

**MINUTES**  
**LANDMARK COMMISSION**  
**October 30, 2018**

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**MEMBERS PRESENT:**

Michele Derr  
John Dickinson  
Stacie Flood  
Christy Graham  
Jim Johnson  
Jackie William Lebow, Jr.  
Andy Lee  
Rodney Martin  
Cindy Ramirez

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

Karen Gagné, Planning Administrator

■ City Staff

**APPLICANTS/ GUESTS:**

Carol Sales, CPO, Arts Council WF Area, INC.  
Christine Heidebrecht, Education Coordinator, Arts Council WF Area, INC.  
Tyler Sales, Arts Council Board Member  
Tom Wainscott, Volunteer, The Woman's Forum  
Steve Berend, Electrical Volunteer, The Woman's Forum

**ABSENT:**

Eric West

■ Council Liaison

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**I. Call to Order, and Introductions**

Chairperson Christy Graham welcomed and called the meeting to order at 12:10 p.m. The Chair asked everyone to introduce themselves. Welcomed guest Carol Sales, Christine Heidebrecht, Tyler Sales, Tom Wainscott and Steve Berend all from The Woman's Forum/ Arts Council WF Area, INC.

**II. Review & Approval of Minutes from September 25, 2018**

Chairperson Graham called for review and approval of the September 25, 2018 Landmark Commission meeting minutes. Mr. Rodney Martin made a motion to approve minutes; Mr. Andy Lee seconded the motion. Minutes were unanimously approved.

**III. Action Item - Design Review Application – 2120 Speedway – City Landmark/RTHL: The Women's Forum**

- Install Solar Panel Covered - Parking Structures
- Replace Existing HVAC Units In Same Location

Chairperson Graham introduced the case. Ms. Gagné presented the case and stated staff were working with The Forum's staff on potential energy efficiencies and have requested the review and approval of solar panel covered parking structures in the

parking lot and upgrades to the existing HVAC units. Ms. Gagné stated the project site location is between Harrison and Taft, south of Kell Blvd. The Forum was built in 1927 and made a City Landmark in 1984 and previously a Registered Texas Historic Landmark (RTHL) in 1980. In the process of putting together this application The Forum staff had already contacted the Texas Historical Commission who indicated the parking lot had no historical character defining qualities. Ms. Gagné stated the actual structure will have no work done other than the upgrades to the HVAC units, only the parking lot is going to be affected. The solar panel covered parking would be located along the western portion of the parking lot and north property line towards the back of the building. The Texas Historical Commission Regional Reviewer, Alexander Toprac stated in email that the project would not affect the designated historic building or other historic features of the property. Ms. Gagné stated according to local historical guidelines this would fall under energy efficiency. The guidelines state any new construction or alterations to an existing structure shall be done in a way to maximize energy efficiency while maintaining historic character which in this case the structure will not be impacted.

Ms. Gagné turned the floor over to Ms. Christine Heidebrecht to give additional information to the commission. Mr. Martin asked which way the covered parking would slope. Ms. Heidebrecht advised it would slop towards the front of the vehicles with a 9 ft. raise at the lowest point and an 11 ft. raise at the tallest point. Ms. Heidebrecht also stated the solar panels have a non-reflective coating on them to ensure no glare and comply with SAFB encroachment requirements. Mr. Lebow stated the way the panels are sloped they would not be getting the maximum sunlight. Ms. Heidebrecht stated with the layout they have achieved enough collection of energy to sustain both structures, both The Forum and the Arts Council location at the Kemp Center. Mr. Sales advised they would be getting energy credits that would be shared with both locations and the company they are working with out of Dallas requires \$0 down from The Forum. It's estimated the HVAC units will cost approximately \$160,000 for both sides and will also be coming inside to do LED retrofits. Mr. Martin asked what the companies name was and if they had any designs for the covered parking structures. Mr. Sales stated Environ was the company name and they will do a 120 day due diligence period and send out 3<sup>rd</sup> party engineers to do design and layouts. Ms. Heidebrecht stated they are envisioning a standard steel structure. Mr. Lebow asked if the large tree would be removed for maximum efficiency. Mr. Sales stated not sure until engineers look at it but if it needed to be removed they would try to relocate somewhere on property. Ms. Ramirez asked if they are going to provide handicapped covered parking and if those spaces would be wider. Mr. Martin stated typically ADA will want one or two spaces. Ms. Ramirez also stated they would want a gutter to catch water runoff so that it didn't damage sidewalks. Mr. Sales confirmed they would use local subcontractors for the gutters and designation of handicapped parking spots. Ms. Ramirez asked they keep the commission up to date on design and they needed something that would blend with the character of the building and not something ultra-modern beside a historic structure.

Ms. Graham asked if there were any further discussion. Mr. Martin made a motion to approve installation of solar paneled covered parking & HVAC unit replacement @ 2120 Speedway and Mr. Dickinson seconded. Ms. Derr asked about contingency to see design structure. Mr. Lebow stated no need for that since THC already approved. Motion unanimously approved.

#### **IV. Other Business:**

##### **a) Monthly Reports:**

###### **Depot Square and Historic District:**

Ms. Michele Derr gave an overview of activities coming up in the Depot Square:

- Oct. 31<sup>st</sup> – Downtown Halloween
- Nov. 17<sup>th</sup> – City of Lights Parade
- Nov. 1<sup>st</sup> – 4<sup>th</sup> Christmas Magic
- Nov. 10<sup>th</sup> – 11<sup>th</sup> Hangar Holiday
- Nov. 4<sup>th</sup> Wichita Theater – Aladdin
- Nov. 16<sup>th</sup> – Dec. 15<sup>th</sup> Wichita Theater – Beauty & The Beast
- Nov. 9<sup>th</sup> – 11<sup>th</sup> Wichita Theater Clue The Musical
- Nov. 23<sup>rd</sup> – Dec. 15<sup>th</sup> Back Door Theater – White Christmas
- Nov. 17<sup>th</sup> Farmer's Market – Thanksgiving Market
- New business opened up at 724 Indiana Crashworks STEAM Studio
- New restaurant in the Hamilton Building called Progressive & Provisions Craft Kitchen
- Masket Building moving forward – conversion to affordable residential units
- WCHS has on going activities
- Rodney – donate to capital campaign for the Kell House Restoration project

###### **West Floral Heights District:**

- Prepping for the Turkey Trot event

###### **Morningside District:**

- Luminaries – Dec. 8<sup>th</sup>
- Discussion about Landmark involvement with district. Mr. Johnson advised the commission there is a petition circulating in the neighborhood to withdraw from national designation. Mr. Martin asked what the process would be to withdraw from the national designation. Mr. Johnson stated he does not know steps but that there is a mix of opinions in that area with some wanting the designation and others wanting cheaper homes with less restrictions. Mr. Dickinson stated majority knew requirements when purchased but possibly not about landmark standards. Ms. Flood stated according to Cornell School of Law in order to be removed from the national designation one of the following would have to apply; 1) Ceased to meet qualifications, 2) Not sufficient significance and/or 3) Error in designation process. Mr. Johnson stated it starts with one owner painting brick, another doing a chain link fence another installing vinyl siding and before long all historic structures are lost. Staff and Commission will continue to follow up with THC on these issues.

##### **b) Design Review Updates - 1501 & 1601 Tilden**

No permits pulled and stickers on windows possibly within 1-2 years of manufacturing. Mr. Martin stated previous owner of 1501 Tilden passed away 8-9 years ago.

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

- 1507 Tilden was requesting to widen his drive way
- 1100 Travis was needing to update wiring with no changes to historic structure

Ms. Gagné stated staff signed off on both requests.

**d) Articles & Periodicals / THC Items:**

- THC Email – Special Call for CLG Pilot Community

Mr. Lee advised this program could help with downtown historic preservation with short timing since the deadline to apply is November 13<sup>th</sup> 2018 and it's a free grant. Staff indicated there would be significant time from planning and commission members in order to make project successful. Ms. Graham recommended from Landmark to apply. Staff noted management approval is required prior to any city employee applying for grants/special programs.

**e) Touring Wichita Falls Brochure – Reprint via CVB**


Ms. Gagné advised committee boxes of brochures are all gone from the CLG grant brochure project in fall of 2010 and CVB is offering to pay to print more. Ms. Graham stated interest in updating brochures. Ms. Flood advised WCHS gets calls requesting brochures frequently. Staff indicated brochure needed to be reviewed, updated and minor corrections prior to any reprint.

Next meeting is November 27, 2018 at 12:00pm.

**V. Adjourn:**

Meeting adjourned at 1:02 p.m.

  
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Christy Graham, Chairperson

  
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Date