
**MINUTES
LANDMARK COMMISSION**

January 26, 2016

MEMBERS PRESENT:

Stacie Flood, Chairperson
Kevin Bazner
Cindy Cotton
Michele Derr
Christy Graham
Jackie Lebow
Andy Lee
Cindy Ramirez

■ Members
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Matthew S. Prouty, Planner II
Amy Krikorian, Municipal Court Prosecutor
Loren Shapiro, Planner III

■ Staff
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ABSENT:

Barney Brock
Karen Montgomery-Gagné, Planning Administrator
Michael Smith

■ P&Z Liaison
■ Staff
■ Council Liaison

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

Chairperson Flood called the meeting to order at 12:15 p.m. The swearing in of new commission members was conducted in the City Clerk's office before the meeting began. The commission and staff introduced themselves and welcomed new Commissioner Christy Graham for 2016. Guests introduced themselves; Mr. Syd Litteken architect, applicant and owner of 711, Indiana Mr. John Dickinson and Mr. Gary Cook a property owner from Morningside National Historic District.

II. Election of Landmark Commission Chairperson & Vice Chairperson 2016

Chairperson Flood called for the election of a new Chair and Vice-Chair for the Landmark Commission for 2016. Michele Derr made a motion for Stacie Flood to continue as Chair and Andy Lee as Vice-Chair of the Landmark Commission for 2016. The motion was seconded by Cindy Cotton. There were no other nominations; nominations were declared closed. The Commission voted unanimously to reappoint for 2016 the chairperson Stacie Flood and vice-chairperson as Andy Lee.

III. 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. Mrs. Michele Derr made a motion to approve the minutes. Mr. Andy Lee seconded. The commission voted on the motion; motion passed unanimously.

IV. Application for Landmark Nomination – 711 Indiana – Liepold Clothing, Turtle Creek Trading Gorsline Fashion Livery Stable

Mr. Lee presented the application that he prepared on behalf of owners John Dickinson and Daniel Ahern to the Landmark Commission for the building located at 711 Indiana Avenue, in the original townsite consisting of the south half of Lot 12, Block 163.

711 Indiana was the original site of Gorsline's Fashion Livery Stable and in 1979 a state historical marker #4804 was erected outlining the early significance of this site in the development of Wichita Falls. According to the marker, in 1889 Edgar Gorsline (1859-1933) and his wife came to Wichita Falls from Indiana. He opened the Fashion Livery Stable at this site in 1892. Horses and rigs were rented and horses were boarded. Carriages were sent to meet all trains and transportation for funerals were provided. Before the automobile era, the Fashion Livery Stable furnished vital services for residents and visitors to Wichita Falls. Gorsline sold the stable in 1907 and the structure at this site was razed in 1908.

Gene Liepold, a German native came to Wichita Falls in 1909 from Fort Gipson, Indian Territory where he worked as a clerk in a general store. Upon Mr. Liepold's arrival to Wichita Falls he opened the Loeb-Liepold Clothing (1910-1935) store at 711 Indiana with partner Leon Loeb. Mr. Loeb and Mr. Liepold were both active and charter members of the Congregation Temple Israel, organized May 6, 1919 as noted in the Wichita County Archives records from 1919-1934.

This 1909-1925 era building retains over 80% of the original architectural façade elements. Located in the 700 block of Indiana a key retail corridor for the city's growth. For over ninety-years the Liepold Clothing building remained while many of the surrounding buildings were altered, demolished or remodeled to a non-historical state. To this date 711 Indiana is the only building in the 700 block historically restored representative of the 1909-1925 era.

Historic preservation and restoration in 2006 were conducted according to the Secretary of the Interior Standards for historic preservation and completed by owner John Dickinson. Historical research has documented the architectural and cultural aspects of this building and designation would be a considerable addition to the block. The restoration plan included replacing the stucco/concrete finial and ball details, restoration and addition of architecturally appropriate elements to the exterior façade, including the storefront and its display windows, transom windows, the centered-subtractive front door entry and using dove-white colored stucco to match the original.

Mrs. Graham made a motion to accept the nomination as submitted and recommended it for designation by City Council. Mr. Bazner seconded the motion. The motion passed 6-0 with Mr. Lee abstaining from the vote while noting a conflict of interest. The commission determined that the building was worthy of historical recognition and preservation as an

individual landmark under four criteria; historical, architectural, cultural and geographical. The Commission unanimously recommended sending nomination to City Council to consider designating this structure as a Wichita Falls Landmark.

V. Application for Design Review – 616 7th Street Toodles Building (Depot Square) – Request for approval for repairs of front façade and canopy.

Matthew Prouty presented the design application for 616 7th requesting for approval for repairs to front façade and canopy. Mr. Prouty noted this was a continuation of an application originally submitted for consideration in November 2015 where temporary shoring and emergency stabilization was approved by the commission. The commission recommended that the applicant resubmit a design review application once a definitive work plan was developed for needed repairs.

A previous structural engineer's report was submitted as part of the November application and stated that water somehow got behind the brick façade and caused the failure. This water penetration led to the deterioration of the grout, bricks and possibly the metal brick ties holding the wall together to the structure of the building. In addition to the front façade and canopy the masonry was now more susceptible to deteriorating due to exposure and water and gravity was threatening the remaining façade. Mr. Litteken explained they have found an acceptable alternative for the bricks that were lost because of existing damage and during selective demolition. He stated approximately 80 to 90 bricks will need to be replaced along with the remaining salvaged bricks. The wall/roof parapet will receive new flashing and the entry canopy will be restored to original as outlined in the recorded façade agreement.

Mr. Prouty stated that by receiving approval from the commission the building owner will be able to apply for 4B downtown incentive grant funds available through the city to potentially assist in the cost of repairs. Mr. Lee made a motion to approve the exterior repairs to the exterior façade and entry canopy as required in the existing façade easement. Mrs. Graham seconded the motion. The motion passed unanimously.

VI. Discussion & Recommendation Item: Alternative Materials: Fiberglass Doors/Windows

Matthew Prouty presented the discussion item citing a request for consideration for alternative material on a current restoration project located in the Historic Depot Square District. The Landmark Commission was asked to consider the use of approved alternative materials when the original materials or assemblies were missing or damaged beyond restoration or repairs.

Mr. Prouty brought forward for consideration Standard 6 of the Secretary of the Interior's Standards for Rehabilitation, "deteriorated architectural features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials..." The Guidelines further caution against "removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished."

1. Replace severely damaged or deteriorated historic materials and features in kind. Replacing sound or repairable historic material is never recommended; however, if the

historic material cannot be repaired because of the extent of deterioration or damage, then it will be necessary to replace an entire character-defining feature such as the building's siding. The preferred treatment is always replacement in kind, that is, with the same material. Because this approach is not always feasible, provision is made under the recommended treatment options in the Guidelines that accompany the Secretary of the Interior's Standards to consider the use of a compatible substitute material. A substitute material should only be considered, however, if the form, detailing, and overall appearance of the substitute material conveys the visual appearance of the historic material, and the application of the substitute material does not damage, destroy or obscure historic features.

Staff provided additional research from Dallas, the District of Columbia and Columbus, Ohio and how these cities handle approval of alternative materials. Staff also cited that while these cities allow for alternative the cities of Boston, and Charlotte do not allow for alternative materials to be considered. Texas Historical Commission (THC) was contacted and stated they would always prefer in-kind replacement. The THC would follow the Standards outlined by the Secretary of Interior Rehabilitation Standards which leaves approval of alternatives on a case by case basis to the local Landmark Commission to consider.

The commission discussed additional items regarding alternative materials. Mrs. 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. Mrs. Graham and Mrs. Derr both shared their experience with their own properties and how being able to use a modern material as an alternatives to an original that was missing or beyond repair or restoration may provide a cost effective alternative to a poorer performing material. Mr. Lebow also made mention of coming energy codes and how alternative materials may offer improved energy performance to existing assemblies and that original or existing assemblies do not meet federal ADA requirements regarding 5lbs of pressure opening force required for doors and windows.

Mr. Bazner made a motion to approve the consideration of alternative materials fiberglass doors and windows on a project by project basis. Mr. Lebow seconded the motion. 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.

VI. Application for Discussion & Recommendation Item: THC Requirements for 30.06/30.07 signage

Matthew Prouty presented the discussion item noting the new requirement for signage that will be required to be displayed at public entrances to disallow open carry of fire arms into a building. The Texas Historical Commission (THC) was notified by a local architect that inquired about guidelines or regulations that impact location of this signage on historical buildings.

THC commented that this was the first time the issue had been raised. THC is not going to tell us how the public should be notified. Signs may be mounted onto a building. If they are mounted anchors, or fastener should be placed in grout joints and not through masonry. THC would prefer pole or ground signs be used for these signs.

Staff has requested that the Landmark Commission consider that review of these notification signs be handled in house through a staff review and not the full design review process. Mrs. Graham made a motion to approve staff authorized design review for Sec 30.06 and 30.07 signage. Mrs. Cotton seconded the motion. The motion passed unanimously.

VII. Other Business

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

Michele Derr reported on Depot Square activities that the Farmer's Market project was 100% complete. Weddings have been booked for the upcoming months along with Midwestern State holding a pop-up art exhibit in the facility. The Zales building prism windows are installed and storefront glass will be installed next month. Mrs. Cotton reported the West Floral Heights Association met and was planning on purchasing trees to replace the trees in the neighborhood lost during the drought. Also the association will be looking at historic stop sign frames for the neighborhood in the coming months. Mr. Prouty also provided an update on construction of previous Landmark design approvals at 1511 Hayes and 1705 Tilden in the West Floral Heights Neighborhood.

b) 2016 Landmark Commission Roster

A New roster was provided to commission members to verify contact information was updated and correct.

c) Administrative Review

Mr. Prouty reported on the five staff authorized minor repairs/alterations over the past two months.

d) Preservation Summit: Mr. Prouty informed members upcoming February 17 and 18th that Preservation Texas will be hosting the 2016 Summit in Austin, Texas and provided the schedule.

e) Articles and Periodicals

Mr. Prouty reported that copies of Preservation and The Medallion are available for review.

VIII. New Business:

a) Next Mtg. – Tuesday, February 23, at 12pm

b) Request to add a Discussion/Recommendation Item to February Landmark Commission Meeting: Morningside National Historic District: Status of Design Review request made by Mr. Gary Cook. Amy Krikorian advised that since this issue was not on the posted agenda that discussion would have to be held the following month to in order to comply with the Texas open meeting act.

IX. Adjourn

Meeting adjourned at 1:31 pm



Stacie Flood, Chairperson



Date