

MINUTES
LANDMARK COMMISSION
April 23, 2019

MEMBERS PRESENT:

Michele Derr	<input type="checkbox"/> Vice-Chairperson
John Dickinson	<input type="checkbox"/> Member
Christy Graham	<input type="checkbox"/> Chairperson
Stacie Flood	<input type="checkbox"/> Member
Jim Johnson	<input type="checkbox"/> Member
Andy Lee	<input type="checkbox"/> Member
Amy Gardner, Legal	<input type="checkbox"/> City Staff
Karen Gagné, Planning Administrator	<input type="checkbox"/> City Staff
Fabian Medellin, Planner II	<input type="checkbox"/> City Staff

ABSENT:

Rodney Martin	<input type="checkbox"/> P&Z Liaison
Cindy Ramirez	<input type="checkbox"/> Member
Marcela Trice	<input type="checkbox"/> Member
Tim Brewer	<input type="checkbox"/> Council Liaison

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 guest; Christine Heidelbrecht, West Floral Heights President.

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

Chairperson Graham called for review and approval of the March 26, 2019 Landmark Commission meeting minutes. Ms. Michele Derr made a motion to approve minutes, Mr. John Dickinson seconded the motion. Minutes were unanimously approved.

III. Other Business:

a) Monthly Report – Depot Square, West Floral Heights Historic District & Morningside Historic District

Ms. Derr highlighted upcoming activities in the Depot District/Downtown:

Depot Square:

- Apr 26th – Titanic Evening - Kell House dinner
- Apr 26th – Improve Night – Backdoor Theater
- Apr 27th – Cajun Fest
- May 2nd – After hours Art Walk
- May 20th – Long Table, Farm to Table dinner, Farmers Market
- May – Farmers Market summer hours begin

- May 4th & 11th – Kids Suzical Theater – Wichita Theater
- May 10th – June 8th – Mama Mia – Backdoor Theater
- 6th Street Winery is now open
- New bike rack unveilings:
 - Apr 23 - Cajun Fest focus
 - May 2nd – HHH Theme
- 614 7th Street is complete/ tenant secured; move in pending
- 1100 Lamar (former Maskat; Landmark on Lamar) is now accepting rental applications

West Floral Heights:

- Nothing to report

Morningside:

- Nothing to report other than what was already on agenda III (b)

b) Morningside National Register of Historic Places (NRHP) Status Update

Ms. Gagné stated in the Landmark packet was a copy of an email sent to Morningside residents along with a copy of a letter written by Gary Cook, President of Morningside Neighborhood Association, to Mayor Santellana asking for the City and particularly planning to cease and desist historic preservation efforts.

Mr. Jim Johnson stated there had not been much discussion and no one in the neighborhood other than the Association's Executive Committee is being updated as to what was happening back and forth with the City and Morningside. He noted everyone was aware the Landmark Commission would act as an "advisory entity" and it would be non-binding with the proposed ordinance changes. Morningside is not however aware of the most recent email to the Mayor. Mr. Johnson stated he believed the ordinance revision was the answer Morningside residents were looking for and that it would remedy the problems. Ms. Gagné stated she was made aware that Mr. Cook has stated this ordinance would be opposed by a majority in Morningside. Mr. Johnson also stated this brought up a concern that, there actually is not a true association; membership is voluntary, that they meet and vote on a president only as a neighborhood. Mr. Johnson stated there is no homeowners association. Mrs. Amy Gardner, legal counsel, stated she believed getting a meeting where all involved would have an opportunity to sit down and discuss the ordinance would be important to better understanding how to reach a resolution. Much discussion among members about Morningside and options on how to come to agreement and move forward.

It was determined staff would continue to work with Morningside representatives and find out the date for next association meeting.

c) Texas Historical Commission (THC) – Volunteer Opportunity: Wichita Falls"**Identified Green Book Sites****Need Assistance with Documentation**

Ms. Gagné stated Ms. Lorelei Willett, Certified Local Government (CLG) Program Coordinator for Texas Historical Commission sent an email requesting help researching Green Book sites as part of a statewide project. Anyone with interest on the Commission can assist with researching a site; staff has already contacted

the Wichita County Archives to see if they have any information related to the ten-twelve locations.

d) Status Update:

- 1512 Tilden (*West Floral Heights HD*)
Revolving ownership since fire, property for sale, staff has brief contact with interested buyers interested in purchase and what's required for design review to rehabilitate the structure.
- 106 Morningside (*Morningside HD*)
Mr. Cook and Mr. Mills were in attendance; Mr. Mills had numerous comments about the Landmark Commission and his property. Mr. Mills indicated he wanted to pursue obtaining a demolition permit. As of April 23rd 2019, no permits obtained.
- 615 7th Street (*Depot Square*)
Both properties on demo list at City Council last week. As of April 23rd 2019 no permits have been pulled.
- 1100 Travis (*CWF Landmark*)
Ms. McNew requested holding off on the detached metal garage construction. She is looking at a three car carport to match the style of the home. At this time cost to move in and getting a fence installed so things don't go missing are a priority. Ms. Gagné stated that Ms. McNew will return at a later date to discuss with the Landmark Commission garage/carport options.

e) Legislative Updates – Synopsis:

HB2439

Mr. Medellin stated these regulations related to use of building products, material or methods used in construction & renovation of residential & commercial buildings. Far reaching bill; impacting cities ability to regulate building materials for any exterior, interior or internal systems. Amendment introduced exempting buildings located in a place or area designated for historical, cultural or architectural importance and significance if the municipality is:

- CLG;
- Landmark ordinance meets CLG requirements by THC;
- Building located in a place or area designated by a government entity if before April 1/2019;
- Building located in a NRHP historic district;
- Building designated a RTHL;
- Building designated a SAL;
- Building listed on the NRHP or designated as a landmark by gov't entity;
- Building located in World Heritage Buffer Zone;
- Building located in a area designated for development, restoration or preservation in a Main Street City under the Main Street Program

HB 2496

Regulations relating to designation of property as a historic landmark. Amended limitations, still requires property owner's consent, but notes: Municipality cannot

designate property as local historic landmark unless the designation is approved by a $\frac{3}{4}$ vote of:

- 1) Governing body of municipality; and
- 2) Zoning, planning or historical commission of the municipality

Mr. Medellin also advised the Landmark Committee members on how to log into LegiScan and follow a bill and sign up to get notification alerts.

f) Texas Downtown Association (TDA) – *Annual Conference Oct 29 – Nov 1*
This year the conference is being hosted by the City of Georgetown Texas.

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

- 2707 9th Street (Morningside) – plumbing/mechanical/gas inspection
- 2907 Sturdevant Place (Morningside) – backflow testing
- 2909 Sturdevant Place (Morningside) – backflow testing
- 1510 Grant Street (West Floral Heights) – roofing replacement
- 1306 Grant Street (West Floral Heights) – roofing replacement (comp shingle)
- 1503 Buchanan (West Floral Heights) – water heater replacement (plumbing/mechanical)
- 511 7th Street (Landmark – Littlest Skyscraper/Depot District) – backflow testing

Next Meeting Date: May 28, 2019

IV. Adjourn:

Meeting adjourned at 12:42 p.m.

Christy Graham
Christy Graham, Chairperson

5-28-2019
Date