated Local Historic Landmark in need of tax relief.

3
4 Menguita added that if City Council approves the Resolution, the applicant will then need to apply
5 for the partial tax exception with the chief appraiser of the Denton Central Appraisal District.

6
7 Vice-Chair Mary Anderson motioned to approved Item 2E. Commissioner Janelle Cottam
8 seconded. Unanimous vote. Motioned carried 5-0-4.

9
10 AYES (5): Chair Roy Anderson. Vice-Chair Mary Anderson. Commissioners: Melody Kohout,
11 Kady Finley and Janell Cottam.

12 NAYS (0): None

13 ABSENT (4): Commissioners: Erin Clegg, Angie Stripling, Evan Stone and Linnie McAdams.

14
15 With no other business, the meeting was adjourned at 6:15 p.m.

X 

Roy Anderson
Chair of Historic Landmark Commission

X 

Monica Salcedo
Administrative Assistant