

MINUTES
LANDMARK COMMISSION

August 25, 2020

MEMBERS PRESENT:

Michele Derr
John Dickinson
Christy Graham
Joel Hartmangruber
Andy Lee
Nadine McKown
Janel Ponder Smith
Tim Brewer

■ Chairperson
■ Member
■ Vice-Chairperson
■ Member
■ Member
■ Member
■ Member
■ Council Liaison

Terry Floyd, Development Services Director
Amy Gardner, Legal
Karen Gagné, Planning Administrator
Christal Ashcraft, Development Services Asst.

■ City Staff
■ City Staff
■ City Staff
■ City Staff

MEMBERS ABSENT:

Blake Haney
Marcela Trice

■ P&Z Liaison
■ Member

Guests:

Devin & Lindsey Taber, Applicants
Michael Lindhurst, Insurance Adjuster Consultant, *Via Telephone*
Jerald & Rowena Jackson, Wichita Theatre
Steve Dietrichs, Downtown Property Owner
Jared Canter, Pella Windows & Doors
Shana Bjorg, Pella Windows & Doors
Matt English, Architect, Harper Perkins Architects

1600 Tilden Street
1600 Tilden Street
919 Indiana Avenue
927 Indiana Avenue
Grapevine, Texas
Grapevine, Texas
909 10th Street

I. Call to Order, Welcome and Introductions

Chairperson Michele Derr called the meeting to order at 12:03 p.m. Ms. Derr had Commission members, staff and guests introduce themselves. Chairperson Derr had a procedural item and stated Open Meetings Act and Public Information Act courses needed to be completed by Labor Day. Ms. Amy Gardner stated agenda item VIII, New Business would be removed.

II. Review & Approval of Minutes from June 23, 2020 & Special Meeting August 5, 2020

Chairperson Michele Derr called for review and approval of the June 23, 2020 and August 5, 2020 Landmark Commission meeting minutes. Vice-Chair, Ms. Christy Graham made a motion to approve the minutes, Ms. Janel Ponder-Smith seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review - 1600 Tilden (*West Floral Heights Historic District*)

- Roofing Repair and/or Replacement: *Seeking determination regarding most appropriate treatment to address damage to original ludowici clay tile roof, circa 1922.*

Ms. Karen Gagné presented the case and stated staff received an application from Mr. & Mrs. Taber with concerns about the tile roof of their home at 1600 Tilden. The residential home is a large contributing structure with a tile roof constructed in 1922. The structure has a complex roof, which is believed to be the original tile that had been previously painted at an unknown time. The home is unchanged since 2005, when the district was created.

One of the key features of the home is the large, tiled roof that sustained storm damage in late 2018. Previous owners in years past, had attempted to repair sections of the roof, however, the patch work and smaller size tiles have only added to the degradation. Ms. Gagné stated the roof was not damaged in just a few sections, but the entire roof had sustained damage and broken tiles from storms, lack of proper maintenance, water damage and what would be expected from a roof that was constructed 98 years ago.

The current home owners contacted their home insurance provider in early 2019 regarding damage from a storm in December 2018 and have maintained communication. Mr. and Mrs. Taber are requesting to replace the entire roof in an effort to ensure the retention and preservation of historic style, architecture and character of the structure.

Staff introduced Mr. Taber to the Commission for his statement and any comments. Mr. Taber stated there was significant damage sustained from a broken tree branch landing on the roof in December 2018. Mr. Taber is in negotiations with his insurance company to have the roof replaced in its entirety. The insurance company has agreed to repair the roof in sections, however, being that this roof was constructed in 1922, the tiles were handmade. The tile company is still in business today and provides a 75-year material guarantee on their product. However, tiles that are mass produced today are smaller and would not interlock with the existing tiles on the roof, which would only allow for water and other elements to damage the structure further. The tiles could be replaced with handmade tiles, at an exorbitant cost to the homeowners. Mr. Taber advised he has contacted Mr. Michael Lindhurst, an Insurance Adjuster Consultant, to mediate between the insurance company and himself.

Chairperson Derr asked what Mr. Taber's insurance consultant had suggested. Mr. Lindhurst spoke to the Commission via teleconference and stated he agreed with Mr. Taber and staff that the best course of action would be to replace the entire roof with new, mass produced tile that would all match and retain form, fit and color of original tile. Mr. Lindhurst stated he is requesting on Mr. Taber's behalf that the Commission recommend replacing the existing roof in its entirety. Ms. Janel Ponder-Smith asked Mr. Lindhurst if it was normal for insurance companies to not replace an entire roof when damaged on a historical home, that it did not seem feasible. Mr. Lindhurst stated it really depended on the grey areas of the individual's insurance policy, however, Mr. Taber's policy did state repairs could be made but that it would not be cost efficient or practical. Mr. Lindhurst stated the contractor would not issue any kind of warranty for any repairs on this roof, only for a replacement.

Ms. Graham asked Mr. Taber if his request was to replace the roof with handmade tiles or the smaller reproductions that are mass produced. Mr. Taber advised the mass produced

tiles were the most economical choice. Ms. Graham made a motion to approve the design review application with the Ludowici clay tiles for the replacement of the entire roof with new, unpainted tile at 1600 Tilden Avenue. Ms. Janel Ponder-Smith seconded the motion. Motion passed unanimously.

IV. Action Item: Design Review – 909 10th Street, First United Methodist Church (FUMC)
Wichita Falls Landmark #4 (*Recorded Texas Historic Landmark - 1983*)
***Texas Historical Commission Approval on 08/12/2020*

- Phase I – Reroofing Project
- Phase II Restoration Project
 - Cleaning Exterior Masonry Facades
 - Remove/Replace Deteriorated Window Sealants on Masonry Openings – All Facades & Bell Tower
 - Repaint All Bell Tower Windows – Matching Existing Color
 - Clean/Prep All Joints At Copings; Install New Coping Sealant on Flat Horizontal Joints; All Others Repointed with Cementitious Mortar
 - Raking/Repointing Mortar Joints (Select Locations)
 - Repair Damaged Coping Stones with Edison Coatings System 45
 - Limestone Repair Material
 - Remove/Replace Joint Sealants at Entrance Granite Steps Matching Masonry Color

Ms. Karen Gagné stated the subject property is a Wichita Falls landmark as well as a Recorded Texas Historic Landmark (RTHL), located at the intersection of 10th Street and Travis. The church is a very important landmark to the city, a model of gothic revival architecture built in 1928 and has remained essentially unchanged since its designation in 1984. The church came before the Landmark Commission a few years ago to incorporate updates to the west courtyard area.

Ms. Gagné stated the deterioration was visible in person and in the photos from the east façade on brick and stonework from environmental elements and aging. It is noticeable that the copper downspouts stop around the stonework detail midway up the wall. This is partly due to previous theft of copper. To avoid the costly replacement cycle they stopped about 8-10 ft. above ground, therefore, resulting in water damage to the exterior masonry over many years. Ms. Gagné stated this request is a long term maintenance and restoration project versus replacement. The caulking is where the replacements will be made.

Matt English, architect at Harper Perkins Architects, on behalf of FUMC contacted staff during the “shelter in place” time, which allowed staff to go onsite to record and photograph the areas of concern. During this time staff reached out to the Texas Historical Commission for approval and received an official approval from THC on August 12th, 2020. Ms. Gagné stated there is damage to the limestone façade as well as the roof, which is approximately 20 years old.

Staff introduced Mr. Matt English, architect for the project, for any additional information or questions from the Commission. There were no questions from the Commission. Mr. Andy Lee made a motion to approve the design review application which included all items previously approved by THC. Ms. Nadine McKown seconded. The motion passed unanimously.

V. Action Item: Design Review – Request Letter of Support – Research & Potential Investigation for an Indiana Avenue National Register District & Historic Sites Inventory

Overview & Proposal

Ms. Gagné stated the best person to present the proposal was Landmark Commission member, Mr. Andy Lee, owner, Andy Lee Company. Mr. Lee stated he was seeking support for a letter to consider research & potential investigation to pursue the formation of an Indiana Avenue Historic District and National Register application with THC and the National Park Service. Mr. Lee advised he would be submitting a proposal to the TIF #4 board in the future to assist with matching both private funding sources combined with a THC - CLG grant application. THC requires a 50% match. Funds would be required and utilized for the cost of researching and creating the historic district to support Post Oak Preservation consultant's proposal for \$18,500 to complete the survey and the National Register/Texas Historical Commission (THC) application requirements.

The City of Wichita Falls is recognized by THC as a Certified Local Government (CLG) based on its historic preservation program and therefore eligible to apply for annual CLG grants. The City's received CLG grants in the past for various preservation projects. Mr. Lee outlined the proposed historic district would be consistent with the City of Wichita Falls Strategic Goals and Policies adopted March 25, 2019: redevelop downtown – create a Downtown Plan; establish and leverage public private partnerships; and promote downtown as a destination. The formation of a National Register Historic District on Indiana Avenue will help achieve these goals.

Mr. Lee stated the Texas Historical Commission has recommended the Indiana historic district and requires the historical resource survey of the area and future survey of the downtown area. Mr. Lee continued to outline initial research details to the Commission, including the proposed area which would focus on the 900 block of Ohio and 900 block of Indiana with some key properties in the 1000 block of Indiana.

The development team has already begun working with numerous property owners along Indiana, including work in 2019 with owners of the Bailey-Moline-Filgo Building which applied and received National Register designation which would be a property within the proposed district boundary. In addition, Ardent Urban Development Inc., owner, Steve Dietrichs paid \$7,500 to Post Oak Preservation for the historical surveys and National Register applications for 3 buildings on Indiana which included The Wichita Theatre, recent National Register recipient with renovation plans in the next few years. Creation of the national register district can assist in the process for owners to obtain historic tax credits during a building renovation/rehabilitation project.

Chairperson Derr asked if the Commission had any questions or comments. Vice-Chairperson, Christy Graham stated she agreed with Mr. Lee's proposal and believed the Indiana Historic District was needed. Ms. Graham made the motion to write a letter of support from the Landmark Commission. Ms. Janel Ponder-Smith asked Mr. Lee if all property owners were in agreement. Mr. Lee indicated most were in agreement; only a couple remained undecided. Ms. Ponder-Smith stated she did not know if the Commission should support this if the property owners did not. Mr. Lee stated 90% did agree. *Motion reiterated:* Ms. Graham motioned to have staff write a letter of support from the Landmark

Commission for investigating potential development of an Indiana Ave Historic District. Mr. John Dickinson seconded motion. The motion passed unanimously.

VI. Presentation from Pella Windows & Doors: Window Options for Historic Renovations

A presentation was given by Ms. Shana Bjorg, Contractor Development Manager, and Jared Canter, Trade Sales Manager, with Pella Windows and Doors. Samples were displayed and product information distributed to the Commission. Many options were provided as replacements on historic homes/structures that had previously been approved by preservation districts in other cities.

VII. Other Business:

a) Monthly Reports

Depot Square:

Ms. Derr gave updates:

- Farmers Market – Open Tuesdays, Thursdays & Saturdays
- Sept. 12th – Indiana Block Party, 1p.m. – Midnight, corner of 8th & Indiana
- Sept. 19th – 9th St Studio, Juried Art Exhibit, Memento: Art That Reminds Us, 7-10 p.m.
- Sept. 3rd – Kemp Center – Late Thursdays, 5-8 p.m.
- Circle Trail – Has app for download on smart devices

West Floral Heights:

Ms. Ponder-Smith stated there were no updates.

Ms. Gagné stated there was a contact change for the West Floral Heights Neighborhood Association President – Mr. Nick Delgadillo.

b) Updates:

612 7th Street – Underground BBQ

Ms. Gagné advised this property previously had rotating tenants and the new tenant had installed a sign on the front façade of the property without a permit. The owner met with staff for Landmark requirements and stated the sign company made a mistake on the current sign and it would be replaced by a larger version. Staff asked the owner to notify them once the sign was received so that a review could be requested from the Landmark Commission to determine method of attachment to the masonry, etc.

713 Indiana Avenue

Ms. Gagné stated there had been sidewalk repairs made to the property where the structure has been slated for demolition, however, those repairs did not meet standards. Further reviews in the future.

1512 Tilden

Staff advised the Commission that the property owner had stated last month he was installing a temporary electric pole and would need to have it inspected. As of the time of the meeting, no calls had been received for an inspection at the property.

c) Sec. 106: Invitation to Consult: HUD Development of Statewide Programmatic Agreement

Ms. Gagné stated HUD would like to remove routine activities from the federal Sec. 106 review process and indicated staff would provide a response to the POC at HUD.

d) CLG 2021 Grants: Letter of Intent Due September 30th 2020

Staff advised the current budget year had no matching or above current funds to offset the required match for a CLG grant application. In addition, in order to inform THC of interest in a FY2021 grant, the city manager would have to approve and council authorize applying for such funds with match funds already pre-determined. Related to Mr. Lee's item regarding a potential Indiana Ave. National Register of Historic Places district, funding assistance to defray application/research costs would need to be from private funds, foundations or other matching fund programs, potentially from the downtown TIF zone. However, the TIF #4 increment funds may be dedicated to other downtown improvement initiatives outlined in the Downtown Strategic Plan. Staff suggested with limited financial resources utilizing 2021 as a development year to put together a detailed plan for a FY2022 CLG grant.

e) Window Rehabilitation Workshop – Hull Millworks:

Due to COVID and inability to have groups over 10 persons this has been canceled with a reschedule date to be determined.

f) Design Review – Staff Authorized – Minor Alteration/Repairs

- 3010 10th Street (*West Floral Heights*) – replacement roofing
- 1409 Grant (*West Floral Heights*) – plumbing permit/foundation inspection & replacement roofing
- 1415 Buchanan (*West Floral Heights*) – replacement roofing
- 1404 Hayes (*West Floral Heights*) – replacement roofing
- 1405 Hayes (*West Floral Heights*) – replacement roofing
- 1305 Grant (*West Floral Heights*) – replacement roofing
- 1500 Hayes (*West Floral Heights*) – replacement roofing
- 1 Crestway (*Morningside*) – sewer line repair – CWF Landmark
- 2812 9th Street (*Morningside*) – new HVAC system – *information only*
- 108 Pembroke (*Morningside*) – mechanical permit – *information only*
- 109 Pembroke (*Morningside*) – replacement roofing – *information only*


g) Articles & Periodicals/THC Items:

- Preservation News (National Trust)

VIII. Adjourn

Next regularly scheduled meeting September 22, 2020 at 12 p.m.

Meeting adjourned at 2:05 p.m.



Michele Derr, Chairperson

10.27.2020

Date