
MINUTES
LANDMARK COMMISSION
February 23, 2016

MEMBERS PRESENT:

Stacie Flood, Chairperson	■ Members
Kevin Bazner	■
Barney Brock	■ P&Z Liaison
Christy Graham	■
Jackie Lebow	■
Andy Lee	■
Cindy Ramirez	■
Karen Montgomery-Gagné, Planning Administrator	■ Staff
Matthew S. Prouty, Planner II	■
Amy Krikorian, Municipal Court Prosecutor	■

ABSENT:

Michael Smith	■ Council Liaison
Cindy Cotton	■
Michele Derr	■

I. Call to Order, Introductions and Swearing in of new Commission members

Chairperson Flood called the meeting to order at 12:04 p.m. The swearing in of new commission member Barney Brock was conducted by Karen Montgomery-Gagné. The commission and staff introduced themselves. Mr. Denny Jones applicant and owner of 1506 Hayes Street was the only guest attending this month's Commission meeting introduced himself.

II. Review & Approval of Minutes from January 26, 2016

Chairperson Flood called for review and approval of minutes from the January 26, 2016 Landmark Commission meeting. Mr. Kevin Bazner made a motion to approve the minutes. Mr. Jackie Lebow Jr, seconded. The commission voted on the motion; motion passed unanimously.

III. Application for Design Review – 1506 Hayes (West Floral Heights) – Request to install New Garage Door on Existing Garage.

Matthew Prouty acknowledged and thanked the applicant Denny Jones for attending the meeting. Mr. Prouty presented the design application for 1506 Hayes a request to install a new garage door on an existing garage. The existing garage never had a door installed. An overview was provided as to why this application was being brought in front of the Landmark Commission. The addition of a new garage door would be visible from the street right-of-way. Referencing Chapter 4 Local Historic District Design Guidelines page75: 11. Garage and Accessory Buildings: d. "The materials and finish used for the new garages and outbuildings – include garage doors – shall correspond to the overall character of the district, as well as the building type and style of building."

Mr. Jones brought a sample section of the door that he proposed to use. Mr. Lebow asked if the door would have integral lights built into the panel. Applicant stated that the door will not have any glass lights. He was looking primarily to install the new door for security reasons. The raised panels have been selected because they match the existing doors on the house and they also match the adjacent garage door that shares a common driveway. Color to be white to match existing doors.

Mrs. Christy Graham made a motion to approve the installation of a new garage door as outlined in the design review application. Mr. Lebow seconded the motion. The motion passed unanimously.

IV. Application for Design Review – 800 Ohio Street Zales Building (Depot Square) – Request to Replace Non-Original Wood Doors with Alternative Materials: Fiberglass Replacement Doors.

Matthew Prouty presented the design review application a request to replace non-original wood doors with alternative materials: fiberglass replacement doors. At the January Landmark Commission meeting the commission was asked to consider the use of approved alternative materials when the original materials or assemblies were missing or damaged beyond restoration or repair. The motion passed unanimously to allow for consideration of fiberglass doors and windows on a case by case basis as outlined in the PRESERVATION BRIEF #16 The Use of Substitute Materials on Historic Building Exteriors. The applicant and owner were not able to attend the meeting.

Photos presented showed the delamination of the existing wood replacement doors installed on the building 7 months ago. These wood replacement doors replaced modern aluminum storefront doors that replaced the original wood doors. The building owner was able to save and restore one of the original wood doors and will be using it as an interior door in the restoration process. The owner had stated that a lot of time and work went into salvaging this one remaining door. Product cut sheets were included that identified the replacement doors as fiberglass. Mr. Prouty shared an update from the 2016 Preservation Summit held in Austin. He inquired about utilizing alternative materials on a historic preservation/renovation.

The commission discussed additional items regarding alternative materials and the approval of the use of alternative materials (Fiberglass Doors) on a case by case basis. Ms. Ramirez had expressed concerns about the quality of fiberglass and the ability of the commission to request samples before approval was given on any project. It appears the original doors may have been painted white. Ms. Ramirez main concern was that these doors will look “fake” if painted white. Renderings of the preservation/renovation showed a painted or stained wood looking door(s). Ms. Ramirez would recommend staining or painting the materials to match the Zales design rendering that was previously approved.

Mr. Andy Lee made a motion to approve replacement doors with alternative materials: fiberglass doors. Mrs. Graham seconded. Before a called vote, Ms. Ramirez indicated that the design architect Syd Litteken committed to bringing a sample stained/painted piece of fiberglass to this month’s meeting. Mrs. Krikorian provided legal clarification to this request. That this motion was not contingent on color and just a recommendation on color. Mr. Lee amended the motion to approve with recommendation. Mrs. Graham seconded the motion. The motion passed unanimously.

V. Discussion, Recommendation; Morningside National Historic District: Status of Design Review

No one representing the Morningside Historic District was in attendance. Christy Graham made a motion to table discussion on Morningside design review until the next meeting on March 22, 2016. Kevin Brazner had asked if Mr. Gary Cook whom had requested this item on the agenda had contacted staff. Mr. Lebow seconded that motion with no further discussion the motion to table discussion item was unanimously approved.

VI. Other Business

a) Monthly report: Depot Square Historic District, West Floral Heights

With Michele Derr and Cindy Cotton absent from the meeting there were no reports presented for Depot Square and West Floral Heights Historic Districts.

b) Administrative Review

Mr. Prouty reported on the two staff authorized minor repairs/alterations:
1407 Buchanan (West Floral Heights) – Replace asphalt roof with same.
1411 Hayes (West Floral Heights) – Replace asphalt roof with same.

c) Preservation Texas Summit 2016

Mr. Prouty reported on his experience at this year Preservation Texas Summit held in Austin. Mr. Prouty gave an overview of the sessions attended. A TXDOT historian presented adopt a threatened historic bridge program. Mr. Prouty stated that there may exist an opportunity for the City of Wichita Falls to obtain a repurposed historical Texas bridge for use on our trail system.

Texas Tech University made a presentation showcasing student work involving Historic Preservation and Building Sciences. The University is always looking for potential opportunities and projects that students could be involved in from the Historic Preservation and Building Sciences. Current project include students performing a 3D digital survey of 36 city blocks to catalog character and qualities of buildings to assist in the development of historical design guide lines. Mr. Prouty thought that contacting Texas Tech to see if they have looked at the problem of exposed soft interior brick. Mr. Bazner stated that MSU president is an alumni of Texas Tech and John Martinez may be a good contact for a partnership between MSU and Texas Tech for opportunities on potential projects here in Wichita Falls.

A session also focused funding strategies for endangered structures: presenters included Patrick Kennedy, Jr., Esq. Kennedy Sutherland, and LLP: <http://www.kslawllp.com/> Mr. Kennedy spoke on funding strategies (tax credits) for endangered structures. Sheila Casper, Field Officer, National Trust for Historic Preservation: grants@savingplaces.org or Grants Office at 202-588-6277. She Spoke about E/I Emergency / Intervention Preservation funds that are available. Grants are awarded quarterly and range from \$1,000 to \$5,000. E/I Funds do not require a cash match. Applicants need to be organizational level forum members of the National Trust. Applicants must be a 501(c) (3) nonprofit organization or a government agency. E/I Funds can only be used for planning purposes. This means they can't be used to pay for the cleanup of a building after it has been damaged or for brick and mortar reconstruction. Instead they can be used to bring in professionals, such as a structural engineer, to create a plan for preserving the building. Lisa Harvell, Program specialist, Architectural Division, Texas Historical Commission: 512-463-6094. She presented the reestablishment of the Texas Preservation Trust Fund. These competitive grants are awarded on a one to one match and are paid as reimbursement of eligible expense

incurred during the project. Gene Crane, Executive Director, and Texas Historical Foundation presented grant opportunities available through THF that are available for emergency intervention projects. THF Grants range from \$1,000 to \$5,000.

The City of Palestine's Historic Preservation officer presented his teaching workshop on preservation of historic wood windows and basic carpentry skills for. His greatest outreach and success was with the city's immigrant population a real community grass roots endeavor. There may be an opportunity to speak to WFISD CTE and to see if their carpentry program could include a module on historic wood window restoration and repair. Mrs. Ramirez commented that a community organization such a Zavala are always looking for projects. Stacie Flood had stated that there may be grants available for education doing a restoration training session.

Mr. Prouty also conducted an informal survey during the lunch event at the Preservation Summit. Information was sought to find out if other municipalities were performing design review in non-locally designated National Historic Districts. The survey revealed that no city or Landmark Commission was conducting design review for a historic district unless it had local designation. For example Galveston has 3 Historic Districts 2 are nationally designated and 1 is locally designated. Design review is only required in the district that has local designation in Galveston. The Department of Interior leans on local Commissions to ensure guide lines are followed when federal tax credits have been used, but until tax credits are used there is no requirement for design review if the district has no local designation.

Mr. Lebow asked if property owners in Morningside were eligible for tax credits with no local designation or design review. Staff confirmed that design review would be required if tax credits were utilized. Mrs. Ramirez and Graham were concerned that the neighborhood could suffer historical loss and see inappropriate modifications with no design review. Council will need to determine if a local designation for Morningside is to be considered to allow for design review.

d) Update 711 Indiana

City Council approved the newest local Landmark (#35) 711 Indiana Gorsline Fashion Stable/Liepold Clothing Building.

e) The Medallion Winter 2016

New Commission and staff member's addresses were verified to ensure subscription to The Medallion.

VII. New Business:

a) Next Mtg. – Tuesday, March 22, at 12pm

VIII. Adjourn:

Meeting adjourned at 12:54 pm



Stacie Flood, Chairperson



Date