

LANDMARK COMMISSION MINUTES

August 27, 2024

MEMBERS PRESENT:

Marcela Medellin

Christy Graham

Michele Derr

Andy Lee

Joel Hartmangruber

Janel Ponder Smith

John Dickinson

Michael Smith

■ Chairperson

■ Vice-Chair

■ Member

■ Member

■ Member

■ Member

■ Member

■ Council Liaison

Monica Aguon, Assistant City Attorney

Terry Floyd, Development Services Director

Robin Marshall, Admin Assistant

■ City Staff

■ City Staff

■ City Staff

ABSENT:

Noros Martin

Karen Montgomery-Gagné

■ P&Z Liaison

■ City Staff

GUESTS:

Gary Douglas, 1412 Buchanan

■ Applicant

I. Call to Order, Introductions and Welcome:

Chairperson Marcela Medellin called the meeting to order at 12:02p.m. Ms. Medellin had Commission members, staff and guests introduce themselves.

II. Review & Approval of Minutes from: June 25th 2024:

Chairperson Medellin called for review and approval of the June 25th, 2024 Landmark Commission meeting minutes. Mr. Joel Hartmangruber made a motion to approve the minutes as presented, Ms. Michele Derr seconded the motion. Minutes were unanimously approved 7-0.

III. Regular Agenda:

Action Item: Design Review – 1412 Buchanan

Request replacement of chain link fencing with 6ft cedar fencing and a walk-through gate along the alley/rear yard, and demolition of a deteriorated non-original wood shed.

District – West Floral Heights HD

Owner – Mr. Gary Douglas

Chairperson Medellín introduced the case. Mr. Terry Floyd presented to the Commission that Mr. Douglas is looking to replace an existing chain link fence with a six-foot cedar privacy fence and a walk-through gate near the rear alley of the property. In addition, Mr. Douglas was proposing to demolish a wood shed, that is deteriorated and in the back of the property where the fence will connect. Mr. Floyd stated that this property is located in the Floral Heights district and presented aerial photos, street view photos and photos from through out the years of the 1412 Buchanan property. The home was built in 1919 and is a Tudor style property, which the Douglas' have owned since 2017. It is a one and a half story home that is largely unchanged. There had been gargoyles on the roofline in 2013, but the insurance company requested for those to be removed. Mr. Floyd continued showing pictures that showed the back of the property which showed the existing chain link fence, the fencing panel, the garage and the accessory structure. Mr. Floyd stated that the chain link fence and gates were new. The chain link fence and a 6 ft cedar privacy fence were approved in May of 2023. Mr. Douglas currently is proposing a similar cedar privacy fence with a walk-through gate in the back area to replace some old chain link fence as well.

Mr. Floyd showed photos of the shed proposed for removal. It abuts the attached brick garage apartment, and was an add-on but it is unknown when it was added. This shed has deteriorated throughout the years, with the wood being badly rotted, and the entire structure is in bad condition. Being in such bad condition and being non-original, it really could not be restored, and that is the reason the owners are requesting it be approved to demolish. It was noted by staff, that if Mr. Douglas does get approval to remove the shed, that care would have to be taken of any attached elements to the existing brick garage apartment, so damage is not cause to the existing garage structure during the removal.

Residential construction and demolition are allowed as part of the design review process, and part of what this board is asked to do. Mr. Floyd added, "one thing that's noted here in our design guidelines and part of the consideration is that they reflect the materials and architectural character of the landmark district." He also noted that front yard fences are not approved within West Floral Heights, pointing out that the chain link fence that was approved prior, is in the side-yard area.

Mr. Floyd stated that staff is recommending approval of both the new fence with a gate, and the removal of the wood shed. Adding that Mr. Douglas will be pulling the appropriate permits that are necessary for the demolition of the structure and/or fencing, if any are needed.

Ms. Janel Ponder Smith stated that she is a neighbor to the Douglas's and attested to the fact that the shed is in disrepair, and that the fencing would be a nice addition.

Chairperson Medellín asked if anyone from the public would like to make any comments or ask any questions, and there was none made. Ms. Derr made a motion to approve the application as presented, and Ms. Ponder Smith seconded the motion. Chairperson Medellín took the motion to a vote, and the commission voted unanimously to approve the application 7-0.

IV. West Floral Heights Historic District: Volunteer District Design Review Committee
Consider accepting resignations and making new appointments.

Chairperson Medellín introduced the case and Mr. Floyd stated there were two vacancies on the West Floral Heights Historic District Volunteer Design Review Committee, and there were two applicants for the appointments. Dr. Sarah Olson and Robert Rhoades, both of them living in the district on 10th and Buchanan Streets. The minimum number to be on the committee is five, which they have now, and the maximum number is seven. If the applicants are appointed, this would put the committee at full capacity with seven members. It is a three-year term, and the appointed volunteers assist in the design review process with non-binding recommendations to Ms. Karen Montgomery-Gagné (Historic Preservation Officer) and/or the Commission for those projects in the district.

Mr. Floyd stated staff recommends appointment of both applicants to the committee.

Chairperson Medellín asked if there were any comments/questions from the public, which there were none. Ms. Christy Graham motioned to approve the appointment of the two applicants (Olson and Rhoades) to the WFH HD Volunteer District Design Review Committee and acceptance of the resignations (Phillips and York). Ms. Ponder Smith seconded the motion. Chairperson Medellín took the motion to a vote, and it was approved by 7-0.

V. Other Business:

Monthly Report – Depot Square HD and West Floral Heights HD

Ms. Graham reported that the Hotter'n Hell event was a success! She mentioned the art walk that will be on Sept. 5th, Wichita Theater production of Steel Magnolia's at Stage Two through Sept. 28th, and Beauty and the Beast will be opening this month. The Backdoor Theatre will have an evening at the Improv on Sept. 21st, and the farmers market will have their Taco Fest on Sept. 21st.

Ms. Ponder Smith cited there were still problems with residents doing projects without contacting the Commission. She has started to send letters to real estate agents when she sees a property in the district come up for sale to make them aware to inform potential buyers of the guidelines that are posted on the City website. More historic plaques are being put up on the homes to show they are designated historical sites. Window companies are being contacted to inform them of the guidelines as well. Ms. Ponder Smith also acknowledged one local realtor that is doing her own research on the historical backgrounds of homes in the district, using that as a selling point for the homes. The WFH Design Com. is volunteering to help the realtors do research on local historical homes. One home of historical interest, that Ms. Ponder Smith mentioned, was the Krueger Home, Mr. Krueger was a local jeweler that helped the Zale's family start the Zale's Jewelry Store in Wichita Falls. Also mentioned was the WFH HD Association bylaws were rewritten and finalized on Sun., Aug. 25, 2024.

Mr. Floyd updated that Ms. Montgomery-Gagné was currently working with the Wichita Co. Historical Commission marker liaison on some items concerning the Memorial

Auditorium nomination. The initial nomination to THC for a subject marker at Memorial Auditorium was not approved and staff have been working to appeal based on the history, events and community importance of the facility in the cultural development of the city. THC is strongly encouraging the nomination be altered to request a Recorded Texas Historic Landmark (RTHL) designation/marker which comes with additional regulatory review in addition to the building having been inappropriately altered to a significant extent in past decades that it shouldn't qualify for an RTHL nor is the City interested in additional regulations. Staff continue to pursue avenues to consider and have contacted the Certified Local Government (CLG) coordinator for assistance. Ms. Montgomery-Gagné attended the THC subject marker unveiling and dedication for the Church of the Good Shepherd on Aug. 17th which was also covered by KFDX.

Also noted by Mr. Floyd, that were worked on by preservation staff with regards to design review and authorized projects included:

- 1) Morningside NR District - 110 Pembroke – Staff issued citations for unauthorized demo and trash in front yard. Property was observed by Building Inspections and Code to have additional infractions with illegal construction of a new, detached garage placed within the required setbacks. Pictures were shown of the property and infractions. Staff is working with the owner (Stratosphere) to address the issue.
- 2) The West Floral Heights marker project was submitted to the Texas Municipal League (TML) in the spirit category for a city award. The awards presentation will be a part of the TML presentation, so we are hoping to hear results soon. It was nominated because we thought it was a great community collaboration project.

Ms. Ponder Smith asked if 1703 Hayes was administratively approved, and there was some confusion if it had been approved or if a stop work order had been put in place. Mr. Floyd stated Ms. Montgomery-Gagné will follow up with information about the project.

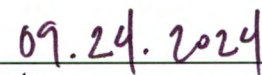
Chairperson Medellin asked if there were any other items, which there were none.

VI. Adjourn:

Chairperson Medellin stated the next Landmark Commission meeting will be held on September 24th, 2024 at 12:00pm

Chairperson Medellin adjourned the meeting at 12:30pm.


Ms. Marcela Medellin, Chairperson


Date