

# MINUTES

## LANDMARK COMMISSION

November 26, 2019

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### MEMBERS PRESENT:

Michele Derr  
John Dickinson  
Christy Graham  
Blake Haney  
Jim Johnson  
Andy Lee  
Nadine McKown  
Tim Brewer

■ Vice-Chairperson  
■ Member  
■ Chairperson  
■ P&Z Liaison  
■ Member  
■ Member  
■ Member  
■ Council Liaison

Amy Gardner, Legal  
Karen Gagné, Planning Administrator  
Christal Ashcraft, Development Services Admin. Asst.

■ City Staff  
■ City Staff  
■ City Staff

### ABSENT:

Marcela Trice  
Cindy Ramirez

■ Member  
■ Member

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### I. Call to Order and Introductions

Chairperson Christy Graham called the meeting to order at 12:02 p.m. Ms. Graham had Commission members introduce themselves and introduced guests; Christine Heidebrecht, West Floral Heights Association President, Jan Phipps of 2908 10<sup>th</sup> Street (West Floral Heights Design Review Committee member), Ann Funston of 1600 Buchanan. Ms. Graham announced minutes would be voted on after action item III.

### II. Action Item: Design Review Application: 615 8<sup>th</sup> Street Revision – Wichita Falls Landmark #25 – Iron Horse Pub (O'Donohoe/Anderson Bean Building Site):

Security alterations to designated commercial building:

- Removal non-original metal bars & plywood from former window openings on alley façade; replace with recessed brick for building security.

Ms. Gagné stated Commission members would remember this case from last month. Mr. Dickinson was present for this meeting and filed the necessary paperwork to recuse himself. Last month there were concerns as the motion failed 4-3 not meeting the minimum affirmative votes to pass. Staff realized the wording for the case was not correct and the applicant was not able to attend to explain key details so the item was brought back to the Commission as a different request. Legal was consulted and deemed the revised case was presentable and it was determined not to be the same request as the previous month. Ms. Gagné stated the design review case centered on security concerns with the structure so moving forward the discussion would be on focused on security alterations.

The location of the Iron Horse Pub is downtown abutting our Depot historical district. It is an individual Landmark designated by the City Council as Landmark #25 on September 3<sup>rd</sup>, 2003. Ms. Gagné discussed inventory photos and briefly what was approved by the Commission the previous month and the security issue with the boarded up window openings. Mr. Dickinson provided staff with detailed photos of the façade and deterioration of the metal bars. Ms. Gagné stated that the plywood was unsecured as well as the metal bars due to the deterioration and if someone wanted to access the building it would be relatively easy to do through the alley. Ms. Gagné stated because of the visibility to the alley facade from 8<sup>th</sup> Street this case had to be brought back to the Commission per design review guidelines as the rehab of the store front (not main front) could possibly impact the overall architectural style.

Ms. Gagné turned the floor over to Mr. Dickinson additional details and further discussion. Mr. Dickinson stated the Landmark designation is for the site and not the structure itself and reiterated the security concerns where the deterioration was the worst. Mr. Dickinson indicated he wanted to fill in the window openings with recessed brick to retain the profile and if any window sills were missing he would reproduce them to match the original. Mr. Dickinson noted he was happy to answer any questions from the Commission.

Mr. Johnson stated two of the votes not in favor last month were from the architects and the concerns they had Mr. Dickinson seemed to have already addressed with the recessed brick and keeping the same window profile. Ms. Derr stated the metal bars were not original to which Mr. Dickinson agreed they were not, stating they are an ill fit. Mr. Johnson stated he believed the reason it didn't pass last month was related to the arches and recessed brick which Mr. Dickinson has addressed. Ms. McKown stated they did not have the close-up, detailed pictures last month that Mr. Dickinson provided at this meeting where the amount of deterioration was readily visible. Mr. Lee questioned why there was even a design case for review when it was a 'site' designation and not the building designation. Chairperson Graham stated it was being reviewed due to the landmark designation. Ms. Gagné clarified the landmark designation would include any site, object or structure according to design guidelines.

Mr. Johnson made a motion to approve the design review case as presented at 615 8<sup>th</sup> Street. Mr. Lee seconded, motion passed unanimously.

### **III. Action Item: Design Review Application: 1600 Buchanan Street – West Floral Heights Historic District (*Wichita Falls Designation*)**

Removal & Installation Façade Elements (Residential):

- Install two storm doors – south/east façade entries for safety & security;
- Remove non-original plate glass covering original sun room/porch openings for safety – separating from frame/structure

Ms. Gagné stated staff received a call from Mr. Grogan, Grogan Construction, the contractor working for Ms. Funston, owner of 1600 Buchanan Street, with safety concerns and requesting emergency alterations. There was a question of whether or not this case would require Landmark Commission review or if it would be an administrative review. Staff contacted the Commission chair and vice-chairperson and provided conditions and information Mr. Grogan had given; it was decided the case should be

heard by the Commission due to: 1) visibility from Buchanan Street; 2) it involved doors; and 3) for treatment consistency within the district. This case involved removal of an item that was not original to the home (plate glass over patio openings) and the replacement item mirrored the same design as the item that was on the home at the time of designation (storm door on Buchanan façade).

Inventory photos show the front façade storm door existed in 2004 when the district was designated by Council in January 2005. The sunroom on the south side of the home already had plate glass over the patio openings. The home was built in 1919, with the design style of colonial revival with tiny renaissance details; it contributes to the historic character of West Floral Heights District. Inventory photos from 2013 show the glass on the patio and the two existing doors on the south and east façade. Ms. Funston requested adding storm doors that would match the front storm door for safety & security. The home is well maintained and essentially unaltered in the time it's been designated. Staff was advised the foundation had shifted and caused the 8 ft. x 9 ft. tempered plate glass to pull away from the house creating a safety issue and being that the original patio doors use skeleton keys there was a security concern. Removing the plate glass will give open access to the original doors and that is why the owner requested the lockable storm doors.

Ms. Gagné turned the discussion over to Ms. Funston, owner, who stated she has nightmares about the glass coming out of the patio, falling on someone and injuring them. She also advised the Commission she was unable to secure the original doors that are over 100 years old and the plate glass was over 45 years old. Ms. Funston would like to keep the original doors and simply add the storm doors.

Mr. Dickinson asked about breaking down the request into two items. Chairperson Graham stated that was not necessary. Mr. Dickinson made a motion to approve the design review case as presented for 1600 Buchanan. Ms. Derr seconded, motion was unanimously approved.

#### **IV. Action Item: Review & Endorsement of Support – Nomination of Bailey-Moline-Filgo Building to National Register of Historic Places, located at 1000-1004 Indiana Avenue**

Chairperson Graham stated Mr. Andy Lee had recused himself from voting on this item as the project agent and turned the floor to Ms. Gagné.

Ms. Gagné stated this was a standard procedure for a nomination to the National Register, and THC notifies the local preservation board and the highest elected official to seek their input before the state board of review, at which time the Board makes a determination and projects move forward to the federal level for the next stage in the process. Staff received notification of the letter sent to the mayor on November 12<sup>th</sup> and stated a response from the Commission and mayor are required no later than January 10<sup>th</sup> 2020. Ms. Gagné stated in the packet handout was the Standard National Criteria that is considered for a designation. The current tenant is Picker's Universe; the building being considered is located across the street from public library on the corner of 10<sup>th</sup> and Indiana and is comprised of two properties. There was an addition in the 1950's to the rear of the structure built in 1929 in a renaissance revival style. Inventory photos were

shown of the two-part commercial building. Ms. Gagné stated there were 4 areas in which the project could be considered eligible, the one identified in the application under *"Applicable National Register Criteria"* was (c) *"Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction."* Ms. Gagné stated that it was critical that the city and the Commission determine if the property and/or structure are deemed to be eligible for placement on the National Register of Historic Places, local level of significance. Ms. Gagné stated the structure looks much like it did in the photos displayed from the 1950's.

Ms. Gagné turned the floor over to Mr. Lee who passed around photos and plans. Mr. Lee stated upon approval of part B the nomination will go to national and they should have their review by the end of the month and move forward. Mr. Lee stated this was a unique building and would be #6 on the list for national designation in the last two years in Wichita Falls and this was only possible with the help of 4B grants utilized during approved rehabilitation.

Mr. Lee stated he would like the support of the Landmark Commission in a recommendation that will be forwarded to the Texas Historical Commission. Mr. Lee advised the Commission he was open to answer any questions. Mr. Dickinson stated it was a great building and Ms. Derr asked if the paint would be removed from the building to which Mr. Lee said they would like to remove the paint. Mr. Dickinson asked about more store fronts opening and Mr. Lee advised yes there would be. Ms. Derr made a motion to recommend nomination of the Bailey Moline Filgo Building to the National Register of Historic Places. Mr. Blake Haney seconded, the motion passed unanimously.

#### **V. Review & Approval of Minutes from October 29, 2019**

Chairperson Christy Graham called for review and approval of the October 29, 2019 Landmark Commission meeting minutes. Mr. Jim Johnson stated he needed to leave and thanked everyone and advised he had enjoyed serving on the board. Ms. Michele Derr made a motion to approve minutes, Ms. Nadine McKown seconded the motion. Minutes were unanimously approved.

#### **VI. Action Item: 2020 Landmark Commission Meeting Schedule**

Ms. Gagné provided an update on the meeting schedule for 2020 for the Landmark Commission and briefly discussed meeting dates that had been adjusted and deadlines.

Ms. Michele Derr made a motion to approve the 2020 Landmark Commission Meeting Schedule. Mr. Andy Lee seconded, motion passed unanimously.

#### **VII. Discussion Item: THC Letter – State Constitutional Amendment**

Ms. Gagné stated staff received the notice last week that state proposition 5 had passed and wanted to update the Commission with proper wording. Ms. Gagné thanked everyone who voted to pass this as it directs funds back into Texas tourism and heritage resources.

**VIII. Other Business:****a) Monthly Report – Depot Square, West Floral Heights Historic District & Morningside Historic District****Depot Square:**

Ms. Derr gave updates:

- Dec. 5<sup>th</sup> – Downtown Candle Walk from 5-8pm
- Dec. 4<sup>th</sup> – 13<sup>th</sup> – Santa House at the Kell House Museum
- Dec. 21<sup>st</sup> – Kell House Candlelight Tours from 6-8pm
- Nov. 22<sup>nd</sup> – Dec. 14<sup>th</sup> – Backdoor Theater – Miracle on South Division Street
- Dec. 15<sup>th</sup> & 16<sup>th</sup> – Christmas Improv at The Forum
- Dec. 21<sup>st</sup> – Wichita Theater – Elf
- Dec. 16<sup>th</sup> – Grand Old Christmas Show
- Dec. 6<sup>th</sup> – Murder Mystery Dinner – It's My Party & I'll Die If I Want To

Ms. Derr stated in the last 6 months there have been three buildings in downtown renovated into apartments that are now open providing 73 new apartments. Landmark on Lamar is 100 % occupied, City Center is 71% occupied and 9<sup>th</sup> Street Loft's is 80% occupied.

Ms. Derr advised the Commission that the 2019 City of Lights Parade had an additional 4 – 6,000 people in attendance this year.

**West Floral Heights:**

Christine Heidebrecht also gave update:

- Nov. 30<sup>th</sup> – Kemp Center for the Art's – Small Business Saturday
- Turkey Trot – Thanksgiving Day
- Dec. 8<sup>th</sup> – Christmas Party
- Bringing in new officers
- Taking donations for the elderly in West Floral Heights Neighborhood

Ms. Heidebrecht stated this was her last meeting as President of the West Floral Heights Neighborhood and thanked the Commission for everything.

**Morningside:**

Ms. Gagné gave update and stated Dr. Gonzales is still requesting a letter from the City of Wichita Falls. Mr. Paul Menzies and Mr. Terry Floyd are in the process of responding and requesting to attend the next Morningside Neighborhood meeting. At this time there is no form of design review and permits are being issued.

**b) Updates:**

1512 Tilden

Ms. Gagné stated a restoration permit was issued 11/19/19 for 1512 Tilden after going back to City Council at which time they gave the owner 90 days for substantial progress on the restoration from fire damage.

**c) Design Review – Staff Authorized – Minor Alteration/Repairs**

- 1<sup>st</sup> Baptist Church (Texas Historical Landmark) – mechanical permit
- 1717 Hayes (West Floral Heights) – plumbing permit

- 1400 Grant – plumbing permit
- 1512 Tilden – restoration permit

**d) Articles & Preservation (Fall 2019)**

**e) Next Meeting**  
January 28, 2020

**IX. Adjourn**

Meeting adjourned at 12:47 p.m.

Christy Graham  
Christy Graham, Chairperson

1-28-2020  
Date