

# LANDMARK COMMISSION MINUTES

August 23, 2022

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## MEMBERS PRESENT:

Michele Derr  
Christy Graham  
Joel Hartmangruber  
Andy Lee  
Nadine McKown  
Marcela Medellin  
Janel Ponder Smith  
Tim Brewer

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

Terry Floyd, Development Services Director  
Amy Gardner, Legal Department  
Karen Montgomery-Gagné, Principal Planner  
Christal Ashcraft, Development Services Admin. Asst.

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

## ABSENT:

John Dickinson  
Noros Martin

■ Member  
■ P&Z Liaison

## GUESTS:

Jase King, Contractor  
John Phillips, Property Owner

■ Restore Masters  
■ WFHHD Design Com.

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## I. Call to Order, Introductions and Administer Oath of Office

Chairperson Michele Derr called the meeting to order at 12:05 p.m. Ms. Derr had Commission members, staff and guests, introduce themselves.

## II. Review & Approval of Minutes from: June 28<sup>th</sup> 2022

Chairperson Derr called for review and approval of the June 28<sup>th</sup> 2022 Landmark Commission meeting minutes. Ms. Janel Ponder-Smith made a motion to approve the minutes, Ms. Nadine McKown seconded the motion. Minutes were unanimously approved 7-0.

## Regular Agenda Item

## III. Action Item: Design Review – 1400 Tilden: Waggoner-Hammon House (West Floral Heights Historic District)

Request design review approval for roofing

- Replace felt underlay materials
- Re-set existing Ludowici Tiles
- Replace less than 10% of roof tiles with new custom, hand produced Ludowici Tiles
- Flat porch roof repairs



Ms. Gagné presented the case and stated Mr. Jase King, contractor with Restore Masters from Ardmore, Oklahoma, was present for the home owners of 1400 Tilden Street. Ms. Gagné stated the petition being presented was to remove the underlying material; remove/reset historic tiles; replace only the tiles broken, missing or compromised during the re-setting process; as well as repairs to the flat roof.

Staff advised the subject property was located in the West Floral Heights Historic District, 1400 block of Tilden, at the corner of Avenue D and Tilden Street. The structure is known as the Waggoner-Hammon House, built circa 1929 in the neoclassical style with additions of wings to the north and south in 1951. The subject property is a contributing/character defining structure which was included with the district designation by council in January 2005 and has many architectural features including the original Ludowici tiled roof.

Photos displayed showed the 4 structures on the subject property consisted of: structure 1 – the gazebo; structure 2 – the pool house; structure 3 – the garage; and structure 4 – the house. The main structures are 3 & 4, the garage and home and the accessory structures, being structures 1 & 2, the gazebo and pool house. Historic Ludowici tiles that are still in good condition, will be removed and reset as replacements on the house and detached garage, structures 3 & 4. Custom replacement tiles ordered directly from the Ludowici tile factory will be utilized on the accessory structures 1 & 2 to ensure roofing elements on the primary structure retain historic character in relation to profile, size and color.

Ms. Gagné provided more photos submitted from the contractor taken while on the roof that show significant damage, broken and missing tiles from the 70-year old roof, along with photos of the interior showing damage caused by faulty material. Tile specifications sheets were also given to the Commission to show colors and textures for tiles to be ordered that will be hand made to match the previous historic tiles. Ms. Gagné advised design guidelines state since this is a pivotal historic structure, the goal would be to restore the historic tiles, first priority is to preserve and reuse. For the tiles damaged beyond repair, historically accurate replacements would be the final viable option. Ms. Gagné then introduced Mr. Jase King of Restore Masters Contracting who was authorized to represent the homeowners.

Mr. King thanked the Commission for their time to hear the petition and discussed the photo display explaining damage already sustained to the home, the restoration process and replacement options. Mr. King stated there were some tiles that did not really fit and he believes the tiles possibly were from previous attempts to repair tiles as they had been painted in an effort to match the historic Ludowici tiles. He also advised the aluminum gutters would be repaired and reattached and copper flashing would be removed and replaced. Mr. King stated he would be pleased to answer any questions the Commission might have for him regarding the 1400 Tilden project.

Ms. Janel Ponder-Smith made a motion to approve the design review request to replace the roof underlay; remove and reset historic Ludowici tiles and replace broken, missing tiles with special order handcrafted Ludowici tiles in accordance with the Wichita Falls Design Review Guidelines standards for roofing alterations. Ms. Christy Graham seconded, the motion passed unanimously with a vote of 7-0.



**IV. Other Business:****a) Monthly Reports****Depot Square:**

Ms. Derr gave the following updates:

- Aug. 26<sup>th</sup> – 28<sup>th</sup> Hotter Hell Hundred
- Sept. 1<sup>st</sup> – After Hours Art Walk
- Now – Aug. 29<sup>th</sup> – Backdoor Theater: The Great American Trailer Park Musical
- Sept. 9<sup>th</sup> – 25<sup>th</sup> – Wichita Theater: Beauty & The Beast
- Sept. 2<sup>nd</sup> – The Burn Shop on Ohio: Block Party & Cook-Off
- The Farmer's Market Association has moved to 807 Austin, open Tues. Thurs. & Sat.
- The Farmer's Market is open on Sat. (closed for HHH)

**Kell House Restoration/Rehab Project:**

Ms. McKown, Kell House Museum Curator, provided a status report.

**West Floral Heights:**

Ms. Ponder-Smith gave the following updates:

- Turkey Trot fundraiser will be back on Nov. 22<sup>nd</sup> 2022
- Association joined the Wichita Falls Chamber of Commerce

**b) Updates:**

- THC 2023 Real Places Conference Registration – early registration deadline is Sept. 30<sup>th</sup>.

**c) Resources & Periodicals - THC:**

- National Trust: Preservation – Summer 2022

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

- #1 Crestway – CWF Landmark Weeks-Estes House (*Morningside NRHP District*) – Roof replacement on rear detached garage with in-kind materials; 3-tab composition shingles.

**V. Adjourn**

Next regularly scheduled meeting September 27, 2022 – 12 p.m.

Meeting adjourned at 12:36 p.m.

  
Michele Derr, Chairperson

10-18-2022  
Date