
MINUTES
LANDMARK COMMISSION
January 24, 2017

MEMBERS PRESENT:

Stacie Flood, Chairperson
Barney Brock
Cindy Cotton
Michele Derr
John Dickinson
Christy Graham
Jackie Lebow
Andy Lee
Cindy Ramirez

■ Members
■ P&Z Liaison
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Michael Smith

■ Council Liaison

Karen Gagné, Planning Administrator
Matt Prouty, Planner II
Amy Krikorian, Municipal Court Prosecutor

■ City Staff
■
■ Legal Dept.

GUESTS:

Max and Jan Phipps

ABSENT:

N/A

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

Chairperson Stacie Flood called the meeting to order at 12:02 p.m. New commission member John Dickinson was introduced and sworn in by Planning Administrator, Karen Gagné.

II. Election of Landmark Commission Chairperson & Vice Chairperson for 2017

Chairperson Stacie Flood called for the election of a new Chairperson and Vice-Chairperson for the Landmark Commission for 2017. Mrs. Christy Graham made a motion to nominate Mr. Andy Lee as Chairperson. The motion was seconded by Mrs. Michele Derr. Mrs. Michele Derr nominated Christy Graham as Vice Chairperson. Ms. Cindy Cotton seconded the motion. There were no other nominations; nominations were declared closed. The Commission voted unanimously to appoint Andy Lee Chairperson for 2017, and Christy Graham for 2017 Vice-Chairperson. New Chairperson Andy Lee asked Ms. Flood to continue chairing the meeting. Ms. Flood accepted Mr. Lee's request.

III. Review & Approval of Minutes from September 27, 2016

Ms. Flood called for review and approval of minutes from the September 27, 2016 Landmark Commission meeting. Mrs. Michele Derr made a motion to approve the

minutes. Chairperson Lee seconded the motion. The motion was taken to a vote and passed unanimously.

IV. Review Item: Texas Historical Commission: Certified Local Government Four-Year Review

Mrs. Karen Gagné stated staff had already implemented some of the changes recommended in the preliminary report received from THC in September of 2016. She stated Landmark Commission minutes for the previous two years had been made available on the Planning webpage, as would future minutes upon being approved. She stated the agendas for upcoming meetings would also be made available on the Planning website once they are signed by the City Clerk for posting.

Mrs. Gagné stated that staff would also be working with the Wichita County Heritage Society to scan in survey sheets from the 1980's preservation plan. She stated the goal was to have the preservation plan included as a section on the Planning website.

Mrs. Gagné stated that the City of Wichita Falls had not applied for a CLG grant because of the need for local matching funds, but suggested that, if it were something the Commission would like to consider moving forward, it could be included in the budget as an "above current" item. She stated there was no guarantee that it would be approved.

V. Discussion and Recommendation Item Regarding TDHCA Letter (1100 Lamar Street) – Landmark Commission Sample Letter

Chairperson Lee stated he had recused himself and would not be voting on this item because he was representing Overland Property Development Group (OPG), which was in the process of purchasing the property being discussed. He stated the building at 1100 Lamar Street was the Maskat Temple built in 1930, and the future owners were proposing to restore the building and preserve the original character. Mr. Lee stated the project would be utilizing low income tax credits for affordable housing. He stated the preliminary application for the project consisted of 30 units, which would be designated for residents over the age of 55. He stated the application could potentially be altered prior to the March 1st final application date.

Mr. Lee explained that the support letter was part of the process required by the Texas Department of Housing and Community Affairs (TDHCA) when considering projects for tax credits. He stated OPG had previously completed another 30 unit project at the corner of Maplewood Avenue and McNeil Avenue, and were currently working on another similar project on Barnett Road. Mr. Lee stated that under the TDHCA program Wichita Falls competed with Abilene for funding and that Abilene did not currently have any applications submitted. He stated that OPG had another application submitted for a project on Archer City Highway, and another developer had an application submitted for a project on Fairway Boulevard. Mr. Lee stated TDHC would hold its board meeting for final approval in July 2017.

Councilor Smith pointed out that the building had previously held some significant ties to the USO. Mr. Lee explained that following World War I and on into World War II, the building had been used by the USO to house and host events for servicemen. He stated the building was later used by the Maskat Shriners to host players for the Maskat Shrine

Temple football game between Texas and Oklahoma, the oldest high school all-star game in the U.S.

Councilor Smith mentioned that a mural done by Air Force recruits during World War II had been discovered in another old building in the downtown area and asked if this building happened to have anything similar. Mr. Lee stated that the building was a wood structure and that the current owner had already gone through the process of demolition and asbestos abatement. He stated he was not aware of a mural, but if one was found it would be preserved. Mrs. Christy Graham stated that she had done a walk-through of the building and did not recall seeing a mural.

Mrs. Christy Graham made a motion to approve the draft letter recommending the proposed project at 1100 Lamar for consideration by TDHCA. Mr. Barney Brock seconded the motion. The motion was taken to a vote and passed unanimously.

VI. Other Business:

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

Mrs. Michele Derr stated that The Half Pint Tap Room was soon to be opening at 817 Ohio Avenue. She stated progress was being made at the Magnolia Building and there would be some big changes going on there in the next 30 to 60 days. She stated the Petroleum Building had been purchased and that a restaurant called The Highlander Public House was being proposed for the ground floor of the building. Mrs. Derr stated the Downtown Farmer's Market was remaining open on the first and third Saturdays during the winter months. She noted the business A Little h Creative, currently located in Lasalle Crossing, would be moving to the Red Threads building on Indiana Avenue and that The 7th Street Studio could potentially be expanding into the space being vacated at Lasalle Crossing.

Mrs. Derr stated that a coffee roastery would be moving into Big Blue and that The 9th Street Studios had opened up at the building on the corner of 9th Street and Travis Street. She stated The Broken Tap had created an outdoor dining area, and The Iron Horse Pub had installed a heater in their outdoor dining area. She mentioned that the roof of the building on the corner of 5th Street and Ohio Avenue was now completely gone. Staff indicated they would look into this issue with the new owner and Code Enforcement/Building Inspections.

Mrs. Derr stated that The Gypsy Kit had opened a new restaurant in the City National Building (Gypsy Fit) and that the This Iz It soul food kitchen had opened at 612 7th Street. She stated a new retail store called Southernly Inspired would be opening at 711 Indiana Street, new LED lights had been installed on the First Texas Building, and Big Blue had also put up blue lights to represent diabetes awareness. She stated Straight Street on Indiana Avenue was now open. Mrs. Derr stated the City of Lights parade had been a success and that Bowling for Soup would be headlining the St. Patrick's Day festival. She stated that John Dickinson, Danny Ahern and Dusty Potter had purchased the old gas station building on the corner of 6th Street and Indiana Avenue.

Ms. Cindy Cotton stated she had been told by Ms. Carolyn Looney that it was her understanding that realtors selling homes in West Floral Heights Historic District were

not able to advertise homes in the area as being part of a historical district because it was not appropriately represented as officially designated. Councilor Michael Smith stated he would check with Kinley Heggland, City Attorney, to see if this was correct.

Ms. Cotton thanked everyone on the Commission for all the good work that they had done over the years, and stated West Floral Heights would not be what it was today without the help of the Landmark Commission.

Mrs. Christy Graham stated the contract had been signed on the Alamo School and the project would continue to move forward.

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

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

1712 Buchanan (West Floral Heights) – New Residential Electrical Permit – Davis Electric

408 Hayes (West Floral Heights) – Replace Roof with Same – Marant Construction

1416 Hayes (West Floral Heights) – Backflow Permit – Brian's Plumbing

1602 Hayes (West Floral Heights) – Replace Roof with Same – Arrowhead Contracting

1700 Grant (West Floral Heights) – Replace Roof with Same – J. Menasco Roofing Co.

1713 Grant (West Floral Heights) – Replace Roof with Same – Salvador Pacheco

717 Ohio (Depot Square) – Replace Roof with Same – Marathon Building Co.

1709 Tilden (West Floral Heights) – Water Heater Replacement – Brian's Plumbing

615 8th Street (Depot Square) – Plumbing/Gas Service – Brian's Plumbing

c) Articles & Periodicals: The Medallion – Fall 2016 – Where On Earth...In Texas, Preservation – Fall 2016 – City Love, 2017 Preservation Texas Summit

d) Membership Update: Mrs. Karen Gagné announced Ms. Cindy Cotton's resignation due to moving out of the W.F.H. District. She stated that residents of West Floral Heights were being encouraged to apply for the vacated position. She expressed regret at seeing Ms. Cotton go and thanked her for all the work she had done while serving the City and the Commission.

VII. New Business:

a) **Next Mtg.** – Tuesday, February 28, at 12pm

b) **Landmark Awareness** – Mr. Andy Lee recommended working with the local media to organize an effort aimed at educating the community on landmark properties and Historical Districts. He stated it would be beneficial for the public to be aware of the available tax credits for designated buildings and to have a better understanding of the design review process. He also stated he felt it would be prudent for the Commission to discuss with Building Inspections portions of the Building Code that were able to be relaxed for landmark buildings.

John Dickinson recommended also discussing with Building Inspections the possibility of adding maintenance requirements to the Building Code that would protect the older buildings downtown from deterioration. Councilor Smith stated

he made efforts in the past to establish maintenance requirements and would continue work with other City Council members in order to influence progress.

VIII. Adjourn:

Meeting adjourned at 1:00 pm

Stacie Crossfield Flood
Stacie Flood, Chairperson

2/28/2017
Date

