

**LANDMARK COMMISSION  
MINUTES**

**August 24, 2021**

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**MEMBERS PRESENT:**

Michele Derr  
John Dickinson  
Christy Graham  
Joel Hartmangruber  
Andy Lee  
Noros Martin  
Nadine McKown  
Janel Ponder Smith  
Marcela Medellin

■ Chairperson  
■ Member  
■ Member  
■ Member  
■ Member  
■ P&Z Liaison  
■ Vice-Chairperson  
■ Member  
■ Member

Terry Floyd, Development Services Director  
Karen Gagné, Planning Administrator  
Christal Ashcraft, Development Services Assistant

■ City Staff  
■ City Staff  
■ City Staff

**ABSENT:**

Tim Brewer

■ Council Liaison

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**I. Call to Order, Welcome and Introductions**

Chairperson Michele Derr called the meeting to order at 12:06 p.m. Ms. Derr had Commission members, staff and guest, introduce themselves.

**II. Review & Approval of Minutes from: June 22<sup>nd</sup> 2021**

Chairperson Michele Derr called for review and approval of the June 22<sup>nd</sup> 2021 Landmark Commission meeting minutes. 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 – 2908-2910 10<sup>th</sup> Street (West Floral Heights Historic District)**

- Installation of a New 6ft. Wooden Privacy Fence on Two Residential Lots (Residential)

Ms. Karen Gagné presented the case and stated this case was brought to the attention of staff from a report by a concerned citizen. Visible preparation of a fence was in place at 2908 & 2910 10<sup>th</sup> Street. A stop work order was issued by staff on July 26<sup>th</sup>. The home owners, whom own both properties, submitted a design review application and was advised no further work could continue until the Landmark Commission convened today.

The structure located at 2908 10<sup>th</sup> Street is a Craftsman home, constructed in 1925. This is a contributing historic structure to the district with very few changes in the last decade. The property located at 2910 10<sup>th</sup> Street has had significant changes. Previously, this vacant lot had a two-story Prairie style home, built in 1919. The structure became a life,



health and safety concern within the neighborhood and had significant resident complaints and issues with deteriorating conditions inside and on-site as well. The structure ended up being a code hazard and was demolished leaving a vacant lot. The owners are proposing to fence around the home on 2908 10<sup>th</sup> Street and the front of the vacant lot on 2910 10<sup>th</sup> Street.

An example of the proposed 6ft. wooden board-on-board/top rail privacy fence was shown to the Commission. Ms. Gagné advised, design guidelines state fencing in the front 25ft. setback is not allowed in the West Floral Heights Historic District. In photos it appears to comply with that setback and in line with the building line of the homes at 2912 and 2908 10<sup>th</sup> Street.

Ms. Gagné stated staff had been in contact with the owner through his bi-lingual daughter and was advised it would be beneficial for someone to represent the owner to be present at the meeting. The owner was not present and was not sure all details were understood and/or relayed to the owner. Ms. Gagné stated if the Commission had any questions she would try to answer them to the best of her ability.

Commission members discussed where the 25ft. setback line was on the property and how construction placement of the fence would be regulated. Ms. Gagné stated verification of the setback could be a stipulation to the approval if the Commission so desired. Commission member asked why the posts had already been set before the meeting. Ms. Gagné advised this was where construction was at when the stop work order was issued.

The motion to approve the installation of a 6ft. wooden privacy fence at 2908 and 2910 10<sup>th</sup> Street with the condition it meets the 25ft. building setback was made by Ms. Ponder-Smith and seconded by Mr. Noros Martin. The motion passed unanimously.

#### **IV. Action Item: Design Review – 615 8<sup>th</sup> Street – John O'Donohoe/Anderson Bean Building City of Wichita Falls Landmark #25, Iron Horse Pub**

- Replacement of Two Alley Doors & Repainting of the Entire Building (*Commercial*)

Ms. Gagné stated action items 4, 5 & 6 had been submitted by Landmark Commission member John Dickinson, whom had recused himself from voting on these items.

The Anderson Bean Building located at 615 8<sup>th</sup> Street is known as the Iron Horse Pub. It is the City of Wichita Falls Landmark #25 and abuts the Depot Square Historic District. This 4,500 sf. commercial building was constructed in 1882 by M.M. (Major) Templeton. John O'Donohoe, an early oil and gas pioneer had an office in the building during 1916, and went on to be a well-respected leader in the petroleum industry marrying Carrie Kell (Frank Kell's daughter). Other business ventures associated with this building included, Wichita Power & Light Company, Floral Heights Realty & Wichita Truck. The original building was a two-story with brick façade composed of three store fronts.

Mr. John Dickinson is requesting to replace two alley doors and repaint the faded, peeling, and chipping of the building that was originally painted in 2003. The two existing metal doors are in poor condition. The replacement doors will have an additional box to lock for



security and have panic hardware. There will be no change to the opening for the doors. The replacement doors will match in style, material and finish.

Ms. Gagné turned the floor over to Mr. Dickinson for any questions. Chairwomen Derr asked the Commission if there were any questions or comments. Mr. Andy Lee made the motion to approve this request. Ms. Christy Graham seconded the motion. The motion passed unanimously.

**V. Action Item: Design Review – 604 7<sup>th</sup> Street – Former Pfaeffle Building (Depot Square Historic District)**

- Replacement Flat Roof (Commercial)
- Repair Rear Wall (Commercial)

*\*\*Commission Member John Dickinson is the applicant/owner and has recused himself.*

Ms. Gagné stated the subject property was located in the 600 block of 7<sup>th</sup> Street and is a contributing structure in the Depot Square Historic District. The building was constructed in 1894 and owned and operated as a jewelry store by diamond broker, George Plaeffle. Street facade is essentially unchanged since 2013. The original awning supports, chain and rosettes are in place which is reminiscent of 1900's design.

Mr. Dickinson is requesting to replace the roof, which is not visible from the public right-of-way. The roof will remain flat, modified bitumen, with 2 inch rigid insulation. Also, not visible from the public right-of-way is a deteriorated wall with an access of only 3ft. between buildings. Mr. Dickinson is requesting the removal of a window air conditioning unit and to repair the hole in the rear façade. Ms. Gagné turned the floor over to Mr. Dickinson for further discussion. Mr. Dickinson stated the pictures of the roof do not show the extent of the hail damage done to the roof.

Chairperson Derr asked if there were any other questions or comments. Ms. Christy Graham made a motion to approve the proposal. Ms. Ponder-Smith seconded, the motion was unanimously approved.

**VI. Action Item: Design Review – 606 & 608 7<sup>th</sup> Street – Former Savoy Hotel (Depot Square Historic District)**

- General Maintenance/Repair, including repoint mortar joints (Commercial)
- Replace Missing Brick (Commercial)

*\*\*Commission Member John Dickinson is the applicant/owner and has recused himself.*

Ms. Gagné stated the subject property 606 & 608 7<sup>th</sup> Street, was abutting the previous case heard at 604 7<sup>th</sup> Street. The subject property is a two-story building, formerly known as the Savoy Hotel, constructed in 1912 and is a contributing structure to the historic district. The building was the Oil Exchange bar in 1915 and in the 1940's was the Waldorf Hotel. The structure has brick window frame offsets with alternating floor and ceiling brick relief features. Brick dentil work accents the roof line and the original rosettes and awning apparatus are still in use.



Ms. Gagné showed photos of the deteriorated brick and motor on the rear wall and sides of structure that is not visible from the right-of-way. Mr. Dickinson is requesting permission to repair/replace the missing brick and repair/replace motor as well as interior remodel and removal of the false ceiling.

Ms. Gagné turned the floor over to Mr. Dickinson for further discussion. Mr. Dickinson stated at some point workers had lapped the roof over the brick and tarred it as well. He would like to remove the tar and prepare it for future roof replacement. There is also four layers of brick over the window arch that does not match the current brick and had built up the parapet and would like to remove and replace with matching brick.

Mr. Martin asked Mr. Dickinson if he thought he would be able to match the brick and Mr. Dickinson stated, yes he would. Ms. Trice asked if he was going to replace just the one layer of brick on top of the arch or all four. Mr. Dickinson stated, he was only going to do one layer to match. Chairwomen Derr reminded the Commission this was not visible from the right-of-way.

Chairperson Derr asked if there were any other questions or comments. Ms. Christy Graham made a motion to approve the proposal. Mr. Andy Lee seconded, the motion was unanimously approved.

## **VII. Other Business:**

### **a) Monthly Reports**

#### **Depot Square:**

Ms. Derr gave downtown updates:

- Aug. 28<sup>th</sup> – Hotter'n Hell
- Aug. 28<sup>th</sup> – Hotter'n Ale – Downtown Development
- Aug. 27<sup>th</sup> – Backdoor Theater – Evening of Improv @ 7:30pm
- Aug. 30<sup>th</sup> – The Holt Hotel Grand Opening 95 years ago
- Sept. 2<sup>nd</sup> – Art Walk
- Sept. 9<sup>th</sup> – Texoma Gives
- Sept. 10<sup>th</sup> – Wichita Theater – Agatha Christy's Mouse Trap
- Sept. 17<sup>th</sup> – Wichita Theater – Jersey Tenors
- Sept. 18<sup>th</sup> – Wichita Theater – The Decedents, The Musical
- Farmer's Market – Open Tue., Thurs., and Sat.

#### **West Floral Heights:**

Ms. Ponder-Smith update:

- Trying to get neighborhood more active

### **b) Updates:**

- 1512 Tilden – Little progress made, to go back before City Council
- Indiana Avenue National Register District Project

### **c) Section 106 Reviews:**

- 1411 N. Village Drive – proposed communication tower



- 1026 Central Freeway – proposed communication tower

**d) Window Restoration Workshop:**

- Hull Millworks in conjunction with WCHS & CWF
- Sat. Sept. 25, 2021 @ 9am

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

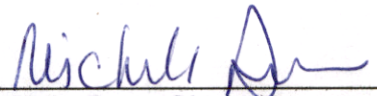
- 1401 Garfield (West Floral Heights) – window replacement (Landmark approved)
- 1400 Grant (West Floral Heights) – Plumbing/gas permit

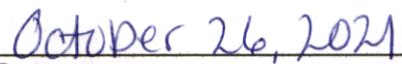
**f) Articles & Periodicals:**

- Preservation (Nat'l Trust) Summer edition

**VIII. Adjourn**

Next regularly scheduled meeting September 28, 2021 - 12p.m. Meeting adjourned at 12:58 p.m.

  
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Michele Derr, Chairperson

  
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Date