
MINUTES
LANDMARK COMMISSION
April 24, 2018

MEMBERS PRESENT:

Michele Derr, Vice-Chairperson	■ Members
John Dickinson	■
Stacie Flood **	■
Christy Graham, Chairperson	■
Jim Johnson	■
Andy Lee	■
Rodney Martin	■ P&Z Liaison
Eric West	■ Council Liaison
Karen Gagné, Planning Administrator	■ City Staff
Kinley Hegglund, City Attorney	■ Legal Dept.

APPLICANTS:

Marvin Groves	■ Design Review
Jon Reese	■
Bill Weske	■

ABSENT:

Jackie Lebow	■ Members
Cindy Ramirez	■

I. Call to Order, and Introductions

Chairperson Christy Graham welcomed and called the meeting to order at 12:16 p.m. The Chair asked and everyone introduced themselves. ** Ms. Stacie Flood joined the commission after the meeting began.

II. Review & Approval of Minutes from February 27, 2018.

Chairperson Graham called for the review and approval of the February 27, 2018 Landmark Commission meeting minutes. Due to shortage of staff, the March 26, 2018 minutes will added to the packet at the next meeting. Mr. Andy Lee made a motion to approve the minutes; Mr. Rodney Martin seconded the motion. The minutes were approved.

III. Review & Consideration for Approval- Design Review Application – 701 Ohio Street- New Door to courtyard on south façade- Gidget's (Depot District)

In response to a commission member's concern at the March meeting, Mrs. Karen Gagné responded and explained that this application was brought to the commission this month as an action item. This item which was a brought under new business at the last landmark meeting is due to the fact that the door had been installed over a weekend and posted on-line. Any additions to a historic or landmark property requires a building permit after

obtaining design review approval. In this case a door to the courtyard on this landmark property was not permitted nor was a design review approved. If a building permit is not issued and structural activity occurs, there is an issue. Chief Building Official, Bobby Teague, contacted Mr. Marvin Groves. Mr. Groves received a design review application (for post submittal) due to adding a door and the owner was temporarily approved regarding the structural concerns above the door. The owner had added a lintel to the door as a structural item, for life/safety concerns until Landmark's Commission could address the case. There are two doors. The inside door is glass and the outer door is metal which has access to The Yard. The tenant of the building, Gidget's Sandwich Sack, manages the building.

In absence of a building permit, it is somewhat at the discretion of the Chief Building Official to issue fines and fees. Generally, Mr. Teague doubles the permit fees when the process is bypassed. Mr. Groves pleaded guilty. Mr. Groves expressed regret over circumventing the permit processes. He was willing to rectify any action caused to the building during his absence. Mr. Groves focused on securing and stabilizing the door. Mr. Andy Lee firmly pointed out that 701 Ohio is a non-contributing building to the Depot Square National Historic District. Therefore the commission does not have any historical influences from the design review however it must come before design review committee. Mr. Lee did not see any issues with the door because the constraints and architectural elements are up to the owner as to what to do with it. Mr. Groves confirmed that he owned both properties which are platted together. Mr. Lee defined a non-contributing building as one based on its construction being less than 50 years old and having alterations (constructed after 1965). Another example of a non-contributing building in this Depot Square Historic District is the Farmer's Market. Chairperson Graham shared some background of 701 Ohio which originally was the City National Bank building. A famous bank robbery occurred there. The commission turned and looked at the photographs of the newly installed door, which in the historical photographs showed a previous arched opening as the original wall survived from 1880's.

Mr. Martin did not see an issue and stated "what's done is done; we aren't going to have him brick it back up, are we?" Chairperson Graham agreed and noted the door created a third fire egress for the building – not only is safety enhanced but connectivity between the properties. Chairperson Graham called for a motion to approve. Mr. Jim Johnson made a motion to approve and Mr. Rodney Martin seconded. The motion passed unanimously.

Mr. Johnson questioned what leverage/actions occur- if visible from the right of way- what occurs to a historical property which is altered without proper permitting? Chairperson Graham stated the commission after reviewing guidelines; would require the owner to revert the property back to what it was. City Attorney, Kinley Heggland responded that after the commission denied it, then the City would pursue avenues against the owner to pressure them into compliance (tickets, litigation) to revert it back to its previous condition. Mr. Heggland answered that generally Mr. Teague almost always does double the permit fees when the process is circumvented; however he does have the option also of writing tickets.

Mrs. Gagné reassured Mr. Groves that she would speak with Mr. Teague regarding the outcome of his case.

IV. Review & Consideration for Approval- Design Review Application- Part III- 616 7th Street: revised request for signage to be attached to west façade- Hook & Ladder Depot District)

Ms. Gagné presented the case. Ms. Gagné stated that Jon Reese and Bill Weske appeared before the commission last month and have submitted a revised application for a painted wall sign which was previously denied. Last month, the commission made three recommendations for signage for the wall of the business. The applicants have pursued one of three recommendations made by the commission. The applicants decided to have a sign on aluminum to be attached to the wall leaving a 2" air gap, following a similar process of the community mural, installed in panels on the Zales Building, at 8th & Ohio. The applicants also submitted a revision to the appearance of the sign. Since the sign changed from a mural painted sign to an actual physical material structured sign added to the building (general business/wall sign) the sign ordinance was reviewed. Therefore a sign design revision was required. After the sign ordinance being reviewed, staff consulted with building inspections and if the proposed wall sign does not project more than 12" from the wall it does not require a special sign permit. Staff noted Mathis, West and Huffines, CPA, the owners of the abutting parking lot; Mr. Luig, Jr., agreed and gave written approval since parking lot access is required for installation and upkeep, Ms. Gagné asked for any additional comments from the applicants. There were none expressed by Mr. Reese or Mr. Weske. Ms. Gagné stated if this moves forward, the applicants are in good standing to be in conformance with the sign ordinance and can potentially attach the sign to the wall if the commission approves.

Mr. Andy Lee recused himself as an agent for the project and did not vote. Mr. Lee mentioned a status update on the THC tax credit application process for the project. No issues were spoken from the commission members. Ms. Michele Derr motioned; Mr. Rodney Martin seconded and the design review application for a mounted wall sign passed unanimously.

V. Review & Endorsement of Support for Nomination of W.A. Freear Furniture Company/Maskat Shrine Temple Building to the National Register of Historic Places – 1100 Lamar Street

Chairperson Graham stated Mr. Andy Lee recused himself from Agenda Item 5 and also recused himself from Agenda item 4.

Ms. Karen Gagné informed the commission members that another letter from the commission and the Mayor other than the ones previously sent in 2017 were required. The requirements for nomination and support for a national register of historic places is a very detailed application and process. The support letters will be reviewed not only by Texas Historical Commission (THC) but the State Board of Review and National Park Service. Once this endorsed letter from the commission and the highest elected official, the Mayor, is received, reviewed and approved by the State Board- the application will be recommended to the national level to obtain tax credits and placement on the national register.

Ms. Michele Derr motioned; Ms. Stacie Flood seconded. The vote passed unanimously to send another official letter supporting nomination of 1100 Lamar for the national register.

VI. Monthly Reports:

Depot Square and Historic District:

Ms. Michele Derr gave an overview of activities which occurred downtown:

- Falls Fairy Fest, Kell House
- Dancing through History, Meals on Wheels, Guinness World Book of Records
- After Hours Art Walk

- Cajun Festival, May 12, 2018
- Preservation Membership & Social, Wichita County Heritage Society, May 10, 2018
- Farmer's Market opens May 1st
- Nine to Five, Back Door Theatre
- Hello Dolly, Wichita Theatre

Morningside District:

Jim Johnson stated City Councilor Eric West spoke at their neighborhood meeting. The turnout was better than expected and well received.

West Floral Heights:

Jim Johnson shared that the Floral Heights' neighborhood is in the process of organizing a community garage sale as well as a considering events such as movie nights. Also, the residents are planning a clean-up project towards the end of the year. Mr. Johnson was not sure, it may be hearsay, but he had heard that the Lowder's home, 109 Pembroke, which had experienced a fire has no power. Because the power line falls short, Oncor cannot restore power since an easement is not there. The adjacent property owners, Rick and Nancy Sims, are having problems receiving power. Ms. Gagné interjected that there is a sewer situation involved also and shared more information, informing the commission that the owner's son has been working closely with Public Works and Oncor.

Conversation continued among the commission members. Mr. Johnson expressed his excitement and enthusiasm of a home being rehabilitated on 10th & Tilden Street. Mr. Andy Lee had no comments at this time.

VII. Update: THC Review- Awning Replacement: 600 8th Street- Holt Hotel

Mrs. Gagné turned over the presentation to the chairs of the Landmark Commission, who are the owners of this project. Vice- Chairperson Derr summarized the ongoing project and stated that this is a replacement – with in kind materials. Canvas awnings will be the material used. After the owners had researched and reviewed historical photos, they decided on striped awnings; in essence this is a maintenance request and not an alteration. The commission's involvement is not necessary but receives updates. THC approved their application for canvas awnings but not for metal replacements.

VIII. Design Review- Staff Authorized- Minor Alteration/Repairs: 801 Ohio – replace sidewalk & two approaches (Ohio/8th St- former US Post Office Bldg.)

There were not any permits issued for contractors in these areas. It appears the checks and balances is at work – alerts signal when work will occur in a historic areas – which triggers the planning staff to review the contractor's request.

IX. Articles & Periodicals / THC Items

There were no new items discussed.

X. New Business

- Chairperson Graham questioned and noticed that the historical fountain located on the 6th street side of City Hall disappeared. It had been a treasured fixture for decades. Mr. Martin wondered if it was removed due to the sewer problems. Ms. Gagné shared that she nor the planning division staff had been consulted about the alteration (Memorial Auditorium building is a city landmark) and perhaps it was because the fountain was not attached to the building. Commission members

expressed sorrow that this historical fixture was removed/destroyed without their opportunity to review/comment.

- Chairperson Graham stated the next meeting is May 22, 2018.

XI. Adjourn:

Meeting adjourned at 12:59 p.m.

Christy Graham
Christy Graham, Chairperson

5-22-2018
Date