
MINUTES
LANDMARK COMMISSION
February 28, 2017

MEMBERS PRESENT:

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

■ Members
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Karen Gagné, Planning Administrator
Amy Krikorian, Municipal Court Prosecutor

■ City Staff
■ Legal Dept.

GUESTS:

Max and Jan Phipps
Billy Francis, contractor-1401 Grant St.
Jim Carper, applicant-1401 Grant St.

ABSENT:

Barney Brock
Michael Smith

■ P&Z Liaison
■ Council Liaison

I. Call to Order and Introductions

Chairperson Andy Lee called the meeting to order at 12:05 p.m.

II. Review & Approval of Minutes from January 24, 2017

Chairperson Lee called for review and approval of minutes from the January 24, 2017 Landmark Commission meeting. Ms. Stacie Flood pointed out that Mrs. Christy Graham's name had been misspelled in multiple places. Mrs. Michele Derr made a motion to approve the minutes with the necessary corrections. Ms. Stacie Flood seconded the motion. The motion was taken to a vote and passed unanimously.

III. Application for Design Review – 1401 Grant Street (West Floral Heights) – Request to replace synthetic tile roofing shingles with Slateline, designer, asphalt shingles, and repair dormers.

Mrs. Karen Gagné stated the applicants, James and Marilyn Carper, were proposing to replace the existing synthetic tile roof with designer, composition shingles due to deterioration and damage. She stated they were going to be replacing the roof on the home as well as the detached garage.

Mr. Billy Francis, Contractor, stated the color would be antique slate, which was the closest match that he could find to the existing shingles. Mr. Jim Carper, applicant, stated

he had been searching for approximately a year to find someone to repair the roof, but had been unsuccessful due to both the steep pitch of the roof and the difficulty of working with the existing shingles. He stated if he were able to find shingles comprised of the same material as the existing synthetic tiles, the cost would exceed the insurance coverage by approximately \$50,000.00.

Mr. Jackie Lebow asked about the original roof materials. Mr. Francis stated the addition at the rear of the house had been erected in 1948, which was likely when the existing shingles had been installed. He stated he believed the original roof may have consisted of real slate, rather than the existing synthetic material. Mrs. Michele Derr asked when the house was built. Mr. Carper stated it was built in 1922.

Mrs. Christy Graham stated she believed the existing synthetic tile was similar to what was on the building at Lasalle Crossing. She stated it was a thin, concrete material that was easily broken and that it had been difficult to find similar replacements. Mr. Francis stated the supply had been depleted due to bad hail storms in the Dallas/Ft. Worth area last spring.

Mrs. Graham made a motion to approve the replacement of the existing shingles with the proposed composite shingles. Mr. Lebow seconded the motion. The motion was taken to a vote and passed unanimously.

IV. Application for Design Review – 600 8th Street (The Holt Apartments) – Request to replace 136 windows on 8th Street facade with new, Low E coated, single hung (THC ruling 02-2017).

Chairperson Lee stated Mrs. Christy Graham and Mrs. Michele Derr were co-owners of the Holt Apartments and had recused themselves from voting on the proposed window replacement project. Mrs. Derr stated they would be replacing windows on the south and the east sides of the building. She stated the windows had originally been replaced during the Holt rehabilitation project converting the building to apartments. She stated the existing windows were not the ones that THC required to be put in the building and the windows were severely deteriorating. She stated the existing finger jointed, wooden windows were falling apart due to wood rot, allowing water, air, and bugs inside. She stated the windows would not open and they do not currently have Low E coating.

Mrs. Derr stated the initial design review application was submitted in October 2016, but, because there was a Texas Historical Commission (THC) grant easement on the building, the application had to first be approved by THC. She stated THC had initially requested the existing windows be replaced with wooden windows, but she had explained that the maintenance and upkeep on wooden windows for an eight story building would not be energy efficient or economically reasonable. She stated that THC had agreed that a different product could be considered.

Mrs. Derr stated that THC had also requested decorative horns similar to those on the second floor be placed on the windows. Mrs. Derr stated the decorative horns had been added to the second floor in 1926 when the building was renovated into a hotel. She pointed out that the horns do not appear in earlier images of the building. She stated that, provided with this information, THC had agreed to exclude the decorative horns. Mrs. Derr stated the windows they were proposing to install were PVC and aluminum and

they meet the new R rating standards approved in January. She stated THC had approved the new windows.

Mr. John Dickinson asked if they would be maintaining the existing wooden jams and sills. Mrs. Derr confirmed they would. Mrs. Graham stated the residents of the Holt would be appreciative if the window replacement project were approved. She stated some residents had left due to the inability to open the windows. Mrs. Derr stated the new windows would be single hung, one over one windows with Low E coated glass, similar to those recently approved at the Magnolia Building. She stated they would be replacing the windows on the 3rd through the 8th floor.

Mr. Jackie Lebow stated he felt the type of windows being used would be becoming more and more common with the changes to the energy code. He stated that these type of windows were a good compromise for historic buildings and the extended life when compared to wooden windows made them a desirable alternative. Ms. Cindy Ramirez stated that many other cities were allowing alternative window options for floors above the ground floor.

Mr. Lebow made a motion to approve the window replacement for the Holt Apartments. Ms. Stacie Flood seconded the motion. The motion was taken to a vote and passed unanimously.

V. Discussion and Recommendation Item Project Goals 2017: Coordination with Media to Increase Public Awareness of Local Landmark Properties/Historic Districts; Available Tax Incentives; Design Review Requirements; Depot District Expansion, etc.

Karen Gagné stated there had been a growing interest in expanding the Depot Square Historic District. Chairperson Lee stated he felt it would be integral to the discussion to have some questions addressed regarding the historical appendix contained in the 2009 New Jersey Building Code. He stated the historical code had not been added to the New Jersey Building Code when it was updated in 2015. He stated that business owners downtown were encountering multiple issues when being required to bring older buildings into compliance with current building codes. Among those issues were replacement of windows with Low E coated glass, installation of sprinkler systems, and increased ingress/egress and restroom requirements due to higher occupancy loads. He stated these issues were all addressed for historical buildings in the 2009 New Jersey Building Code, but was uncertain whether these exceptions still applied under the 2015 New Jersey Building Code. He stated he hoped that Bobby Teague, Chief Building Official, could possibly clarify some of these issues at the upcoming meeting of the Landmark Commission.

Chairperson Lee stated he felt another way of promoting development downtown would be to increase public awareness of the benefits of receiving landmark designation. He stated the tax credits available for state and local landmark properties could help to cover the costs involved with restoration and code compliance, or assist with lending. He stated that with the Mayor and City Council driving the push to promote growth downtown, this year would be a unique opportunity to increase the boundaries of the Depot Square Historic District. He stated he felt the Commission should consider reaching out to the media to increase awareness of the importance and benefits of landmark preservation

and should also set goals geared toward increasing the number of landmark designated properties in the city.

Mrs. Gagné stated one of the things that staff has continued to inquire about was how other cities are reconciling their design review requirements with requirements of the current energy code. She stated staff had also continued to reach out to THC with questions about how and when state and federal standards were going to be changed to meet the energy code.

Mr. Lebow asked if Bobby Teague was going to be making a presentation at next month's Landmark Commission meeting. Mrs. Gagné stated Mr. Teague would be addressing the commission, but had waited because he was sending Ricky Horton, Plans Reviewer, to the Preservation Texas Summit in Waco this month to gather feedback prior to preparing a presentation. She stated he hoped to learn more about how other cities were dealing with similar issues prior to addressing the commission.

Mrs. Derr asked what the process would be for expanding Depot Square Historic District. Mrs. Gagné stated staff would likely meet one on one with business owners in the area and try to educate them on what would be involved. Once an area was identified where the expansion would be well received, the official process would begin. She stated staff would also need to coordinate with Greg Smith, National Register point of contact at THC, because the area currently identified as Depot Square had been previously listed as eligible for the National Register. Staff would need to determine how changing the borders of the district would affect National Register status.

VI. Other Business:

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

Mrs. Michele Derr stated the roof had been replaced and the old awning had been pulled down at the Green's Furniture building on 6th Street and Indiana Avenue. She stated The Yard was now under the management of the owner of Ganache and is scheduled to reopen. She stated that a new business owner was working toward opening a brewery at The Hub. She stated the St. Patrick's Day Festival was coming up on March 11th, and the Highlander Public House in the Petroleum Building would be open for preview on the same day, with the official opening on March 17th.

Mr. John Dickinson stated he had cleared out several trash trees on the lot surrounding the gas station building on the corner of 6th Street and Indiana Avenue. Mrs. Christy Graham stated she had recently received a letter in the mail regarding downtown trees because six trees had been removed in the downtown area. Mrs. Gagné stated that four of the trees that were removed had been approved by the City.

Mrs. Gagné stated that the letters were distributed in order to increase awareness that there is an ordinance stipulating that trees and shrubbery were not to be removed from the public right-of-way without prior permission from the City, and to let property owners know that Property Management is the appropriate department to contact regarding this issue.

Chairperson Lee stated that all support resolutions for the Overland Property Group (OPG) development project at the Maskat Temple had been submitted to the state as part of their application for low income housing tax credits from the Texas Departments of Housing and Community Affairs (TDHCA). He stated the point tally would be known in June, and whether a project is awarded in Wichita Falls should be known in July.

Chairperson Lee stated they had been working directly with THC on state tax credits while moving forward with the final phases of work on the Zales Building. He stated they were also working toward qualifying the building for the National Register.

Chairperson Lee stated that Carolyn Looney of West Floral Heights had asked why the West Floral Heights Historic District was not filed to record. Mrs. Gagné stated that staff had worked directly with the City Clerk to make sure that this was on record. She pointed out that it is also listed in the Code of Ordinances, with a map of the district included. Mr. Lee stated there had been some confusion from local realtors, and suggested perhaps sending a notice out to the board of realtors letting them know that West Floral Heights is a designated historical district. Mrs. Gagné stated staff checks every January to see if any properties have been added to the Historic District, and there had been no change in 2016. She stated that letters are sent to new property owners alerting them if there are any changes.

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

Mrs. Karen Gagné reported on the two staff authorized minor alterations/repairs:
- 1301 Grant (West Floral Heights) – Replace Water Heater – Kamko Plumbing
- 1309 Grant (West Floral Heights) – Backflow Permit – Brian's Plumbing

c) Articles & Periodicals: Texas Historical Commission – Certified Local Governments in Texas; A blueprint for protecting your community's heritage; Courthouse Cornerstones: 2017 Texas Historic Courthouse Preservation Program Update

VII. New Business:

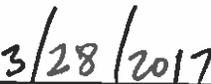
- a) **Next Mtg.** – Tuesday, February 28, at 12pm
- b) **5th Street & Ohio Avenue** – Mrs. Michele Derr asked if there had been any updates regarding the collapsing roof on the building at 5th Street and Ohio Avenue. Mrs. Gagné stated the new owner, Wayne Hanson, spoke with staff and was made aware of the life, health, and safety issues that Building Inspections had identified with the building and the fact that these issues will need to be addressed.
- c) **TRN Article – Zales Building**

VIII. Adjourn:

Meeting adjourned at 1:20 pm



Andy Lee, Chairperson



Date

