

MINUTES
LANDMARK COMMISSION
March 26, 2019

MEMBERS PRESENT:

Michele Derr	■ Vice-Chairperson
John Dickinson	■ Member
Christy Graham	■ Chairperson
Stacie Flood	■ Member
Jim Johnson	■ Member
Andy Lee	■ Member
Cindy Ramirez	■ Member
Marcela Trice	■ Member
Tim Brewer	■ Council Liaison
Amy Gardner, Legal	■ City Staff
Karen Gagné, Planning Administrator	■ City Staff

ABSENT:

Rodney Martin	■ P&Z Liaison
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I. Call to Order, and Introductions

Chairperson Christy Graham called the meeting to order at 12:10 p.m. and advised IT present and working on technical issues. Ms. Graham had Committee members introduce themselves and introduced guest; Cary McNew, owner of 1100 Travis.

II. Review & Approval of Minutes from February 26, 2019

Chairperson Graham called for review and approval of the February 26, 2019 Landmark Commission meeting minutes. Mr. Andy Lee made a motion to approve minutes, Ms. Stacie Flood seconded the motion. Minutes were unanimously approved.

III. Action Item – Design Review – 1100 Travis Street – National Register Historic Places (NRHP); Recorded Texas Historic Landmark (RTHL) & Wichita Falls Landmark

- New Construction:
 - Wooden Privacy Fence in Side/Rear Yard;
 - Rear, Detached Metal 3-Car Garage Facing Alley; Approximately 24ft. x 35 ft.

Chairperson Graham introduced the design review item. Ms. Gagné stated Ms. McNew had applied to construct a new detached metal garage at the rear of the property and install cedar privacy fence on the property. Ms. Gagné stated the subject property was located at the corner of 11th and Travis Streets. The building previously housed Graphics II and Kruger Brent Antique business. The applicant wished to convert the subject property from a commercial business use to a restored residential use. The original construction of the home was in 1893/1895 as a residence for Wichita Falls attorney Mr. Hodges. The property was then sold to the Hardy family, remaining in the family for over

70 years before being sold in the 80's becoming Graphics II and then sold to the McNew's for their Kruger Brent Antiques business.

Ms. Gagné advised the commission of the location at the rear of the property where the detached 3 car metal garage was proposed. According to Texas Historical Commission (THC) the house is the designated RTHL not the entire subject property therefore, where the proposed garage would be constructed should have the least impact. THC was contacted regarding the plans and advised city staff they had no issue with the proposed construction due to the fact it would not touch or be added onto the house. Ms. Gagné pointed out where the fence was proposed to be constructed along 11th Street and along the alley. The fence would help with securing the property and provide protection needed from the surrounding area. The proposed garage dimensions were 24 ft. x 35 ft. with three roll-up bay doors approximately 10 ft. x 8 ft. also with a regular side door. Staff believed this location at the rear of the property is best suited for the garage as it will not be near the designated house, have minimal visual impact on the historic property, and utilize a portion of the existing concrete parking slab by the alley. The construction of the garage will also meet all setbacks with zoning and also all building code guidelines. Ms. Gagné then turned the floor over to Ms. McNew for additional details.

Ms. McNew thanked the commission for allowing her to be there and advised they would like the fence for privacy and safety and the garage for protection of vehicles and lawn equipment and things of that nature. Painting is also something else that the owner would like to do in the near future to take the color scheme back what it was when it was renovated in the 80's.

Ms. Ramirez asked for clarification on the fence lines. Ms. Trice asked if the fence would tie into the garage, Ms. McNew explained. Mr. Dickinson requested fence height, Ms. McNew advised 6 ft. cedar privacy fence. Discussion among committee members about fence and garage location. Ms. Ramirez asked if the fence would have a masonry base, to which Ms. McNew advised no, it would be fully cedar. Ms. Trice asked if there were any metal buildings nearby and the materials used. Ms. Flood stated she was concerned this would set precedent for future requests for metal buildings. Ms. Trice suggested trying to use metal that mimics siding and the design of the house. Ms. Ramirez asked about paint and Ms. McNew stated there were 9 different colors on the home and she would like to restore it back to the colors Jerry Nabors had when he opened Graphics II. She commented there was an option for an open rear cabana inside fence with cedar shingles. Ms. Ramirez stated she was concerned with the metal style and also discussed panel style. Mr. Lee stated privacy fence along 11th Street side needed as the alley needed beautification. He also stated the house is the only designated in area and didn't see the proposal impacting the RTHL structure. Ms. Flood and Ms. Trice both expressed concerns over the metal building setting a precedent for other historic properties in the future. Further discussion among members about the metal and landscaping around the structure. Ms. Ramirez stated homeowners should look into upgraded panel designs and colors to match home. Ms. Derr asked if it would be metal as well on the roof of the garage, Ms. McNew advised yes, cedar shake style metal shingles. Ms. Ramirez asked about what door options. Ms. McNew stated she did not have any information on door options but would look for options for alternative doors.

Ms. Derr made a motion to separate the vote into three categories:

- 1) Paint
- 2) Fencing
- 3) Garage

Ms. Ramirez seconded motion. Motion passed unanimously.

- **Paint – Maintenance Item**

Ms. Derr made a motion to approve paint as a maintenance item, Ms. Flood seconded. Motion passed unanimously.

- **Fencing**

Ms. Derr made a motion to approve privacy cedar fencing in the side and rear yards (not beyond the front porch line), Mr. Lee seconded. Motion passed unanimously.

- **Rear Garage**

Ms. Derr made a motion to approve the construction of the rear detached, garage providing that the horizontal panels used mimic style of the house siding and try to match design of original carriage house. Ms. Trice seconded. Motion passed 7 voted in favor; 1 abstained, total of 8 voting.

Ms. Ramirez asked if Ms. McNew decided to change from a garage to a carport if she would need to appear back before the Committee. Chairwoman Graham advised yes, any changes/ deviations would require return to the Landmark Commission for approval.

IV. Other Business

- a) **Monthly Reports:**

Depot Square District:

Ms. Michele Derr gave the following update of activities slated for the Depot Square:

- Mar. 29th – Last Movie Night – Mary Poppins Returns
- Mar. 30th–31st - Top of Texas Market – Wichita Co. Heritage Soc. @ MPEC
- Apr. 4th – Art Walk Downtown
- Apr. 6th – Red River Wine & Beer Festival
- Apr. 6th – Farmers Market Opens every Saturday
- Apr. 27th – Cajun Fest
- Now – Apr. 13th – Cry It Out – Backdoor Theater
- Apr. 5th – Sister Act – Wichita Theater

Morningside District:

Mr. Jim Johnson gave the following information:

Major renovations on the large Tudor home, repairing brick, fixing interior and interior demolition. Mr. Johnson asked if we could find the owner name. Ms. Gagné advised yes, we could check WCAD records for that information.

West Floral Heights District:

Mr. Andy Lee had no discussion.

Ms. Gagné indicated staff were waiting on more applicants for the District Design Volunteer Committee, at present only three were on file; Commission needs to appoint a minimum of five persons.

b) THC Annual CLG Report Update for 2018

- Highlighted and discussed sections of the report which is an annual requirement for all Certified Local Government (CLG) designated cities and counties.

c) Update: 1512 Tilden, 106 Morningside, 1512 Buchanan & 1000 Lamar

- **1512 Tilden** – New owner interested in a quick renovation and resale of home, once discovered how damaged building was contacted staff to find out who could secure and process for design review; owner working with Code.
- **106 Morningside** – Scheduled for Council April 16th to consider demolition order
- **1512 Buchanan** – Contractor pulled permits for interior remodel and also wanted to pull permit for siding. Permit not issued for siding and advised the owner would need to decide whether vinyl siding (existing; pre-dated district designation) or wooden siding would be going back up & discuss with staff.
- **1000 Lamar (Graham Purcell Federal Bldg)** – contacted by development group about adding access for utility equipment to upper levels. Awaiting more information from owners.

d) Preservation Texas Advocacy: Proposed HB 2439/SB 1266

- HB 2439 – Allows any kind of building material that is in your national building code to be placed on a building. Staff reached out to the author's office and was advised they would introduce an amendment excluding historic properties.
- HB 2496 – Prohibits municipalities from designating a historic landmark without 100% property owner consent; significant impact for any district designation.

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

- 1504 Hayes St. (West Floral Heights) – test backflow device
- 530 7th St. (Depot District) – replace water heater
- 1512 Buchanan (West Floral Heights) – interior remodel rear garage apt.
- 909 10th St. (Landmark – First United Methodist) – annual gas test inspection

f) Design Guidelines Manual:

- Update cover; page 6 with amended table as approved by Landmarks Jan. 2019

g) Articles & Periodicals/THC items:

- The Medallion – Winter 2019; feature issue on Texas Courthouse Restorations

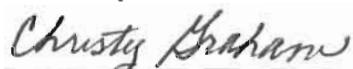
h) City Council: Ordinance Amendment: ~~April 2/19~~; *Update – future meeting date*

- Amend Chapter 62 – Historic Preservation to allow advisory design reviews for NRHP, RTHL and SAL designated properties with no dual local designation.

Next Meeting Date: April 23, 2019

V. Adjourn:

Meeting adjourned at 1:24 p.m.



Christy Graham, Chairperson



Date