
MINUTES
LANDMARK COMMISSION

March 3, 2015

MEMBERS PRESENT:

Stacie Flood, Chairperson	■ Members
Andy Lee	■
Jackie Lebow	■
Michele Derr	■
Cindy Ramirez	■
Andy Lee	■
Johnny Combs	■
Kevin Bazner	■
Michael Smith	■ Council Liaison
Karen Montgomery-Gagné, Planning Administrator	■ Staff
Loren Shapiro, Planner III	■
Leo Mantey, Planner I	■
Billy Francis	■ Guest
Sue Gross	■ Guest
Nancy Newsom	■ Guest
Marvin Groves	■ Guest
Denise Groves	■ Guest

ABSENT:

Mike Koen	■ Members
Cindy Cotton	■

I. Call to Order, Introductions and Swearing In New Commission Members

Chairperson Flood called the meeting to order at 12:08 p.m. and introduced members of the Commission. The Commission welcomed the guests attending - Ms Nancy Newsom and Mr. Billy Francis owner and contractor respectively for the proposed roof replacement at 3 Crestway; Ms Sue Gross, owner and applicant for the proposed window replacement at 3008 10th St.; Mr. Marvin Groves and Mrs. Denise Groves, owners and applicants for the proposed outdoor food court at 701 Ohio. Ms Gagné informed the Commission that City Council has appointed two new members to serve on the Landmark Commission. They are: Ms Cindy Ramirez, one of the architectural representatives, and Mr. Johnny Combs, the Planning and Zoning Commission (P&Z) representative. She said Ms Ramirez was sworn in at the last meeting, but Mr. Combs had a conflict and could not attend that meeting.

Ms Flood asked Ms Gagné to continue with the swearing in of new members. Ms Gagné administered the oath of office for Mr. Combs by guiding him to recite and sign his oath.

II. Review & Approval of Minutes from January 27, 2015

Chairperson Flood called for review and approval of minutes from the January 27, 2015 Landmark Commission meeting. Mr. Bazner made a motion to approve the minutes from the January 27, 2015 Landmark Commission meeting. Ms Derr seconded. The Commission voted on the motion; motion passed unanimously

III. Application for Design Review – 701 Ohio – Request to Establish an Outdoor Food Court

Staff presented the Commission with architectural drawings and photos provided by the applicant. Mr. Mantey informed the Commission that the design review application is a request to establish an outdoor food court at 701 Ohio Street in the Depot Square historic district. The applicant is Mr. Martin Groves. He stated the case was presented to the Commission at the January 2015 meeting but the commission voted and denied the application due to lack of specific information. Mr. Mantey informed the Commission the applicant couldn't make it to last month's meeting due to a slight confusion on the meeting date and time between staff the applicant. He stated staff communicated the Commission's decision on the case and have worked closely with the applicant to resubmit and add additional information for the Commission's perusal.

Mr. Mantey informed the Commission that, the applicant, Mr. Groves has been very cooperative and has submitted extra information which is included in the meeting packet. Mr. Mantey gave a brief presentation on the new photos, updated site plans, and the proposed building materials provided by the applicant. He stated, staff believes the new information helps explain the project better. He called on the applicant, Mr. Groves who was present, for the opportunity to give a brief presentation highlighting key components of the project. Mr. Groves informed the Commission, staff had mentioned all the necessary information, and was therefore open to answer any questions they may have. Ms Gagné informed the Commission that Mr. Lee provided staff with maps which showed that the site was originally developed in 1885. Mr. Lee stated the map depicted what the area was designated for and how development had evolved over the years. Mr. Lee informed the Commission the property was deemed non-contributing in the Depot Square district because the site was vacant. He stated the proposed food court will be a temporal development and is non-contributing in the Depot square, as such, most of the requirements outlined in the design guidelines will not be applicable to the proposed project. He said the proposed food court will be a viable project for the vacant site. Mr. Lee informed the Commission that conex –style conversion/developments are high tax earners for cities such as Austin, Texas, and believe it can also be a high earner for Wichita Falls. He believes the applicant has provided enough details and information to help the Commission make an informed decision. He said the information provided by the applicant will be enough to obtain a building permit from the City's Building department.

Mr. Groves informed the Commission that he does not intend to put any junk on the site. He intends to construct a successful development in the downtown that people can relate to and enjoy. He said future changes can be made to suit people's needs and demands. Mr. Groves stated that the project has a potential to make the downtown an entertainment and progressive area. Ms Gagné informed the Commission that in response to the Commission's concern on compatible building materials for the project, the applicant has proposed to utilize the former brick pavers from the 8th and Ohio Street intersection to make the area consistent with the Depot Square district.

Ms Derr asked if the seating area will have metal poles. Mr. Groves responded saying no, the area will be open with wooden seats and poles. Mr. Combs asked if the site was going to have only seating areas and a restroom. Mr. Groves answered in the affirmative and said in addition, the site will have food trucks selling different varieties of food with a potential for alcohol sale. He stated that a pole would be setup around the seating area for shade; the double wide gate on Ohio Street will be the entry and exit access for the food trucks. Ms Flood asked how big the gates were and if they were wide enough for the food trucks entry and exit. Mr. Groves answered saying he does not know the specific size of the gate, he believes it ranges between 12- 15 ft., but he is aware that in the past, bigger trucks have had access to the site through that gate. Councilor Smith asked if the applicant had plans for landscaping the site in the future considering the current drought situation in the city. Mr. Groves responded in the affirmative and said there are future plans for that to make the area attractive. He stated due to the drought situation in the City, he is thinking of other landscaping alternatives other than using plants.

He said he had seen similar alternative landscape designs in the Dallas-Fort Worth (DFW) area that he would emulate in the future. Councilor Smith stated that he loves the idea and wanted to know when the project is likely to begin. Ms Derr and Mr. Lebow agreed and stated it is a good project for the downtown. Ms Derr stated the nature of the proposed establishment is eclectic and provides unique flavor to the downtown. Mr. Groves stated he wanted to start as soon as possible. His next step would be to apply for a building permit and that is dependent on the decision of the Landmark Commission. Mr. Groves explained there will be a 13 ft. high covered area. He will install string lights for lightening/security of the area throughout the night. Chairperson Flood asked if the seating area will have a roof for shade. Mr. Groves answered in the affirmative and he will install a metal corrugated roof with no trim out on the edges.

Mr. Bazner stated that proposed project should have a non-standout development that will be consistent with the historic district. He would also like to see some kind of screening between the site and the street. Ms Ramirez requested clarification for the materials being selected at the restrooms and whether or not they would be the same material and or profiles (wavy corrugated steel). Mr. Groves answered saying the restroom will have an angled roof, would also have same materials (corrugated metal) as the walls. He intends using flatter-ridged metal similar to the building material for the Sears building downtown. Ms Ramirez asked if the applicant had plans on any finishing enhancements to the storage container. Mr. Groves responded in the affirmative and said he may look at painting it in bright colors but that may take away from aesthetics of the site. Ms Groves stated she would prefer to stay with the existing colors because it blends in well with the Gidgets restaurant. Mr. Bazner asked if the proposed shade for the seating area will obstruct view of the "Little Skyscraper". Mr. Groves responded saying it will not obstruct the view, the poles to be erected will be only 13 ft. high, with 3 ft. below ground for anchoring.

Mr. Lebow informed the Commission that he was not present at the January meeting, based on the presentation heard so far, he believes it will be appropriate to approve the concept plan provided and not the details since the project is yet to be developed. Mr. Groves stated he does not see anything being proposed on site being a permanent structure. He said citizens will dictate the future changes or development on the site. Chairperson Flood stated that she likes the concept and would love to see the project completed in the downtown area, she was however concerned with the project meeting the development/design guidelines. Mr. Groves responded saying he would want a nice, clean

and attractive development to attract people from all walks of life, as such he intends to take into consideration everything possible to achieve that goal. Mr. Groves said he would have a LED lights for overnight lighting because he believes visibility is key for the project site. Councilor Smith informed the Commission that the proposed project is a work in progress, it meets the building codes but the historical aspects will come as it is developed. He said sometimes too much requirement tempered with city codes and guidelines can lose a project. Mr. Combs stated the project is a viable one, however the Landmark Commission is trying to ensure this development does not create a precedent that will lead to adverse development in the City.

Mr. Bazner made a motion to approve the case as presented. Mr. Lebow seconded. In the absence of any further discussion, the Commission voted on the motion; the motion was unanimously approved.

IV. Application for Design Review – 3 Crestway – Request to Replace Roof

Staff presented the Commission with architectural drawings and photos provided by the applicant. Mr. Mantey informed the Commission this design review application is a request to replace the roof on the house at 3 Crestway. The applicant/owner is Ms Nancy Newsom. Mr. Mantey stated that staff brought this case up for discussion at the January 2015 meeting; noting the owner had tried to find replacement tiles for the roof on the house which has proved futile. The roofing company contacted staff hoping planning could administratively authorize the development; however staff informed them, they would have to submit an application to the Landmark Commission of which the Commission agreed was the best option at the January meeting.

Mr. Mantey explained the proposed project will involve removing any disintegrated roof layers and ruined decking. They will replace them with a "Level 4" (40-yr) composition shingles in mingled colors which is similar to the existing clay tiles. He stated the applicant informed staff that the roof is presently not insurable due to the current bad state, hence, the proposed roof replacement is necessary for a sound, secure roof for insurability purposes. He called on the applicant and her contractor who were present at the meeting for the opportunity to give a brief presentation to the Commission highlighting key components of the project.

Mr. Francis, Menasco Roofing, who is the contractor for the project informed the Commission that the roof on the house is not original to the house. He stated the roof is currently in a bad condition and needs to be renovated. He said the roof replacement is very necessary to make the roof insurable. Mr. Lee made a motion to approve the application as presented. Mr. Lebow seconded. Councilor Smith asked if the project will involve removing all the clay tiles and decking. Mr. Francis answered saying all the decking will be removed, however, some of the tiles will be saved. Mr. Combs asked if there were no clay tiles to replace the roof. Mr. Francis answered saying the clay tiles are hard to find and their search has been futile. He said the owner considered repairing the deteriorated ones but the cost to do that was huge. They even sent a sample to a manufacturer to produce a similar one but they couldn't produce a similar product. He stated they had to opt for a similar material other than the clay tiles for the roof in order to have insurance for the roof. Chairperson Flood stated insurance companies would always have issues with houses that have an uninsurable roof.

In the absence of any further discussion, the Commission voted on the motion; five members voted in favor, one member (Mr. Combs) was opposed. The motion passed.

V. Application for Design Review – 3008 10th – Request to Replace Windows

Staff presented the Commission with architectural drawings and photos provided by the applicant. Mr. Mantey informed the Commission that the design review application is a request to replace the windows on the house at 3008 10th Street. The applicants/owners of the house are Ronald and Susan Gross. Mr. Mantey stated the applicant informed staff they would like to replace the windows on the first floor of the house located on the west side of their home. He said the proposed replacement are wood window inserts that are duplicate in style. The new replacements on the west side of their home will match the rest of the windows on the house. He called on the applicant who was present at the meeting for the opportunity to give a brief presentation to the Commission highlighting key components of the project.

Ms Gross informed the Commission that window replacement will be on the 3 windows on the first floor of the west side of the house, (she presented a sample wooden frame window), she said they were double wood windows and would match the existing windows on the other parts of the house. Mr. Combs asked if she knew what type of wood the windows were going to be made of and Ms Gross replied saying she did not know the specific wood proposed, she however obtained the sample from Builders Warehouse. Mr. Bazner asked if they were single or multi pane windows. Ms Gross replied stating they were going to be multi pane because those are energy efficient and meet code requirements.

Ms Derr made a motion to approve the design review application. Mr. Bazner seconded. In the absence of any further discussion, the Commission voted on the motion; the motion was unanimously approved.

VI. Update from City Council Meeting – Staff Discussion: Historic District Procedures

Ms Gagne informed the Commission, staff presented their recommendation to City Council on February 17th 2015 as staff updates for their consideration for future action. Staff also presented to Council staff's initial recommendation and the additional three (3) scenarios recommended by staff for the creation of the West Brook Village historic district. She stated that Council felt the current 75% requirement to nominate a historic district was the best option and voted to leave it as it is.

There was discussion and Mr. Lee stated that the Commission can re-submit the recommendation if the City Council membership changes. Ms Gagne stated some of the members on the current Council are aware of the history behind the creation of historic districts in the city and as such clearly understand why the 75% requirement was put in place.

VII. Other Business:

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

Ms Derr informed the Commission everything looks so far. She stated development at the 8th and Ohio intersection is going well, she said the Holt side of the intersection is completed

- b) Design Review – Staff Authorized – Minor Alteration/Repairs:
 - 3008 10th – electrical and plumbing permit
 - 522 Ohio – electric permit
 - 1717 Hayes - plumbing permit
- c) Articles & Periodicals – Endangered Historic Texas Courthouses

VIII. New Business:

No new business

Next Mtg. – March 24, 2015

IX. Adjourn

Meeting adjourned at 1:12pm

Stacie Flood, Chairperson
Date
Stacie Flood
March 24, 2015