

MINUTES
LANDMARK COMMISSION

February 26, 2019

MEMBERS PRESENT:

Christy Graham	■ Chairperson
Stacie Flood	■ Member
Jim Johnson	■ Member
Andy Lee	■ Member
Rodney Martin	■ P&Z Liaison
Cindy Ramirez	■ Member
Marcela Trice	■ Member
Tim Brewer	■ Council Liaison
Karen Gagné, Planning Administrator	■ City Staff

ABSENT:

Michele Derr	■ Vice-Chairperson
John Dickinson	■ Member
Amy Gardner, Legal	■ City Staff

I. Call to Order, and Introductions

Chairperson Christy Graham called the meeting to order at 12:06 p.m. and welcomed new member Marcela Trice, guests; Bill Anderson from 6th Street Winery, Anthony Inman contractor for Mr. Anderson, Lori Horton from Southern Jeweled (615 Ohio) and Diane Walser, property owner of 615/617 Ohio.

II. Review & Approval of Minutes from January 29, 2019

Chairperson Graham called for review and approval of the January 29, 2019 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 – 615 & 617 Ohio Street (Kerr Hursh & Templeton Buildings) – Depot Square Historic District; requested alterations for Southern Jeweled:

- Modifications for Fire/Building Code:
 - Replace Front Door;
 - Install a New Rear Exit Door with Panic Hardware
- Front Façade Alterations:
 - Paint Stucco;
 - Install New Lighting;
 - Recover Existing Awning Frames;
 - Replace Signage

Chairperson Graham introduced the design review item. Ms. Gagné made notice that staff checked with the City Clerk's office regarding any potential conflict of interest between the Commission chairperson and the applicant/owner for 615/617 Ohio. At that time, staff was informed to proceed as it was not a conflict of interest and the Clerk's office determined that it was a second degree relationship and only a first degree relationship constitutes a conflict of interest according to the state of Texas.

Ms. Gagné stated planning received an application for the Kerr Hursh/Templeton building in the Depot Square Historic District requesting modifications for a new tenant at 615 Ohio because the use of the building will change according to building and fire code from retail/mercantile to assembly. Also changes to the front façade would include painting the previously painted stucco, new lighting, recovering the existing awnings and new signage. This location used to be Hornsby Hardware for many years and this was also part of the National Register District and when it was being reviewed for consideration to be nominated for the National Register it was deemed to be a non-contributing structure because of so many alterations over the decades. The subject property dates back to 1887 so this is an important building to the community and downtown area.

Ms. Gagné pointed out many of the areas to be improved including the lighting and door replacements. The door replacements (front and rear) were triggered because of life health and safety issues in the fire/building codes for places of assembly which will override the design guidelines. Ms. Gagné highlighted the sections of the design guidelines pertaining to the proposed alterations to the structure.

Ms. Graham asked the applicant if they will be painting the entire front of the property. The applicant stated they would not be painting the entire front just the section associated with 615 Ohio as well as only replacing two awnings and not three. Ms. Walser noted the back garage door will be removed and a regular door installed. Mr. Martin asked if there were any drawings of the original building. Ms. Graham stated yes there were during the National Register nomination process and the building had a double façade. Mr. Martin stated he would like to see it go back to the way it was before so much was altered with the building.

Mr. Andy Lee made a motion to approve the design review as outlined in the application, Mr. Martin seconded. Motion passed unanimously.

IV. Action Item – Design Review – 600 6th Street (Jones Building) – Depot Square Historic District; Requested alterations included:

- Installation of Steel Fencing/Railings Modifications for Outdoor Patio;
- Awning Signage
- Ramp Repair/Redesign in Public ROW

Chairperson Graham introduced the design review item and advised Andy Lee had recused himself and filed conflict of interest paperwork with the City Clerk's office for this case due to being agent for 600 6th Street. Ms. Marcela Trice spoke up and also recused herself as she was the design architect that drew up these plans. Ms. Gagné stated this applicant has previously come before the Commission with other renovations/alterations during 2018. The subject property was on the corner of Ohio and

6th Street and the applicant wished to develop an outdoor patio area that would be fenced as well as a repair and redesign to the ramp basically coming from the alley to the sidewalk in front of the building. The proposal where the fencing would be placed is in the public right of way. They have already met with city staff and are working with the property management administrator to update and amend their existing encroachment agreement. Ms. Gagné stated the signage for the front of the building would be on the awning. Ms. Gagné turned the discussion over to Mr. Anthony Inman for more details. Mr. Inman asked if the Commission had any questions. Commissioner asked which other properties downtown had railings besides Iron Horse? Collective response from various members/staff noting recent review and approvals for Hook & Ladder, The Karat (Zales building) were mentioned. The Commissioner wanted to make sure railings fit with city code. Mr. Martin advised from the P&Z rules where stipulated to applicants in the ordinance passed within the previous two-three years.

Mr. Johnson made a motion to approve the design review as outlined in the application, Mr. Martin seconded. Motion passed unanimously.

V. Action Item – Section 106 Review: 165ft Monopole Communications Tower (Star Towers, LLC.)

- GSS Project #D19032
- 1526 Iowa Park Road (Nunn Homes);
- Coordinates N33-55-41.06; W 98-30-43.30

Ms. Gagné stated these requests are received periodically; staff has little to no notice until they arrive. As a result of the National Historic Preservation Act in the 1960's anytime there is federal money utilized on a project or it engages the Federal Communications Commission (FCC) it requires review to ensure there are not historic resources that are being inappropriately damaged/destroyed. Whenever we get a communications tower proposal we also have a Section 106 review triggered. Ms. Gagné stated there are obviously many more additional steps that go along with these tower requests. The first thing we do after review by the Landmark Commission is coordination with Sheppard Air Force Base (SAFB) and our local city aviation department to determine if there is a potential height encroachment issue. This particular tower is proposed for the property currently owned by Nunn's Manufactured Homes at Central Frwy and Iowa Park Rd. As a preservation board the responsibility is to identify if it will impact historic resources, to what extent it might impact them and if there is any mitigation that can be done or if it should even be recommended. Looking at the 1982 Preservation Plan it does not cover the area north of Iowa Park Road. The tower will be located in the rear, unoccupied section of the property. Staff is not aware of it being located in close proximity to any National Register of Historic Places property to State Archeological Landmarks (SAL) and not identified on the local historic neighborhood surveys. Initially staff had indicated based on the information available Planning didn't see that this would have a negative impact on historic resources. Mr. Martin stated he thought this was a great location for the tower. Member discussion ensued and Mr. Martin made a motion to approve the design review, Ms. Flood seconded. Motion passed unanimously. Staff will mail the Section 106 response letter to the point of contact for the project.

VI. Other Business**a) Monthly Reports:****Depot Square and Historic District:**

Ms. Michele Derr was not present, in her absence Mrs. Graham gave the following update of activities within the Depot Square:

- Mar. 16th – Downtown St. Patrick's Day Festival
- Rumored contract on JK Keller Building
- Design Review on 7th Street completed
- Building on Indiana currently in contract
- Corner of Lamar/11th St: Landmark on Lamar: 71 apartment units to open by June 1st

West Floral Heights District:

- 1512 Tilden – Major neighborhood meeting with a lot of questions about code related items and 1512 Tilden. Owners have been unreachable. Commission member stated it is rumored to have sold property. Staff continues to try and contact owners of record leaving detailed messages; will investigate lead of new ownership with Code Enforcement.

Morningside District:

- Gonzales' have completed renovation (previously approved by Landmarks)
- Lowder home has begun interior renovation

b) THC Annual CLG Report Update for 2018 – submitted to THC Feb 19; deadline was Feb 22, 2019.

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

- 1400 Tilden (West Floral Heights) – (replace water heater)
- 912 Burnett St. (RTHL – Anderson House) – (replace water heater); *referred to THC*
- 1500 Hayes (West Floral Heights) – (back flow test)
- 1512 Buchanan (West Floral Heights) – (replace water heater)
- 900 Bluff (Landmark – Kell House) – (activate water service)
- 1500 Grant (West Floral Heights) – (replace drain line in wall-plumbing work)
- 1200 9th St (RTHL – 1st Baptist) – (tested backflow valves); *referred to THC*
- 501 Indiana (Depot District) – (backflow device)

d) Articles & Periodicals/THC items:

- National Trust – Preservation & THC Handouts

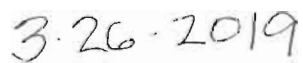
Next Meeting Date: March 26, 2019

VII. Adjourn:

Meeting adjourned at 1:47 p.m.



Christy Graham, Chairperson



Date