
MINUTES
LANDMARK COMMISSION
June 28, 2016

MEMBERS PRESENT:

Stacie Flood, Chairperson

Kevin Bazner

Barney Brock

Andy Lee

Michele Derr

Christy Graham

Cindy Ramirez

■ Members

■

■ P&Z Liaison

■

■

■

■

Michael Smith

■ Council Liaison

Matthew S. Prouty, Planner II

■ City Staff

Leslie Dunn, Senior Administrative Clerk

■

Kyle Caskey, Planning Technician

■

ABSENT:

Cindy Cotton

■

Jackie Lebow

■

I. Call to Order, and Introductions

Chairperson Stacie Flood called the meeting to order at 12:05 p.m.

II. Review & Approval of Minutes from May 24, 2016

Chairperson Flood called for review and approval of minutes from the May 24, 2016 Landmark Commission meeting. Mr. Andy Lee made a motion to approve the minutes. Mr. Kevin Bazner seconded the motion. The motion was taken to a vote and passed unanimously.

III. Application for Design Review – 800 Ohio Street Zales Building (Depot Square) – Mural Project – Updated Documentation

Mrs. Ann Arnold-Ogden stated their contractor, John Dickinson, was present to answer any questions regarding architecture and that Ms. Francine Carraro, director of the Wichita Falls Museum of Art, had returned to answer any questions regarding design. Mr. Matthew Prouty stated the applicant had consulted with an architect and structural engineer and referred to the stamped engineer's report in the meeting packet, which addressed many of the questions posed by the Commission at previous meetings. Mr. Prouty verified that the property line begins at the face of the wall. Mrs. Arnold-Ogden stated that she had not yet been able to contact the adjacent property owners regarding an encroachment agreement, and that they would not proceed with erecting the mural until approval was received.

Mrs. Michele Derr asked for clarification whether the mural was going to be one continuous piece. Mr. Prouty stated it would be. Mr. Prouty referred to John Dickinson to speak to the recommendations in the engineering report regarding mortar quality, placing a water proof finish on the wall, and shimming the mural to stand off the wall. Mr. Dickinson stated he had inspected the wall several times and believed following the recommendations in the engineering report would be a great way to apply the mural. Mrs. Arnold-Ogden asked for staff's recommendations regarding the possible use of a waterproofing agent. Mr. Prouty stated, based on literature provided from the National Park Service Dept. of the Interior, staff recommended the use of a water-soluble waterproofing agent.

Councilor Michael Smith asked if any subsequent owner of the building would inherit ownership of the mural. Mrs. Arnold-Ogden clarified that Downtown Wichita Falls Development will retain ownership of the mural and a clause would be included in the seller's contract that provides an allotted amount of time for Downtown Wichita Falls Development to remove and relocate the mural, at their expense, should the new owner choose to have it removed.

Mrs. Christy Graham asked if they could proceed with a motion to approve the mural, or if the issue of the encroachment agreement needed to be resolved first. Mr. Prouty clarified that the encroachment agreement would be a civil matter and it could be included in the motion as a condition.

Mrs. Graham made the motion to approve the mural project and placement on the Zales Building, in the Depot Square Historic District, with the condition that an encroachment agreement could be received from the adjacent property owner. Mr. Kevin Bazner seconded the motion. The commission voted on the motion; motion passed unanimously.

IV. Application for Design Review – 615 7th Street Keller & Durret Hardware Building (Depot Square) – Request to Restore Original Awning and Windows, Repoint and Repair West Exterior Wall, Install New Exterior Side Door, Replace Roof to Accommodate an Outdoor Roof Patio, and Widen Doors to ADA Standards

Mr. Matthew Prouty stated an application by a previous owner had been approved by the Landmark Commission and the current applicant wished to make a few changes to the designs presented in that application. Mr. Prouty stated Syd Litteken, architect, consulted on both the previous and current project and advised there would be no issues accommodating the design changes. Mr. Prouty stated the applicant was seeking approval to widen the front entry to accommodate ADA standards, to install a new exterior side door, and to demolish and replace the existing roof with a structure that could double as a rooftop patio.

Mr. Jacob Scott, applicant, stated his main concern was making sure the facade was preserved and that the rooftop patio would allow for more space and provide a potential area for smokers. He stated the canopy would restore some of the original character to the building. Mr. Scott expressed a desire to cut the six foot windows down to three feet. Mr. Prouty pointed to other historic buildings in the area that had similar size windows to those being proposed.

Mr. Scott stated he had received permission from Will Tucker, adjacent property owner, to install the exterior side door. He stated the damaged brick would be repointed and replaced with similar brick.

Chairperson Flood asked if the front door was going to be brought flush with the wall. Mr. Scott stated it would still be recessed. Ms. Cindy Ramirez asked the applicant how he proposed to widen the doorway to ADA standards. Mr. Scott stated he planned to pull the door back and widen the entryway. Mr. Prouty clarified that the brick throat of the façade did not appear to be the original brick. Mr. Scott stated that he would consult with Syd Litteken regarding the best way to maintain the historic elements of the façade while widening the door to ADA standards. He stated that if the door needed to be brought forward, that could be done. Mr. Andy Lee stated the 2009 adopted Building Codes contained a historical section that allowed for a waiver to certain ADA requirements. He stated he had acquired such a waiver for another building in the Depot Square Historic District and recommended the possibility to Mr. Scott of acquiring a similar waiver from Building Inspections Department.

Councilor Michael Smith asked if there would be a second floor. Mr. Scott stated there would be a rooftop patio. Mr. Kevin Bazner asked how having a second floor would affect ADA accessibility. Mr. Prouty stated that accessibility standards were based on occupant load. He added because the occupant load would be under 50 occupants, it did not require the rooftop patio to be ADA accessible. Mr. Scott stated Mr. Litteken had informed him that, because a large enough percentage of the facility would be up to ADA standards and all facilities would be accessible, he was not required to bring the rooftop patio up to ADA standards.

Mr. Bazner made the motion to approve the design review proposal for 615 7th St. (Keller-Durret Hardware building). Ms. Ramirez seconded the motion. The commission voted on the motion; motion passed unanimously.

V. Application for Design Review – 3301 Harrison Perkins-Prothro House (Registered Texas Historic Landmark) – Request to Restore Greenhouse by Replacing Old Wood and Rusted Steel Framework with Welded Aluminum Factory Coated Framework, and Replacing Broken Glass. Replace Slate Roof of House with Similar

Mr. Matthew Prouty stated the subject property was a local historic landmark, a Registered Texas Historic Landmark (RTHL), and also a national register of historic places landmark. He stated staff had worked with the Texas Historical Commission to determine what would be required to proceed with the proposed work. It was determined that only the footprint of the main house and the elevator addition were included in the RTHL application, and the greenhouse restoration would not be required to conform to THC criteria. According to THC guidelines, the state must be notified at least 60 days prior to the commencement of work on an RTHL. Mr. Prouty stated property owner would be following up with this notification to the State for the slate roof replacement on the house portion of the application. Mr. Prouty explained that there would need to be two separate motions, one for the greenhouse, and one for the roof to be forwarded on to THC.

Mr. Andy Lee made the motion to approve the restoration of the greenhouse. Mrs. Michele Derr seconded the motion. The commission voted on the motion; motion passed unanimously.

Mrs. Michele Derr made the motion to approve the slate roof replacement due to deterioration and damage being caused to the home's interior. Mr. Barney Brock seconded the motion. The commission voted on the motion; motion passed unanimously. Staff will coordinate with Mr. Prothro and THC regarding the Landmark Commission's review and local approval.

VI. Application for Design Review – 612 7th Street Jalonick Building (Depot Square) – Request to Repair Canopy and Renovate Front Entry Façade.

Mr. Matthew Prouty stated the applicant was proposing to replace the canopy with one of similar materials and refresh the existing façade with stained wood infill. Mr. Wardell Murray, applicant, stated the proposed façade would be constructed of rough cedar prepared with linseed oil, which would be resistant to the weather. He stated he would like to restore the original windows, but they had been completely covered over the preceding years, and vandalism was also a concern. Mr. Murray stated the proposed façade and canopy repairs were needed to make the building more visually pleasing.

Mrs. Michele Derr asked Mr. Murray if he planned on retaining the existing window size/design. Mr. Murray stated that, although he would like to change out the door and the window, he would be retaining them both in their current size/design. Mr. Prouty stated he and the applicant had discussed the potential for future design review applications for possibly opening up the windows and replacing the door, but as it stands the applicant was currently only looking to refresh the existing store-front.

Mr. Murray stated that there would be no additional lighting added to the exterior and damaged brick on the side of the building would be repaired. Councilor Michael Smith asked if the City owned lot adjacent to the property was also a part of the historical district. Mr. Prouty stated that it was. Councilor Smith asked for clarification that if any changes were proposed for the adjoining lot, that it would come before the Landmark Commission. Mr. Prouty stated that it would. Mrs. Christy Graham stated the adjacent property could potentially become an outdoor dining area for Mr. Murray's restaurant. Mr. Murray stated that he had spoken with Pat Hoffman in Property Management about the potential of possibly leasing the property, but was informed that the property could not be leased, only sold to one of the adjacent property owners.

Mrs. Christy Graham made the motion to approve the design review proposal for 612 7th Street to renovate the front facade. Mr. Barney Brock seconded the motion. The commission voted on the motion; motion passed unanimously.

VII. Policy Discussion Item – Commission Discussion to Address Design Review Process for Landmark Properties with Multiple Structures.

Mr. Matthew Prouty referred to conversations with THC and stated it was their approach to take a holistic view toward zoning when dealing with parcels outside a designated

historic district. Unless a structure is specifically excluded from the historic designation, it would be considered part of the historic property and treated the same as the primary designated structure. Mr. Prouty pointed to the example of the Berry Brown house, stating that one of the accessory buildings on the property had been flagged for demolition by Code Enforcement due to life, health and safety issues (roof caved in). Because the primary structure is a local designated landmark, the demolition of the accessory structure would come before the Commission for consideration. Mr. Prouty stated that the Commission should address what the standard should be, going forward, when dealing with properties with undesignated accessory structures. Christy Graham stated that the Landmark Commission had previously approved demolition of the garage/shed for the Berry Brown landmark property.

Mr. Prouty stated he had discussed with Chairperson Stacie Flood how they treated the accessory structures of the Kell House and was told that the Kell House itself is the only building specified in the historic designation. Chairperson Flood clarified that, though the Kell House was the only structure included in the designation, they did make it their practice to bring any changes being made on the property before the Landmark Commission, including accessory structures. Chairperson Flood stated she also believed it would be best to look at all structures on the designated property because it could potentially prevent the land becoming cluttered with additional structures. Chairperson Flood asked if the guidelines needed to be amended to have the commission's recommendations reflected. Mr. Prouty stated staff could work with THC in developing a provision that would mirror their guidelines.

VIII. Other Business:

a) Monthly Report—Depot Square & West Floral Heights Historic Districts

Mrs. Michele Derr stated the Art and Soul Festival had been a success. She stated that upcoming 4th of July festivities would include a parade downtown and a Heritage Society hosted event at the Kell House.

Mr. Prouty stated staff would be working on behalf of the West Floral Heights Neighborhood Association to arrange a meeting with Parks and Recreation to discuss the potential of purchasing and transplanting trees owned by the City for use as street trees in the West Floral Heights Historic District.

b) Design Review—Staff Authorized—Minor Alterations/Repairs:

Mr. Prouty reported on the six staff authorized minor alterations/repairs:

112 Pembroke – (Morningside) – Upgrade Asphalt Roof with Class 4 Shingles; Roof Vents.

1605 Buchanan – (West Floral Heights) – Replace Laminate Shingle Roof on Rear Garage Apartment with Same

1310 Buchanan – (West Floral Heights) – Replace Asphalt Roof with Same

1200 9th Street 1st Baptist Church – (Registered Texas Historic Landmark) – Electrical/Replace Existing Chiller

1605 Hayes – (West Floral Heights) – Residential Gas Service

3012 10th Street – (West Floral Heights) – Foundation Repair

1515 Tilden – (West Floral Heights) – Replace Asphalt Roof with Same

1308 Grant – (West Floral Heights) – Foundation Repair

IX. New Business:

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

Mr. Prouty stated the Landmark Commission would be able to return to Council Chambers Conference Room for the August meeting. Mr. Prouty also made the Commission aware that, based on the number of applications that did not make it onto the June agenda, there was potential for an emergency meeting being requested in July.

b) Mrs. Michele Derr brought it to the Commission's attention that she had mentioned to staff the possibility of considering a resident of Morningside Historic District for the open position on the commission being vacated by Mr. Kevin Bazner. Mrs. Derr also mentioned that Mr. John Dickinson had expressed interest in the position.

X. Adjourn:

Meeting adjourned at 1:15 pm

Stacie Flood
Stacie Flood, Chairperson

8/23/2016
Date