
**MINUTES
LANDMARK COMMISSION**

August 25, 2015

MEMBERS PRESENT:

Stacie Flood, Chairperson
Johnny Combs
Michele Derr
Michael Koen
Jackie Lebow
Andy Lee
Cindy Ramirez

■ Members
■ P&Z Liaison
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Kinley Hegglund, City Attorney
Loren Shapiro, Planner III
Matthew S. Prouty, Planner II

■ Staff
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Michael Smith

■ Council Liaison

John Dickinson
Rick Graham
Christy Graham
Syd Litteken

■ Guest
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■
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ABSENT:

Kevin Bazner
Cindy Cotton
Karen Montgomery-Gagné, Planning Administrator
Amy Krikorian, Municipal Court Prosecutor

■ Member
■
■ Staff
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I. Call to Order, Introductions

Chairperson Flood called the meeting to order at 12:08 p.m. The commission and staff introduced themselves. Guest attending included, Mr. John Dickinson, owner of the Iron Horse Pub, and Mr. Syd Litteken, architect for the Iron Horse Pub project, and Mr. Rick and Mrs. Christy Graham partners in the Holt Hotel Apartments.

II. Review & Approval of Minutes from August 25, 2015

Chairperson Flood called for review and approval of minutes from the June 23, 2015 Landmark Commission meeting. Mr. Michael Koen made a motion to approve the minutes from June 23, 2015 meeting. Mr. Andy Lee seconded. The commission voted on the motion; motion passed unanimously.

III. Application for Design Review – 600 8th Street - The Holt Apartments - New construction of a detached covered patio.

Rick and Christy Graham along with Michele Derr partners in the Holt Hotel Apartments, presented the project, provided addition comment, and answered any questions. The Holt has received requests from residents to provide a covered space to enjoy being outside but out of the direct sun. The proposed project is a 20 ft. x 14.5 ft. simple covered patio with a concrete floor/slab, steel posts for structure and a standing seam metal shed roof with 12 inch spacing between ribs. Top of the roof color to be a copper based paint that will patina over time and the bottom of the roof will be white. The covered patio will be a distance of 50 ft. from The Holt Building and will be located along the alley off the fenced parking lot. The structure will be visible from Ohio Ave. but will not be directly visible from 8th street. The style of the roof matches existing patterns of restored entry canopies on The Holt and as indicated in historical photo examples provided in the application. Example photos were also provided of the Travis Crossing Apartments showing a similar patio with like materials and construction for reference. Andy Lee asked if any lighting will be provided and the applicant stated no lights were part of this project. Existing LED street and alley lights will provide sufficient lighting to the proposed patio area. A wood privacy fence will be constructed between the patio along the alley. The grill area in the patio will also be landscaped with lava rock to provide additional fire protection. Matthew Prouty presented the remainder of design review application digitally for the city after the owner's presentation.

Michael Koen introduced a motion to approve the construction of a detached covered patio as outlined in the design review application. Johnny Combs seconded. The commission voted on the motion; the motion passed 6 – 0 with commission member Michele Derr recusing herself from the vote due to conflict of interest.

IV. Application for Design Review – 615 8th Street – O'Donohoe/Anderson Bean Building - Iron Horse Pub - New construction of outdoor dining patio.

John Dickinson owner of the Iron Horse Pub and Syd Litteken, architect for the project presented, provided addition comment, and answered questions about the proposed outdoor dining/patio project. The proposed project also includes removal of two old wood exterior façade columns that were copies of existing cast iron columns and will be replaced with two nearly identical cast iron columns that were located in Burkburnett, Texas. The only difference is the replacement columns are slightly shorter than the original columns and will require shimming at their base to match the existing column elevation points. The Iron Horse Pub as noted by the owner is land locked and until the adoption of the new outdoor dining/patio ordinance the only way to expand was vertically. The proposed project will consist of a shed type metal awning, with color to be determined. The canopy will be cantilevered from the exterior façade and will run the entire length of the building providing coverage out 8 ft. from the exterior front of the building. Syd Litteken project architect provided additional color photos of the columns and described the canopy structure including a curved brace that will extend out over the outdoor dining area that is currently being engineered. The project was designed to follow the outdoor dining ordinance and is absent of many frills. John Dickinson stated that he is willing do whatever is required of him to see this project approved. Michael Koen asked if the roof will be standing seam or a typical R-panel. Michael Koen commented that the standing seam roof is a much nicer aesthetic finish than the R-panel. Council Liaison Michael Smith asked if there will be any kind of plastic weather

barrier between the canopy and the ground or fence. John Dickinson commented that he's talking with the Building Inspection Department regarding this and though the ordinance states the area between the canopy and the fence shall remain open. John feels that the city will work with him to allow some type of temporary non-permanent removable or retractable barrier when inclement weather is present for the comfort of his patrons.

Michael Koen made a motion to approve with the condition of providing standing seam metal roof in lieu of the proposed metal R-panel. Michele Derr seconded. This condition of approval passed 7-0. Syd Litteken had mentioned there were no regulations covering roof type and that the city may want to revise ordinance to include design standards in the future. Matt Prouty provided clarification that the outdoor patio/dining ordinance was crafted without design standards to give the designer/developer more freedom to select from a larger pallet of options for consideration and approval.

Additional questions were received on the fence that is proposed as part of the project. The perimeter fence as proposed will be 8 ft. from the building. The fenced-in dining area will include 8 four top tables and the necessary space for circulation. The fence will be of wrought iron construction and will be 47 in or 48 in tall. The covering of canopy will provide coverage from the sun or inclement weather for customers. Cindy Ramirez asked if there will be permanent lighting provided and attached to the canopy. John Dickinson referenced the ordinance that prohibited permanent lighting to be attached to the canopy and that any additional lighting that would be provided must be attached to the exterior façade. Matthew Prouty presented the remainder of design review application digitally for the city after the owner's presentation.

Michael Koen introduced a new motion to approve the construction of the outdoor dining patio, as proposed, and Michele Derr seconded. The commission voted on the second motion; the motion passed unanimously 7 – 0.

V. Other Business

a) Monthly Report – Depot Square & West Floral Heights Historic Districts

Ms. Derr reported that the Food Truck Park "The Yard" is still open despite the recent heat and they have revised hours of operation until cooler weather. Food trucks from Ft. Worth will be featured this coming weekend at "The Yard" and even with the current heat the food truck court is expected to be busy for the Hotter than Hell weekend. Renovation continues on the Magnolia building and progressing well. At the Zale's building, the decorative glass panels that were sent out for repairs are arriving and will be installed this week. Project Architect states that construction is ongoing. At the farmer's market work is progressing trusses are being installed ahead of the end wall and roof construction that should commence next week.

Ms. Cotton was absent therefore, no monthly report was presented for the West Floral Heights District.

b) Design Review – *Staff Authorized – Minor Alteration/Repairs:*

- 1400 Tilden (West Floral Heights) – Installation of new gas line
- 1404 Grant (West Floral Heights) – Back Flow Permit
- 100 Morningside Drive (Morningside) – HVAC change out
- 2 Crestway Street (Morningside) – Installation of new gas line

- 4 Crestway Street (Morningside) – HVAC change out
Mr. Prouty stated that none of the minor repairs impacted the design or architecture of properties.

VI. New Business:

Next Mtg. – September 22, 2015 – 12:00 p.m.

VII. Adjourn

Meeting adjourned at 12:35 pm

Stacie Flood
Stacie Flood, Chairperson

9/22/2015
Date