

1 MINUTES
2 HISTORIC LANDMARK COMMISSION
3 September 12, 2016
4

5 After determining that a quorum was present, the Historic Landmark Commission of the City of
6 Denton, Texas convened in a Work Session on **Monday, September 12, 2016 at 5:30 p.m.** in the
7 City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which
8 the following items were considered:

9
10 Present: Chair Peggy Riddle, Commissioners: Alyssa Stevenson, Scott Campbell, Daniel
11 Abasolo, Helen Bailey, and Deb Conte

12 Absent: Commissioners: Kenneth Williamson and Eric Pulido

13 Staff: Roman McAllen, John Knight, Jon Fortune, Daniel Conrad, Munal Mauladad and
14 Sandy Lawson

15 **WORK SESSION**
16

17 Chair Riddle called the Work Session to order at 5:37 p.m.
18

- 19 1. Receive an informal report regarding the National Alliance of Preservation Commissions
20 conference in Mobile, Alabama - Roman McAllen, Deb Conte and Alyssa Stevenson.
21

22 Roman McAllen, Historic Preservation Officer, asked Commissioner Alyssa Stevenson to speak.

23 Commissioner Stevenson gave a presentation regarding focus and goals of preservation. She
24 discussed education and engagement as it relates to the Historic Landmark Commission's role
25 (HLC). She further indicated that the HLC can create and produce more engaging material. She
26 created www.hstry.co for educational purposes, using Commissioner Conte's house as an example.
27 She also used the same example as it relates to www.blabberize.com . . She cited the 360 tour at
28 www.woodlandmansion.com, as another example.. She discussed architecture design guidelines and
29 overlays, stating that www.PowToon.com videos would be a good thing to set up. She recommends
30 educational items that are quick and thorough at the same time. Videos could be made to help
31 homeowners get through the process. She strongly suggested that the application process be
32 streamlined, suggesting to stop asking what we should save from the last 50 years, and start asking
33 what you want your city to look like in the next 200.

34 Commissioner Deb Conte passed around a flyer from the conference. She stated that they learned
35 about presenting educational workshops, getting youth engaged, etc. they could create a heritage tour
36 shuttle, highlight what is natural to Denton, conduct a walking tour of Quakertown, emphasize the
37 Jazz Festival and where entertainers lived, paint parking meters or ask visitors to donate toward the
38 homeless. Conte recommended a book to read from the website www.twistedpreservation.com.

39 Roman McAllen, Historic Preservation Officer, gave a presentation and said that he learned that
40 every city has a right size and includes a variety of interventions; a recommendation for every lot.
41 The City of Denton Planning Department has land use definitions. He suggested that they look at Joe

1 Minicozzi, who has a very good video about historical core values. Texas has a tax credit allocation
2 reservation that we aren't publicizing.

- 3
4 2. Receive a report, hold a discussion and give staff direction about possible local designation
5 of the Works Projects Administration built historic walking bridge(s) and stone lined water
6 channels.
7

8 Roman McAllen, Historic Preservation Officer, gave the presentation about possible local
9 designation of the Works Projects Administration (WPA) as it relates to rock walled canals. This
10 item is being brought to the Historic Landmark Commission as a result of a citizen request made
11 directly to the preservation officer. The rock lined drainage canals appear to have been lined with
12 locally sourced rock that has been used in various ways throughout historic Denton. This stone is
13 seen in an historic wall that is part of an old track on the University of North Texas campus and as
14 a veneer on a few historic homes. The citizen has submitted some background such as the span of at
15 least one historic pedestrian bridge constructed during the 1930's is made from an old steel truck
16 frame.

17
18 McAllen showed an older National registry of historic properties eligibility chart and a few older
19 newspaper articles regarding the WPA project including pictures of San Antonio's Riverwalk WPA.
20

21 Commissioner Bailey stated that Denton's UNT stones in the berm are historic. The wall is about
22 one-hundred years old and completed with similar stones that are in the channels. They came from
23 past UNT President's ranch outside of town and brought here to put on the berm. TWU's Little
24 Chapel in the Woods was also a WPA project. McAllen recommended that he conduct further
25 research of these historic resources towards the goal of local landmark designation. Look at them as
26 connectors or pathways in the City.
27

28 Munal Mauladad, Director of Development Services, stated that additional research needs to be
29 conducted as it relates to the City's infrastructure, as to what is existing and what condition they are
30 in and from there determine next steps. As McAllen mentioned, find out what they are connected to
31 within our system and bring forth data.

32 Chair Riddle mentioned that they should look at what is currently funded, like Pecan Creek maps
33 and in prioritizing them, they would be helpful. Perhaps there are others that don't interfere with
34 currently funded programs. She knows that in 2020 there will probably be a bond program to deal
35 with drainage issues around historical area.

36 Commissioner Lynn has seen these when they are flooding, and asked McAllen if his long term
37 vision is to do what with them?

38 McAllen said they should have a discussion before they are filled with the standard concrete.

39 Commissioner Bailey said the trend these days is to try to get away from concrete and go more
40 toward detention ponds, rain gardens, more natural water features. This is very old school and not
41 done this way now, as it rushes water downstream and creates flooding problems. Maybe there's a

1 way for Planning to work with other City departments and create a better solution.

2 Munal Mauladad said some aspects of this will definitely be long term and they need to understand
3 the connectivity of these to the main infrastructure and understand the plan with the City’s master
4 infrastructure plan. In the Development Code there are alternative ways, maybe a pervious
5 alternative, perhaps treat the water beforehand, etc. Additional information will be forthcoming.

6
7 The Historic Landmark Commission of the City of Denton, Texas will convene a Regular Meeting
8 on **Monday, September 12, 2016 at 6:00 p.m.** in the City Council Work Session Room at City
9 Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

10
11 **REGULAR MEETING**

12
13 Chair Riddle called the Regular Meeting to order at 6:35 p.m.

14
15 **1. PLEDGE OF ALLEGIANCE:**

- 16
17 A. U.S. Flag
18 B. Texas Flag

19
20 **2. CONSIDER APPROVAL OF THE HISTORIC LANDMARK COMMISSION**
21 **MINUTES FOR:**

- 22
23 A. July 11, 2016

24
25 Commissioner Alyssa Stevenson motioned, Commissioner Scott Campbell seconded to approve the
26 meeting minutes. Motion approved (6-0). Commissioner Scott Campbell, “aye”, Commissioner
27 Alyssa Stevenson, “aye”, Commissioner Deb Conte, “aye”, Commissioner Helen Bailey, “aye”,
28 Commissioner Daniel Abasolo, “aye”, and Chair Peggy Riddle, “aye”.

29
30 **3. PUBLIC HEARINGS:**

- 31
32 A. Hold a public hearing and consider an application for Historic Landmark
33 Designation request for the property located at 717 West Oak Street, and provide a
34 recommendation regarding the appropriateness of the property to receive this
35 designation to the Planning and Zoning Commission and the City Council. The site
36 is located on the south side of West Oak Street, midway between Denton Street and
37 Mounts Avenue. (HL16-0005, 717 West Oak Street, Roman McAllen)

38
39 Roman McAllen, Historic Preservation Officer, said that the owner/applicants are John and Donna
40 Morris. Constructed ca.1925, the home exhibits many characteristics of the Colonial Revival Style.
41 It retains its original double hung window sashes, with multiple-paned upper sashes. The home is
42 symmetrical with a center, accentuated, front entry that still retains slender columns. The home
43 retains its original wide roof overhangs with brackets. The original hipped roof with partial side
44 gables stepped back from the sidewalls was altered to a large front gable to accommodate for
45 meeting the latest international energy code.

46

1
2 The home is a contributing home in the Oak Hickory Historic District as indicated by its architectural
3 integrity and designation as a “high priority” structure in the historic resource survey of 1996.
4
5

6 The home was owned and occupied by, among others, the Jackson family. Brent Jackson Senior
7 was a former Denton County Judge. Hal, his son, was a trial lawyer, state representative and
8 decorated war hero who served during WWII. This home would qualify on several levels.
9

10 Owner, John Morris, 918 W. Oak, Denton, TX, and his daughter, Jennifer Meyers, 717 W. Oak,
11 Denton, TX. Mr. Morris stated that his Granddaughter and Grandson are going to get some home
12 school credit by presenting here.
13

14 Jennifer Meyers spoke in support and showed her new vent hood made with shiplap and a kitchen
15 island, their living room, and other improvements.
16

17 Mr. Morris showed pictures before and after construction and explained all the improvements he
18 has made to the house.
19

20 Rachel Meyers, 717 W. Oak Street, gave a home school assignment in support of Historic Landmark
21 Designation, speaking on criteria #3 regarding architectural design of the house. It is typical
22 Georgian architecture and she explained that aspect.
23

24 Jonathan Meyers, 717 W. Oak Street, gave a home school assignment in support of Historic
25 Landmark Designation, speaking on criteria #11 regarding previous owners impacting Denton.
26

27 Chair Riddle closed the Public Hearing.

28 Commissioner Deb Conte motioned, Commissioner Helen Bailey seconded to approve the meeting
29 minutes. Motion approved (6-0). Commissioner Scott Campbell, “aye”, Commissioner Alyssa
30 Stevenson, “aye”, Commissioner Deb Conte, “aye”, Commissioner Helen Bailey, “aye”,
31 Commissioner Daniel Abasolo, “aye”, and Chair Peggy Riddle, “aye”.
32

33 **4. OTHER BUSINESS:**
34

35 A. Preservation Officers Report

- 36 1. Update on CLG Grants Applications for survey update of Denton’s historic
37 downtown with an eye towards expanding the national registered district, and funds
38 for a Historic Preservation Plan update.
39

40 Roman McAllen said that there are some CLG Grants Applications pending that need to be turned in
41 by November 7. They are still asking for funds to re-survey the Downtown District to try to expand
42 it. They are asking for funds for a Preservation Plan and there was some discussion within the City
43 towards a matching grant.
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2. HPO Administrative Approvals since last meeting

COA16-0014 – 1015 W. Oak Street

Roman McAllen said that he gave administrative approval. He went to the house and looked at the problems, there was a lot of water hitting the windows, so he suggested that they replace the sashes and add roof coverage. Water was going in at the top and into the shiplap. He asked that they save the windows that they can for future use in the house. They replaced the roof over the door, over other windows as well as this window.

902 W Hickory Street

Roman McAllen consulted with the contractor working on this house. He wanted to replace a spindle. McAllen suggested that it could be saved by being rebuilt. That was done and it looks beautiful. They had storm windows and those were repaired. No COA or permit was necessary.

The National Registry District would be talking about in the future to designate that locally. Those will automatically qualify for 45% of expenditures back.

3. Ordinance Revisions Status

The ordinance is at the THC and our Legal Department being researched and will be presented as soon as possible.

5. FUTURE AGENDA ITEMS:

Chair Riddle would like to talk about the Downtown Overlay and would like it on the next agenda. She would like to see more work done on tax credits and local tax abatement programs.

Commissioner Stevenson would like a list from McAllen on all current incentives that they already know about. McAllen said that he will put it on our website.

Chair Riddle adjourned the meeting at 7:16 p.m.