

MINUTES
LANDMARK COMMISSION

June 23, 2020

MEMBERS PRESENT:

Michele Derr	■ Chairperson
John Dickinson	■ Member
Christy Graham	■ Vice-Chairperson
Blake Haney	■ P&Z Liaison
Joel Hartmangruber	■ Member
Andy Lee	■ Member
Nadine McKown	■ Member
Janel Ponder Smith	■ Member
Marcela Trice	■ Member
Tim Brewer	■ Council Liaison

Terry Floyd, Development Services Director	■ City Staff
Karen Gagné, Planning Administrator	■ City Staff
Christal Ashcraft, Development Services Admin. Asst.	■ City Staff

Guests:

Cody Magaña, applicant	900 8 th Street
Debbie Maestaz, applicant	1309 Grant Street
Syd Litteken, Architect	620 Ohio Street
Carolyn Looney, WFHHD	1500 Hayes
Monica Rojo, applicant	1509 Tilden
Jana Schmader, DWFD, Inc.	709 Indiana
Tyler Sales, Attorney	900 8 th Street
Henry Florsheim, Chamber of Commerce President	900 8 th Street

I. Call to Order, Welcome and Introductions

Chairperson Michele Derr called the meeting to order at 12:01 p.m. Ms. Derr had Commission members, staff and guests introduce themselves.

II. Review & Approval of Minutes from February 25, 2020

Chairperson Michele Derr called for review and approval of the February 25, 2020 Landmark Commission meeting minutes. Ms. Janel Ponder-Smith made a motion to approve amended minutes, Mr. Blake Haney seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review - 1509 Tilden (*West Floral Heights Historic District*)

Ms. Karen Gagné presented the case and stated staff received an application from Mr. & Mrs. Rojo for a request to replace their rear fence. The subject property was constructed in 1925 and is in the West Floral Heights historic district and is a contributing structure. The Rojo's are requesting to replace the existing 4 foot chain link fence with 6 foot wooden panels with metal post and hardware that will face inside towards the property. Ms. Gagné advised in 2018 the Rojo's were approved by this commission for some additional

improvements such as decorative iron fencing, a switchback handicap ramp and additional concrete. The owners have continued to make improvements to their property and coordinate with staff prior to any alteration project.

Ms. Gagné stated the fencing to be removed and replaced was about 50 feet that goes from the north end of the property along to alley to the rear garage. There is already similar fencing in place in the 1500 block of Tilden that Mr. & Mrs. Rojo's requesting.

Ms. Gagné advised the commission this triggers a design review because it is an exterior remodel and change in fencing material visible from the public right of way (alley). Typically fencing is not allowed in the front yard on historic properties and in 2010/2011 the West Floral Heights group requested the design guidelines address not having fences in the front yards in the West Floral Heights historic district.

Ms. Gagné stated Mrs. Rojo was present if the commission had any questions she would be able to answer.

Chairperson Derr asked if the commission had any questions or discussions. Vice-Chair Christy Graham made a motion to approve the case as presented. Ms. Marcela Trice seconded, the motion passed unanimously.

IV. Action Item: Design Review – 1309 Grant (*West Floral Heights Historic District*)

Ms. Karen Gagné stated the subject property was built in 1925 and was a contributing structure in the West Floral Heights Historic District. The property has a detached garage that is very typical for the area, and is the subject of Ms. Maestaz, the applicants' request. Inventory photos displayed from 2013 showed deterioration on garage doors and photos from 2019 show even further deterioration. The seals do not touch the framing and the wooden frame and doors are rotted away. The applicant is requesting to repair/replace garage doors as well as repair brick around doors. The current garage doors are an odd size, 8 x 7 feet, the homeowner is having the up and over door system custom made to maintain the same look. Existing metal hardware will be reused however rotted wood is not able to be reused. The variety of garage doors in West Floral Heights is vast, however, staff follow the Secretary of the Interior Standards of repair, rehab and replace.

Ms. Gagné stated the applicant was present and wished to speak. Ms. Debbie Maestaz stated the garage has had no maintenance in many years resulting in extreme deterioration. Ms. Maestaz stated the left side garage is completely inoperable and the right side frame work as fallen apart. Ms. Maestaz advised she would rebuild however the committee recommended, she just needs operable garage doors when she moves into the home.

Ms. Derr asked if the commission had any questions for the home owner. Ms. Janel Ponder-Smith inquired if the pedestrian door was new. Ms. Maestaz advised the door was within the fence and not visible. Ms. Ponder-Smith asked if the contractor would be using salvageable parts. Ms. Maestaz stated yes, whatever the contractor could salvage they would repair and rehab. Ms. Ponder-Smith asked if those were the original wooden doors to which Ms. Maestaz stated she did not know. Chairperson Derr asked if there were any other questions or discussion. Ms. Ponder-Smith made a motion to approve the design review request for a combination of repair and replacement of deteriorated/rotten garage

doors and accessory framework components. Mr. Blake Haney seconded. Motion passed unanimously.

V. Action Item: Design Review – 620 Ohio Street (Depot Square Historic District)

**This property is owned by Landmark Commission member, John Dickinson, whom had recused himself. All required paperwork was completed and can be found on file with the City Clerk's office.*

Ms. Gagné stated staff was pleased to see this application come for review to restore this significant structure in the Depot District back to its original state, built circa 1913. The subject property is a contributing structure located in the central part of downtown in the Depot Square Historic District and is unique in that it is an "L" shaped property. Inventory photos from 1995 to current day show very little has changed on the exterior from Ohio Street. There have been substantial changes to the rear alley façade which did not go through the design review process for approval from the Landmark Commission since 1999 for replacement transom windows, the window and former garage door. The previous owner participated in the tree planting program downtown between 1995 and 1999 adding trees to the property as well as an awning at some point.

The current owners are not planning any changes to the Ohio Street façade, only trimming of the trees and rehab existing doors. This request is mainly focused on the rear of the structure to bring it back to more of its original state. Ms. Gagné advised the commission there had been several changes to the rear of the property that included a very large overhead garage door being installed at some point without Landmark approval. The addition of this door was not adequately installed. In photos the faulting and lack of support is clearly visible. The owners have engaged a historic preservation consultant because they are also working with Texas Historical Commission (THC) to apply for state historic tax credits. That process will run concurrently with this design review.

Ms. Gagné stated part of this proposal was to have the large rear garage door removed and then add a new lintel that will be properly installed to provide support for the wall and also fill in with salvaged brick. The existing roll top door which is non-functional at this time is proposed to be bricked in and then the large door that was added are to be replaced with two pedestrian doors, one a double door and one a single door.

Ms. Gagné stated in photos you could see how the overlap of the property lines (620 Ohio & 612 7th St) effect redevelopment of this property. It's almost an overlap at the rear of 620 and 612 7th Street and the land with 612 7th Street actually extends about 10 feet behind the building, leaving only 2-3 feet access gap for 620 Ohio to get to the southern roll top door. There are also 2 windows on the other side being blocked by 612 7th Street. The owners are proposing to install a firewall inside the building and will function as two separate unit spaces.

A note provided by the consultants, Post Oak Preservation Solutions, during their detailed assessment of the building addressed the fact that those two rear doors on the McIntosh Building are not original and are being proposed for replacement. Due to the access issue with the 7th Street property they are looking at creating an internal access point for the 2nd unit, essentially the double pedestrian door being put in where the white overhead door will be removed will be a point of access for both units. There are other impacts for whomever rents the second unit due to it having less than 3 feet access is difficult in having full use of

that building as well as impacts on the International Building Code, fire access and fire ratings.

Ms. Gagné referred to the design guidelines in addressing the changes to the façade, which is visible from public right-of-way, even though it is in the alley, and the removal and replacement of doors. The guidelines state there are to be no added architectural features, which, in this case the owners are trying to restore the structure to the original time period. The walls are to be replaced with in-kind materials and the original door openings are not to be enlarged or closed in. Also it states to try and retain original doors which they are rehabbing back to a style more time-period appropriate.

Ms. Gagné turned the discussion over to the owners/applicants along with their architect and legal consultant. Mr. John Dickinson, owner, stated his architect, Mr. Syd Litteken, wished to address the commission. Mr. Litteken stated in the rear of the building, the 7th Street property at some point in history had an added addition in stucco that was not approved by Landmark Commission that extends out approximately 17 feet behind the subject property with multiple cracks in the walls. Mr. Litteken also advised the commission the old over-head door was completely rotted and not salvageable. As there is less than 3 foot of access in the rear a door would not comply with the required 5 foot of space by the International Building Code, therefore, they are requesting to block that off for security purposes. The large overhead door does not meet code requirements and is not structurally safe. Mr. Litteken went into detail on proposed design plans and existing damage to structure.

Ms. Marcela Trice stated she had some questions regarding the in-fill of brick asking if the replacement brick would be the removed bricks off the structure in other areas for repair. Also she stated the other windows on buildings in the area have arched openings at the top and questioned why they didn't stay with that design. Mr. Dickinson stated they cannot be sure if the arch-head openings are original but that if it is something the Commission requires they will comply. He also stated the brick would be the same brick salvaged from the structure. Mr. Andy Lee stated the owners and Mr. Litteken have taken the correct steps with Texas Historical Commission (THC) and there is a recommendation letter to enclose the back door due to the limited access area. There is still part B of the process to go through with THC before a final recommendation would be given. Mr. Lee stated he thinks this is a good proposal. Ms. Janel Ponder-Smith asked if only the back doors were being proposed. Ms. Christy Graham advised that was correct. Ms. Gagné stated the front doors most likely would not come to the commission for review as that was considered routine maintenance.

Ms. Graham made a motion to approve the design review case as presented. Mr. Lee seconded the motion. The motion passed unanimously.

VI. Action Item: Design Review – 900 8th Street (Hamilton Building, WF Landmark #21)

**Ms. Gagné requested to move this item to the end of the meeting and move to Other Business as the President of the Chamber of Commerce, applicant, was not yet present.*

VII. Other Business:**a) Monthly Reports****Depot Square:**

Ms. Derr gave updates:

- July 9th – Wichita Theater, Titanic Musical
- July 11th – Farmer's Market, Master Gardeners
- July 25th – Farmer's Market, Watermelon Festival
- August 8th – Farmer's Market, Master Gardeners
- August 22nd – Farmer's Market, Salsa Day
- New painted horse on the corner of 8th & Scott Street, Choose Your Side
- July 4th – SAFB, Fireworks

West Floral Heights:

Ms. Ponder Smith spoke at length about the West Floral Heights neighborhood being unhappy with the design review process and their complaints to her. Chairperson Derr and Ms. Gagné advised since this was not on the agenda they would discuss after the meeting.

b) Updates:**502 Ohio**

Ms. Gagné advised this property had already gone to council and placed on a demolish order, but, due to the recent storms the building has collapsed in on itself. The owner, Mr. Hanson had a structural report completed that states the building still has viable use and has been in contact with city staff and has obtained a restoration permit. City staff will continue working closely with Mr. Hanson on his plans and timeline due to its dilapidated condition.

615 7th Street

This former Keller & Durret Hardware building has only the shell left standing. The owner, Mr. Jacob Scott has contracted architect, Mr. Syd Litteken to help with this restoral process. Mr. Litteken spoke of plans and progress on the structure advising the committee some structural drawings had to be revised and should be received by the city in the next few days. Mr. Scott and his team will continue to work with city staff on this project.

1512 Tilden

As of June 10th 2020, a building permit was issued to the owner. This project has moved rather slowly but is moving forward. City staff will continue communication with owner on restoration process.

713 Indiana

Staff notified the front part of this roof collapsed and owner promptly removed to avoid pedestrian injury.

909 10th Street

This property is still under Texas Historical Commission (THC) review as an RTHL. The case has a new reviewer that will be looking at the roof damage, limestone copings, and the copper downspouts/water damage that have impacted the exterior masonry/stone materials.

- c) **Window Rehabilitation Workshop – Hull Millworks:**
Rescheduling Fall 2020 due to COVID and inability to have groups over 10 persons.
- d) **Design Review – Staff Authorized – Minor Alteration/Repairs**
- 1717 Hayes – inquiry for replacement fencing due to damage (dry rot/water)
 - 607 7th Street (Depot District) – inquiry regarding building occupancy; roof repair; addition of sky lights; windows and doors; *pending additional information for Landmark consideration*
 - 6th Street Winery (Depot District) – verification of design plans previously reviewed by Landmarks
 - 1716 Grant (West Floral Heights) – backflow testing permit issued
 - 1512 Tilden (West Floral Heights) – residential remodel permits issued
- e) **Articles & Periodicals/THC Items:**
- Preservation News (National Trust)
 - The Medallion (THC)

VIII. Action Item: Design Review – 900 8th Street (*Hamilton Building, WF Landmark #21*)

**This item was moved to provide time for all parties to attend presentation.*

Ms. Gagné stated this was a key downtown building on a prominent corner of 8th and Lamar. The proposed alterations involve the corner unit of the historical Hamilton Building that is well recognized in the architectural field due to prominent Texas architects, Voelcker & Dixon, being involved with the building design. The building is a Beaux Arts & Art Deco style and has remained virtually unchanged since its construction circa 1927. A parking garage was added in the rear in the mid 1950's. The structure was designated a Wichita Falls Historic Landmark in September 1999.

The requested proposal is to remove the current Benchmark sign, add new Chamber of Commerce corner signage, awning additions and some new outdoor carpet at the entry way step for safety purposes.

Ms. Gagné stated the sign being placed on the southeast corner of the building at 8th and Lamar would give needed visibility to the Chamber of Commerce for citizens and visitors to Wichita Falls. The proposed sign does comply with the sign ordinance, however, a sign permit will be required along with an encroachment agreement with property management if the proposal is approved. Also in the requested proposal is the addition of two new awnings, one on Lamar and one on 8th Street by the entry point. Inventory photos from the 1950's show canopy awnings on the building above all ground floor windows.

Ms. Gagné introduced Mr. Cody Magaña, White Realty for any questions the commission. Mr. Magaña stated the new signage would help new visitors in town locate the chamber. The requested awnings to be installed are for an additional safety measure from the rain at the point of entry. Mr. Henry Florsheim, President and CEO of the Wichita Falls Chamber of Commerce stated the sign was designed to match the historic feel and character of the Hamilton Building.

Ms. Derr asked if the Commission had any questions. Ms. Ponder-Smith asked for clarification on "new entry way" asking if it was new or they had plans to change it. Mr.

Magaña stated it had been restored back to the original entry. At some point over the years it had been changed. Ms. Ponder-Smith asked what the purpose was for the outdoor carpet and what it was going to look like. Mr. Magaña stated the stone slabs to the entry are original and are worn and beat up. The issue with removing and replacing them is that they are the ceiling to the basement below. Rather than grinding down and creating a slippery area or trying to put down tiles it was suggested they install outdoor carpet that will look like stone for safety purposes. Ms. Derr asked if the original Chamber signs would be staying. Mr. Magaña stated yes they would be staying but removing the Benchmark signs.

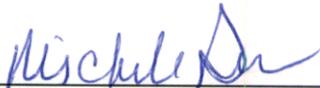
Ms. Trice asked about the awnings why they wouldn't have them on all windows. Mr. Magaña stated the trees provide shade to most all windows except that corner where there are no trees. Ms. Trice stated there was no precedence for this type of sign, she feels the style is off and questioned how it was decided upon. Mr. Magaña stated directly across the street on the corner there is a similar sign for the Oil & Gas Building as well as another sign a block away on the City National Building and another found on the old Market Temple building on Lamar. Mr. Magaña does not believe the sign style would stand out. Ms. Graham stated La Salle Crossing on 7th and Ohio that is now apartments used to be the Studio Hotel and had a sign located on the corner similar to the proposed sign and believes the style is appropriate.

Mr. Lee made a motion to approve the design review application as presented. Mr. Haney seconded the motion. Motion was unanimously approved.

IX. Adjourn

Next regularly scheduled meeting August 25, 2020

Meeting adjourned at 1:30 p.m.



Michele Derr, Chairperson



Date