

MINUTES
LANDMARK COMMISSION

September 24, 2019

MEMBERS PRESENT:

Michele Derr	■ Vice-Chairperson
John Dickinson	■ Member
Christy Graham	■ Chairperson
Blake Haney	■ P&Z Liaison
Jim Johnson	■ Member
Andy Lee	■ Member
Nadine McKown	■ Member
Cindy Ramirez	■ Member
Marcela Trice	■ Member
Tim Brewer	■ Council Liaison
Amy Gardner, Legal	■ City Staff
Terry Floyd, Director of Development Services	■ City Staff
Karen Gagné, Planning Administrator	■ City Staff

ABSENT:

None

I. Call to Order, Introductions and Swearing-in New Commission Member

Chairperson Christy Graham called the meeting to order at 11:10 p.m. Ms. Graham had Commission members introduce themselves and introduced guests; Christine Heidebrecht, West Floral Heights Association President, Dan Gomillion of 1401 Garfield, Lance Marrs of 1515 Buchanan, Michael Nix of 1515 Buchanan, Mark Mullins of 1704 Buchanan and Melissa O'Brien (Briko Realty Services Wichita Falls) for 1515 Buchanan. Ms. Karen Gagné introduced the newest member of the Landmark Commission, Nadine McKown, sworn in by the City Clerk along with the new Director of Development Services, Terry Floyd.

II. Review & Approval of Minutes from August 27, 2019

Chairperson Christy Graham called for review and approval of the August 27, 2019 Landmark Commission meeting minutes. Mr. Andy Lee made a motion to approve minutes, Ms. Michele Derr seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review Application: 1401 Garfield – Resubmittal: West Floral Heights Historic District (*Wichita Falls Designation*)

Re-Submittal: August 2019

Replace Existing Windows (residential):

- Replace Wood with Aluminum Windows:
- Utilize Grilles Between Glass Instead of Exterior Muntins

Ms. Gagné presented the case and stated at the August Landmark meeting Mr. Dan Gomillion had requested, after reviewing the Farabee's window alteration application at

1512 Buchanan to have his window replacement application reconsidered. Mr. Gomillion resubmitted his application for review for September, requesting the Commission change their agreement to the muntins and styles on the exterior of windows and to have them between glass panes. Ms. Gagné stated all information could be found in the landmark packet as well as about 3 dozen pictures of other homes within the district, provided by Mr. Gomillion as examples.

Ms. Gagné stated the home was constructed in 1922 in the Prairie style. Inventory pictures were displayed as well as current photos showing the deterioration of the windows. Close up photos showed two windows on 10th Street and one on Garfield with severe deterioration. Ms. Gagné stated any changes to windows is considered a major alteration and can have a long term impact to the architectural character of the home. The design guideline does note under 6F "*False muntins inserted inside the glass is not permitted. Matching the profile of the original window requires either the true divided lights or dimensional muntins placed on the outside of the glass along with the spacers so that it has the same appearance from an oblique view and a full front view of the window so that it appears to be a true divided light window*". Ms. Gagné stated she attempted to identify the photos submitted by the applicant without addresses as examples by looking through previous design review applications submitted since 2005 when the district was created and noting if any design review cases related to window replacement. Unfortunately, not all homes could be clearly identified, some photos were not clear and attempts to zoom in were unsuccessful. One example on Buchanan that did have a design review case to replace the windows was in 2007, which was done using the previous design guidelines, before the current version which is much more detailed and has been in place since 2011. Other examples were given and reviewed by the Commission.

Ms. Gagné stated if the Commission had no questions she would turn it over to Mr. Gomillion, the applicant. Mr. Gomillion stated he resubmitted due to Mr. Farabee's case last month being approved for aluminum windows with interior muntins. Windows Mr. Farabee (replaced in absence of a building permit and design review pre-approval) obtained approval for were a third of the cost of the home and are not affordable. He advised he has invested \$200,000.00 in the home already (WCAD appraisal \$154,000.00) with \$56,000.00 spent this year on approved items and that he is trying to maintain his investment. Mrs. Gomillion stated the windows they are wanting are the ones found on homes throughout the neighborhood. Mr. Gomillion stated he had reached out to THC and they stated they did not want to get involved in local-level residential areas only commercial projects with state level designations, but did ask that he give them a review. Mrs. Gomillion also stated their electric bill was \$730.00 this month the highest being \$900.00.

Mr. Lee asked what the previous decision was from the Commission. Ms. Gagné advised in June 2019 the approval was to replace 35 windows with aluminum windows having a nine over 1 pattern. Windows required to have the muntins/grills on the exterior of the glass when on both 10th and Garfield Street facades. Mr. Lee asked how many were visible from the street. Mr. Gomillion advised 19 windows. Mr. Lee asked if any of the windows were salvageable to which Mr. Gomillion advised the windows all leak water when it rains, which ones depend on the direction of the wind and rain. He stated he has had them re-glazed twice already and in his opinion they are not salvageable. Mr. Lee stated it is a beautiful home and it sets precedence in that neighborhood and thanked Mr.

Gomillion for all the work he has done and what he plans to do. He stated Mr. Farabee's home was different because it was a rear garage apartment facing the alley. More discussion at length among owners and Commission over guidelines and expectations. Ms. Christine Heidebrecht, President of the Neighborhood Association stated windows are the breaking point in this neighborhood. She also requested an additional review into requirements on windows by the commission. She stated she would stand up for home owners and appeal to city council. Much discussion among Commission about design and building code requirements and setting precedence in the neighborhood on windows. Ms. Amy Gardner stated the windows are a bigger issue and more research needed to be done to come up with a workable solution. Mr. Andy Lee stated he would like staff to research into this window issue and recommended tabling this case for to allow for research. He suggested a research time limit for staff of 30-60 days.

Mr. Dickinson made a motion to table the design review case for 1401 Garfield to research window standards, Ms. Derr seconded. There were 8 voting members, 7 in favor and 1 opposed. Mr. Gomillion thanked staff for their assistance with his application and the Commission's willingness to consider window alternatives for the application. Staff over the next 30-60 days will begin researching window options that meet Department of Interior and THC standards for Commission review.

IV. Action Item: Design Review Application: 1515 Buchanan Street – West Floral Heights Historic District (*Wichita Falls Designation*)

Rehabilitation & Replacement Façade Elements (Residential):

- Replacement Windows – Aluminum; 2 over 2
- New Front Door
- Replace Front Porch Columns

Ms. Gagné presented the case and stated the owners, Marris Patriot Construction Company met with staff for an administrative review for interior remodel/rehabilitation. The owners have submitted their application for three items all visible from Buchanan and Avenue F. This property was constructed in 1955 and is located across the street from the Farabee's property at 1512 Buchanan. Due to the date of construction at the time of district designation it didn't meet the 50-year minimum age. The architectural style is Ranch and is a little different than the majority of homes within the district. The porch columns are not what was on the home when it was designated in 2005. The applicant is also asking the Commission to allow them to use aluminum windows like what was utilized for the Farabee's home along with a new front door. Ms. Gagné advised staff was unable to confirm if the door was original and inventory photos were not clear enough to determine. The owner is proposing to replace the door with a 3 ft. x 6 ft. 8 in. door. Research was done to try and find style of columns originally used on the Ranch style home. Ms. Gagné stated the home was a non-contributing structure in the historic district.

Ms. Gagné turned the discussion over to Mr. Marris for more information. Mr. Marris stated at the time of purchasing the home they were under the impression the home was non-contributing structure and that is why it was purchased. If he had known it was in the historic district the purchase would not have been made. Mr. Marris stated he was trying to restore the home according to the design guidelines set by the Commission while also trying to stay on budget. Ms. O'Brien with Briko Realty Services stated the

home has been on and off the market for the last 7 years. Mr. Johnson asked the realtor if she was aware this was a historic home to which she replied yes. Mr. Johnson then asked when someone comes to look at the homes in that district if she makes the clients aware of the special guidelines. The realtor advised she did however, she stated there are many realtors that do not.

Chairman Graham called for a motion to separate the 3 items. Ms. Derr made the motion to split the request into three parts; Windows, Front Door and Columns. Mr. Johnson seconded and motion passed unanimously.

1. Windows – 2 over 2; Exterior Aluminum

Ms. Derr made the motion to approve the 2 over 2 aluminum windows. Mr. Lee seconded, motion passed unanimously.

2. Front Door

Mr. Johnson stated he had concerns with the door, which is very different from the style and age of the home. Mr. Lee recommended door replacement as improvement and across board approve with columns since this is a non-contributing structure. Ms. Ramirez stated she thought the style was fine but recommended finding the glazing for a more Prairie look.

Mr. Lee made the motion to approve the new front door as presented with Ms. Derr seconding. 7 members of the Commission were in favor with 2 members opposed.

3. Columns

Mr. Johnson made a motion to approve columns as presented using decorative wrought iron. Mr. Lee seconded, motion unanimously approved.

V. Action Item: Design Review Application: 1704 Buchanan Street – West Floral Heights Historic District (*Wichita Falls Designation*)

New Construction (Residential):

- Cedar Privacy Fence
- Location: Side/Rear Yard

Ms. Gagné presented the case and stated an application was received requesting new cedar privacy fencing in the side and rear yards at 1704 Buchanan, located in the southern block of West Floral Heights Historic District. The home is Craftsman style constructed in 1925. The owner has stated he would like fencing to hide some of the utility equipment and HVAC unit in the side yard. Currently there is chain link fencing in the rear yard between two utility buildings. Owner is also requesting a new gate across the drive-way at the southwest corner of the home. On the north side of the property the fence will run parallel with the street and run along edge of property line to the back small structure. The design review guidelines state when changing out a fence or if the property never had a fence it would come before the Commission. Also listed is the statement "*Within the West Floral Heights Historic District, based on original plat restrictions, no new fences shall be added in the front yard setback area.*"

Ms. Gagné turned the discussion over to the applicant Mr. Mark Mullins. Mr. Mullins stated he would be happy to answer any questions and that he has tried to stay with the

same design as the house. Ms. Derr asked if the drive-way gate would be cedar or chain link. Mr. Mullins stated originally he requested to do a chain link gate but after looking at it he decided it would look more aesthetically pleasing and would like to have cedar to match fencing. Mr. Mullins believed the side fencing would be outside the front 25ft setback area.

Mr. Johnson made the motion to approve the cedar fencing and driveway gate. Ms. Derr seconded, motion unanimously approved.

VI. Other Business:

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

Depot Square:

Ms. Derr gave updates:

- Sept. 24th – Outdoor Concert – The Ranch Rockers
- Sept. 28th – Fall Wine Fest – Farmers Market
- Oct. 3rd – Last Art Walk of the Season
- Oct. 11th – 26th – Backdoor Theater – Frankenstein
- Sept. 26th – Wichita Theater – Beatle Mania
- Sept. – Steel Magnolia's on stage 2
- Sept. 14th – 28th – Wichita Theater – Madagascar

Andy Lee stated since 2017 we have had 4 National Registered properties downtown. \$7.5 million dollars in tax credits.

- 800 Ohio Avenue
- 617 7th Street
- 614 7th Street
- 1100 Lamar

West Floral Heights:

Christine Heidebrecht also gave update:

- Annual Turkey Trot
- Thanked Commission for looking at window regulations

Morningside:

Jim Johnson gave update:

- Believed the Lowder home sold (117 Pembroke)
- 9th Street classic home for sale (yellow house)

b) **Training Opportunity/Resources**

Historic Window Workshop (Hull Millwork)

Window Preservation Alliance (WPA) – resource/website information provided for commission.

c) **Updates:**


Morningside correspondence – Staff received email from Morningside Association related to a meeting in May requesting a letter defining “monitoring” from THC and

the City of Wichita Falls. They had not received a letter from THC-CLG Division so were going to contact the state agency director in an attempt to expedite service.
Distinguished Service recognition – Stacie Flood

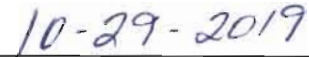
- d) **THC:** CLG FY2020 Grant Deadline: Nov 4/19 – No city matching funds in budget for FY19-20. If priority of Commission and management to apply next year for a project, staff will need to consider for planning purposes in budget preparation March 2020.
- e) **Design Review – Staff Authorized – Minor Alteration/Repairs**
- 2108 Wenonah (Landmark) – electrical/plumbing permit for in-ground swimming pool
 - 609 7th Street (Depot Square) – replace sidewalk; tree removal; curb repair
 - 1612 Grant (West Floral Heights) – foundation repair
 - 1612 Grant (West Floral Heights) – roofing repair – only flat roof over porch – TPO membrane
 - #2 Crestway (Morningside) – electrical permit for lift station (*monitoring only*)
 - 2811 9th Street (Morningside) – replacing 8 windows (*monitoring only*)
- f) **Next Meeting**
October 29, 2019

VII. Adjourn

Meeting adjourned at 12:35 p.m.



Christy Graham, Chairperson



Date