
MINUTES
LANDMARK COMMISSION
September 26, 2017

MEMBERS PRESENT:

Stacie Flood, Acting Chairperson
Michele Derr
John Dickinson
Jim Johnson
Cindy Ramirez

■ Members
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Michael Smith

■ Council Liaison

Karen Gagné, Planning Administrator
Amy Krikorian, Municipal Court Prosecutor

■ City Staff
■ Legal Dept.

ABSENT:

Andy Lee, Chairperson
Barney Brock
Christy Graham
Jackie Lebow

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■ P&Z Liaison
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I. Call to Order, and Introductions

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

II. Review & Approval of Minutes from August 22, 2017

Acting Chairperson Flood called for review and approval of minutes from the August 22, 2017 Landmark Commission meeting. Mrs. Michele Derr made a motion to approve the minutes. Mr. John Dickinson seconded the motion. The motion was taken to a vote and passed unanimously.

III. Application for Design Review – 1308 Grant Street (West Floral Heights) – Request to remove and rebuild existing detached garage.

Mrs. Karen Gagné stated that the applicant was proposing to demolish and replace the existing detached garage due to structural and foundation issues. The applicant was proposing to replace the garage in kind, with similar materials, but was going to shift the location further back from the rear alley in order to satisfy current setback requirements.

Mr. Randolph Umlah, the applicant, stated the garage was uninsurable in its current state due to the issues with the foundation. He stated the garage itself was bowing in the middle and gradually shifting away from the fence. He stated they had considered repairing the foundation and maintaining the existing structure, but this was not possible due to the level of termite damage.

Mr. Umlah stated he would be maintaining the existing side windows, some of which were original and some that had been replaced with plexi-glass. He stated they would be matching the colors of the house on the new garage. He stated there had not been any doors on the garage when he purchased the property, but he did have possession of the original doors. He stated they were barn door style and not wide enough for a car. He stated the original doors were bowed and he did not have the rack system to hang them on.

Mrs. Michele Derr asked if the garage was built at the same time as the house. Mr. Umlah stated they were constructed at the same time. Mr. John Dickinson asked if there would be two overhead doors. Mr. Umlah stated there would only be one. Ms. Cindy Ramirez asked if the new construction would follow the same overhangs as the original. Mr. Umlah stated they would be utilizing the same overhangs, but they would be shortening the rear overhang from two feet to one foot in order to satisfy the setback requirements. He stated they would also be changing the awnings to a craftsman style to match the house.

Ms. Ramirez asked if the exterior materials were going to be the same as the existing garage, or if they were going to match the house. Mr. Umlah stated they would be reusing some of the existing materials, but primarily they would be matching the house. Ms. Ramirez stated she liked the original doors and pointed out they were quite different from the ones being proposed. Mr. Umlah stated he had tried to find replacement doors of a similar style, but had been unable to locate a similar replacement that could accommodate the width of a car.

Mrs. Michele Derr made a motion to approve the removal of the existing garage and replace with a detached garage maintaining similar style and materials. Mr. Jim Johnson seconded the motion. The commission voted on the motion; motion passed unanimously.

IV. Application for Design Review – 1701 Buchanan Street (West Floral Heights) – Request to repair and restore existing front porch roof in kind.

Mrs. Gagné stated the property at 1701 Buchanan Street had been foreclosed on and the applicant, Jonathan Smits, was proposing to repair the front porch on behalf of Wells Fargo Home Mortgage prior to the resale of the property. She stated a contractor, Mr. Glen Solomon, had been hired to do the repairs.

Mr. Smits stated that Mr. Solomon's schedule was such that he would be able to do the work in January, 2018. He stated the bank had agreed to release the necessary funds pending the approval of the Landmark Commission. Mr. Smits stated that in its current shape, the porch cover was a safety hazard. He stated Mr. Solomon would be keeping the existing the pillars, but the entire arced roof would need to be replaced.

Mr. Johnson asked if the roof was being replaced using the same type of materials as the existing roof. Mr. Smits said the contractor had confirmed that he would be able to replace the roof in kind and maintain the original integrity of the structure.

Ms. Ramirez asked if there was any intention to add a gutter or ridge in order to mitigate future damage due to water run-off. Mr. Dickinson pointed out that the porch was

original to the house and clearly had lasted a very long time. He suggested it be put back in the same manner. Mrs. Derr asked what type of roofing material was going to be used. Mr. Smits stated they would most likely be using the same materials that were on the existing roof.

Ms. Cindy Ramirez made a motion to approve the replacement of the front porch cover at 1701 Buchanan Street. Mrs. Michele Derr seconded the motion. The commission voted on the motion; motion passed unanimously.

V. Application for Design Review – 2908 10th Street (West Floral Heights) – Request to replace existing door with fiberglass, Craftsman style door.

Mrs. Gagné stated the applicants, Max and Jan Phipps, recently were approved for and completed foundation repairs to their home, resulting in secondary issues opening and closing the front door. She stated the applicants were proposing to replace the door with a new, fiberglass, Craftsman style door.

Mrs. Jan Phipps stated they would likely go with a dark or black stain for the door, rather than white. She stated they had selected the Craftsman style door with the single pane of leaded glass to go with the style of the house, but were not particular on the style of the door and would be flexible if the Commission felt another would be more appropriate.

Mrs. Derr stated the current door on the house did not appear to be original. Mr. Dickinson asked if the existing door was solid wood. Mrs. Phipps stated she believed it was solid wood. Mrs. Gagné stated the Commission had previously approved fiberglass doors in one situation in the Depot Square Historic District and had received verification from the Texas Historical Commission (THC) that fiberglass was an acceptable replacement material.

Ms. Ramirez said that there were varying qualities when it came to fiberglass doors and that it was difficult to tell from the pictures what quality the door would be. Ms. Phipps stated the door would be coming from Builders Wholesale. Mr. Dickinson stated they carried high quality products.

Mrs. Michele Derr made a motion to approve the door replacement for 2908 10th Street. Mr. Jim Johnson seconded the motion. The commission voted on the motion; motion passed unanimously.

VI. Other Business:

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

Mrs. Michele Derr stated the Calle Ocho street festival was coming up on October 7th, the Lions Club would be having their Food Truck Challenge on October 14th, and the After Hours Art Walk would be having their season finale on October 5th. She stated Kell House Party on the Lawn was coming up on October 19th.

Mr. Jim Johnson stated Sunday, October 1st would be Morningside's annual neighborhood meeting where it would be decided when to put out luminaries. He

stated the question of what authority the Landmark Commission has over the Morningside Historic District would also be discussed at this meeting.

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

Mrs. Karen Gagné reported there were no staff authorized minor alterations/repairs:

c) Articles & Periodicals: None

VII. New Business:

a) **4B Incentive Grant** – Mrs. Gagné stated the Backdoor Theater had submitted an application for funds to repair their parking lot. She asked if the Commission would consider the repairs a staff administrative review, or if they would consider it a Commission review. Mr. John Dickinson stated he believed this should be a staff review. Acting Chairperson Flood stated she agreed that it should be reviewed by staff. Amy Krikorian, Legal representative, stated the same criteria that were generally applied regarding design review should also apply in this instance. Mrs. Derr stated she didn't see why the repaving of a parking lot would be something the Commission would need to review. Mrs. Gagné stated they would move forward with staff administrative review for the project.

b) **Next Mtg.** – Tuesday, October 24, at 12 pm

VIII. Adjourn:

Meeting adjourned at 1:14 pm



Andy Lee, Chairperson



Date