

MINUTES
LANDMARK COMMISSION

August 27, 2019

MEMBERS PRESENT:

Michele Derr	■ Vice-Chairperson
John Dickinson	■ Member
Stacie Flood	■ Member
Christy Graham	■ Chairperson
Blake Haney	■ P&Z Liaison
Andy Lee	■ Member
Cindy Ramirez	■ Member
Marcela Trice	■ Member
Tim Brewer	■ Council Liaison
Amy Gardner, Legal	■ City Staff
Karen Gagné, Planning Administrator	■ City Staff

ABSENT:

Jim Johnson	■ Member
Cindy Ramirez	■ Member

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

Chairperson Christy Graham called the meeting to order at 12:10 p.m. Ms. Graham had Commission members introduce themselves and introduced guests; Christine Heidebrecht, West Floral Heights Association President, David Farabee of 1512 Buchanan, Carolyn Loony of 1500 Hayes, Dan Gomillion of 1401 Garfield, Ron Gross of 3008 10th Street, Jan Phipps of 2908 10th Street, Gerald Wimberley, contractor and Susan Koch of 1605 Buchanan. Chairperson Graham announced the swearing in of Blake Haney, Planning & Zoning Liaison to Landmark Commission. Ms. Karen Gagné advised the commission since the last Landmark meeting in June, she had received a resignation from board member Rodney Martin, Planning & Zoning Liaison to Landmark Commission.

II. Review & Approval of Minutes from June 25, 2019

Chairperson Christy Graham called for review and approval of the June 25, 2019 Landmark Commission meeting minutes. Ms. Michele Derr made a motion to approve minutes, Mr. Andy Lee seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review Application: 3008 10th Street – West Floral Heights Historic District (*Wichita Falls Designation*)

Re-Submittal: Tabled June 2019

Replacing Existing Garage Doors (residential):

- Doors Face 10th Street (south façade)
- Proposed Insulated Steel Doors
- Carriage Style; Light Oak Stain/Black Hardware

Ms. Gagné presented the case and gave a brief recap of this case being tabled for further investigation for colonial style garage doors. Making changes to garage doors is

considered a major alteration and impact on a historical home. The major question at the last meeting was deciding the style of the home and what style of garage door was appropriate for the replacement. Mr. Gross spoke to the commission about the amount of money already spent on this home on restoration as well as the planned amount for future restoration and repairs. At this time he is withdrawing his application and placing the home up for sale and stated that the next home owner could replace the garage doors. Ms. Graham commented that she understood Mr. Gross wanted to withdraw his request to replace the garage doors however, if he is required to replace the doors after the inspection to sell he would have to have this design review and asked why he wouldn't just move forward with this design review process. Mr. Gross stated he had many talents and knew how to fix them. He also talked about the work done to remodel a previous home in another state and purchasing this one and work done to it and that he knew how to pass an inspection as a mechanical engineer he had many abilities. Ms. Graham stated she was not trying to hold up the sale of the home but wanted to make him aware of possible requirements in the process of an inspection in selling the home. Mr. Gross stated that he was frustrated and would not spend another dime on the home. He added they were prepared to spend \$16,000.00 and another \$40,000.00 on improvements but will not continue to invest in the home.

IV. Action Item: Design Review Application: 1512 Buchanan Street – West Floral Heights Historic District (*Wichita Falls Designation*)

Alterations to Rear Detached Garage Apartment:

- Replacement Windows – Aluminum (residential)
- In-Kind Replacement Existing Siding

Ms. Gagné gave an overview of the area when the district was created. The request was for the rear building - garage apartment. Ms. Gagné showed photos from 2013 inventory and compared to the most recently taken for inventory in February 2019 and stated you could tell there had been a change from 2013 to 2019 in the windows. The same six over one panel pattern was maintained. This was brought to staffs attention originally with questions about siding in March 2019 when a contractor was obtaining a building permit for interior remodel. Windows are a major item on a home and changes to them do need pre-approval from the Landmark Commission on anything that could change the architectural style of the structure. The home owners were not aware the rear structure changes would need to come before the commission for approval. Ms. Gagné turned the floor over to Mr. Farabee, homeowner, for more information. Mr. Farabee stated motivation for replacing with highly rated windows was that with kids grown they had money to put in central heat and air and wanted that investment secured with better windows. He stated the old windows crumbled out of the home and that he would be happy to answer any questions.

Ms. Gagné advised they were approved only on an administrative level to make interior remodels. Discussion among Commission, staff and Mr. Farabee about the windows used in the replacement and specs on those. The comment was made from the commission that the windows had already been replaced without building permits and Landmark review and that the windows appeared to match the home and looked very good. Commission member asked if the home had the vinyl siding at the time of designation (2005) to which Ms. Graham stated yes it was already sided. A neighbor, Mr. Gomillion, 1401 Garfield, asked if the muntins/grilles were on the exterior of the window or between the glass panes. Mr. Farabee stated interior – between the glass.

Ms. Trice made a motion to separate items on application into two parts; windows and siding. Ms. Derr seconded the motion. Motion passed unanimously.

Mr. Lee made a motion to accept the replacement windows already installed on the rear, detached garage apartment. Ms. Flood seconded the motion. Motion passed unanimously.

Ms. Derr made a motion to replace the siding in-kind on the rear garage apartment. Mr. Dickinson seconded the motion. Motion passed unanimously.

V. Other Business:

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

Ms. Derr highlighted upcoming activities in the Depot District/Downtown:

Depot Square:

- Sept. 5th – After Hours Art Walk
- Sept. 14th – Stroll & Roll 10-4
- Sept. 28th – First Annual Lantern Fest at The Highlander
- Sept. 14th – 28th Wichita Theater – Madagascar Musical
- Sept. 26th – Wichita Theater – Beatle Mania
- Sept. 6th – Wichita Theater Stage 2 – Steal Magnolia's
- Sept. 13th – Backdoor Theater – Improv Night

West Floral Heights:

- Training for Historical Design Review Committee
- Annual Turkey Trot

Morningside:

- Staff continues to receive letters from the Morningside Association requesting verification and definition of monitoring of the Morningside Historic District; City staff have directed them to the THC staff – CLG Coordinator as the city cannot speak on behalf of the State.
- Mr. Dan Gomillion, 1401 Garfield, outlined concerns about his window approval from June. Windows that were approved are going to cost three times the amount as the samples he brought before the commission. Mr. Gomillion stated the windows approved previously for other structures have been approved without exterior muntins and would like the windows on his house to be reconsidered. Ms. Graham stated he would need to resubmit his request and the commission would review it at that time.

b) **Training – West Floral Heights Historic District Design Review Committee**

Already discussed this training to be held August 27th at 6pm.

c) **Updates:**

Sec. 106 – 1526 Iowa Park Road (tower)

Staff received a response back from the State Historic Preservation Officer (SHPO) and their conclusion was the same as the Landmark Commission in that no historic

properties would be impacted by the placement of the tower. All further requirements have been addressed via the Planning & Zoning Commission's review.

1515 Buchanan

Staff had hoped to have a design review application received for 1515 Buchanan, across from the Farabee home. This home was purchased as a rehab/resell. An administrative review was approved by staff for the interior remodel of the home. A complete remodel, interior and exterior is proposed. Staff is expecting the application for the September meeting.

Landmark on Lamar

The new Landmark on Lamar, historic rehab for affordable senior housing is open at this time and leasing quickly. Developer continues to work in the city regarding future opportunities to apply for awards with the Texas Historical Commission and Texas Downtown Association.

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

- 2812 10th Street (West Floral Heights) – Plumbing Permit – cap sewer/gas inspection
- 1507 Tilden (West Floral Heights) – backflow testing
- 1501 Hayes Street (West Floral Heights) – plumbing permit
- 2708 10th Street (West Floral Heights) – plumbing permit – replace water heater
- 1401 Tilden (West Floral Heights) – roof replacement composition to composition
- 1501 Grant Street (West Floral Heights) – roof replacement composition to composition
- 1515 Buchanan (West Floral Heights) – interior remodel (electrical, plumbing, HVAC, etc.)
- 1200 9th Street (RTHL) – 1st Baptist – mechanical permit

e) Articles & Periodicals (*summer 2019*); **The Medallion (*THC – summer 2019*)**

f) Request Meeting Time Change – 11am September 24th 2019

Staff has prior meeting conflict at 1pm and requested the change.

Next Meeting – September 24, 2019

VI. Adjourn

Meeting adjourned at 12:57 p.m.

Christy Graham, Chairperson

Date