
MINUTES
LANDMARK COMMISSION
October 24, 2017

MEMBERS PRESENT:

Michele Derr	■ Members
John Dickinson	■
Stacie Flood	■
Christy Graham	■
Jackie Lebow	■
Andy Lee, Chairperson	■
Barney Brock	■ P&Z Liaison
Michael Smith	■ Council Liaison
Karen Gagné, Planning Administrator	■ City Staff
Matthew Prouty, Planner II	■
Amy Krikorian, Municipal Court Prosecutor	■ Legal Dept.

ABSENT:

Jim Johnson	■
Cindy Ramirez	■

I. Call to Order, and Introductions

Chairperson Andy Lee called the meeting to order at 12:06 p.m.

II. Review & Approval of Minutes from August 22, 2017 & September 26, 2017.

Chairperson Lee called for review and approval of minutes from the August 22, 2017 training session and the September 26, 2017 Landmark Commission meeting. Mrs. Michele Derr made a motion to approve the minutes from the August 22, 2017 training. Ms. Stacie Flood seconded the motion. The motion was taken to a vote and passed unanimously. Ms. Flood made a motion to approve the minutes from the September 26, 2017 Landmark Commission meeting. Mrs. Derr seconded the motion. The motion was taken to a vote and passed unanimously.

III. Application for Design Review – 616 7th Street (Depot Square/Toodles) – Request to paint exterior, repair sign, replace storefront glass, and replace existing door.

Chairperson Lee recused himself from voting on the case for 616 7th Street due to his involvement in the real estate transaction. Mr. Matthew Prouty stated the applicant was proposing to paint the building in a uniform color in order to hide the brick repair work that was done previously. He stated the brick repairs had been previously approved, but the work had not followed the submitted plans and resulted in mismatched brick.

Mr. Lee stated the new owner's, Hook & Ladder Wine & Coffee Company, had hired Syd Litteken, the original architect for the repair project. He stated Mr. Litteken would be helping to address the issues associated with repairing the parapet and awning. Mr. Lee stated there would be some stucco work done to the wall prior to painting, and the colors being used to paint the building would be red and black, while maintaining the cream colored highlights.

Mr. Prouty stated he had reached out to the Texas Historical Commission regarding the painting of the west wall, which was a party wall once shared by a since demolished adjacent structure. He stated THC's preferred practice was to cover the wall with a layer of stucco before painting, but because the wall had been previously painted, the applicants would not be creating any new issues. He stated the paints that had been recommended were breathable paints, hence would not create additional issues by trapping moisture.

Mr. John Dickinson asked if the areas where new brick had been applied around the chain supporting the canopy would need to be re-inspected. Mr. Prouty stated there had been previous inspections of the canopy at the time of the emergency repairs, but if additional inspections were needed this would be identified by Building Inspections during the course of the project.

Mr. Jackie Lebow made a motion to approve each item in the design review case for 616 7th Street separately. Mrs. Derr seconded the motion. The commission voted on the motion; motion passed unanimously.

Mrs. Christy Graham made a motion to approve the painting of the exterior of the building on the condition that it is deemed to be structurally sound. If the west wall is found to be in need of additional protection, stucco would need to be applied prior to painting. Ms. Flood seconded the motion. The commission voted on the motion; motion passed unanimously.

Vice-Chairperson Graham stated the next item to approve was the replacement of the storefront picture window and transom windows, and the resealing of the molding surrounding the windows. Mr. Lee stated the original glass had been tinted, and they would be replacing it with bronze tinted glass. Vice-Chairperson Graham stated because the glass was originally tinted, she saw no issue with replacing it with tinted glass. Mrs. Derr asked if the transom windows were also tinted. Mr. Lee stated they were also tinted.

Ms. Flood stated that due to the fact that only the broken and cracked windows were being replaced, it would be important to match the existing glass.

Mr. Barney Brock made a motion to replace the windows with a glass that is similar in tint to the glass that was existing. Mr. Lebow seconded the motion. The commission voted on the motion; motion passed unanimously.

Vice-Chairperson Graham stated the next item to approve was the repair and replacement of the existing projection sign. She stated it was being proposed to remove the sign in order to repair the electrical, repaint the sign, attach a new sign face, and then re-install the sign.

Ms. Flood made a motion to approve the repairs to the existing sign. Mr. Brock seconded the motion. The commission voted on the motion; motion passed unanimously.

Mr. Prouty stated it may be necessary for the building owners to enter into a new encroachment agreement with the City's Property Management department for the sign and the canopy, as any pre-existing agreements were likely expired by this point.

Vice-Chairperson Graham stated the next item for review was the replacement of the front door. She stated they would be replacing the existing, hollow core door with a solid wood and wrought iron door. Mr. Lee stated there were new plans to rebuild the existing door by replacing the existing glass with tempered, insulated glass and adding new hardware.

Mr. Dickinson stated that he believe the existing door was actually a solid core door, not hollow core. Mrs. Graham asked if the door replacement was an item that needed to be voted on, considering the applicant's would not be replacing the existing door. Mr. Lebow pointed out that the newly proposed changes were not what was submitted on the application. Mr. Prouty stated that changing out hardware and replacing glass would be considered maintenance and would not need to be approved by the Commission. If the applicant eventually decided to replace the door, he would need to submit a new application for the replacement.

Ms. Flood made a motion to table the discussion regarding the replacement door. Mrs. Derr seconded the motion. The commission voted on the motion; motion passed unanimously.

- IV. Discussion and Action Item – Expansion of Depot Square National Historic District.** Chairperson Lee stated expanding the boundaries of the Depot Square district had been discussed at multiple previous meetings, and staff had provided examples of the new boundary lines that had been proposed. He asked if there had been any direction from the Downtown Steering Committee regarding the possible expansion. Mrs. Gagné stated the maps that had been discussed by the Commission, were very similar to those that had been reviewed by the Preservation Committee.

Chairperson Lee stated it would be important for the Commission to provide assistance to the Downtown Steering Committee in any way it could. He stated the University of Texas had historic sanborn maps of Wichita Falls available online, and suggested these could also be a useful resource. He stated that the available tax credits for both contributing and non-contributing buildings in the Depot Square district were a strong motivator to join.

Chairperson Lee stated it would be important to expand the district in a way that would bring in buildings that would be contributing. He stated by expanding west, toward 10th Street the district could expand to include buildings like the Wichita Theater, the First Texas building, and the old Pier One building. He stated buildings such as the mid-century modern Perkins Timberlake building could also be considered.

Mrs. Gagné asked if Mr. Greg Smith, the representative from the Texas Historical Commission, had made any mention of how to address mid-century modern buildings in

the district. She stated that several of the buildings in the area being identified had been built during the early 1900's, but had been slip covered in the 1950's and 1960's. Chairperson Lee stated Mr. Smith had indicated that mid-century modern buildings were being recognized by the Texas Historical Commission. Mrs. Gagné stated this meant that Big Blue could potentially be considered valuable based on the period the slip cover had been put on. Mr. Prouty stated these buildings may not be considered contributing based on the district, but they could be considered contributing based on their relevance to their own era. He stated this might be dependent on whether or not the building was considered a high quality representation of the mid-century modern style.

Chairperson Lee referred to previous discussions where it had been recommended expanding the Depot Square district to the west, and recommended using Travis Street as a possible boundary. He stated there was not much beyond Travis Street that could be considered worth inclusion in the district. He stated the Maskat Temple project at 1100 Lamar had made the application for individual recognition to the National Register. He stated it would be nice to be able to expand over to 11th Street to include the Maskat Temple in the district, but the Sears building was in the way.

Ms. Flood stated she believed the Downtown Steering Committee was considering expanding the district in phases. She stated the idea was to go to the alley between Scott Street and Indiana Avenue as a starting point. She stated there had been property owners in this area who had already expressed an interest in becoming part of the district.

Mrs. Derr asked if it would now be the Downtown Steering Committee that was going to be spearheading the expansion of Depot Square. Mrs. Gagné stated that the Preservation Subcommittee, which is part of the greater Downtown Development Steering Committee, would be overseeing the project. She stated they were also looking at the possibility of becoming a Main Street Community. Ms. Flood stated the Preservation Subcommittee was hoping to work with the Landmark Commission on the expansion of the Depot Square Historic District.

Chairperson Lee suggested making a motion on a vote of confidence giving the Landmark Commission's support toward the expansion of the Depot Square Historic District. Mrs. Derr made a motion to put forth a vote of confidence to expand the Depot Square Historic District. Mrs. Graham seconded the motion. The commission voted on the motion; motion passed unanimously.

V. Action Item: Section 106 Review – 40ft. Tower BNSF ROW (Coordinates 33-53-20.6N 98-26-22.9W)

Mr. Prouty stated BNSF was looking to upgrade their communications along the rail lines. He stated the communication tower would be located on railroad right away on the southeast side of the city. He stated he did not believe there was any historical or archaeological significance to the area where the tower was being placed.

Mr. Brock made a motion to approve the 40ft communications tower in the BNSF ROW. Mrs. Graham 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 Kell House's haunted tour would be coming up on Saturday, October 28th. She stated the Farmer's Market was now open during their winter hours, which was the first and third Saturday of each month. She stated Odd Duck Coffee had organized a downtown trick-or-treat for October 31st, and 30 downtown businesses would be participating. She stated the Wichita Theater was putting on a production of *North Texas Rising*, which would be running through November 4th, and the Backdoor Theater was playing *The Rocky Horror Picture Show*, also through November 4th.

Mrs. Derr stated the Wichita Falls Ballet Theater would be celebrating their 55th season on November 18th and December 2nd, and the City Lights parade would be on November 18th, from 5:00 pm to 8:00 pm. She stated the Magnolia building, at the corner of 8th and Ohio, was having a wrought iron fence installed around the building.

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

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

- 3010 10th Street – Replace HVAC System – James Lane Heating & Air
- 2812 10th Street – Replace Roof with Same – Alpine General Contracting
- 1705 Tilden Street – Replace Sewer Line – Findlay Plumbing

c) **Downtown Strategic Plan—Historic Preservation Subcommittee—Updates:**

Ms. Flood reiterated that the Preservation Subcommittee was looking to expand the Depot Square Historic District and also looking at the requirements for participating in the Main Street program. Mrs. Gagné stated the Streetscapes Committee was considering a potential public improvement district for the core areas of downtown, and would be working with consulting group Freese and Nichols.

d) **Exterior Embellishments Not Consistent with Historical Character of Neighborhood** – This item was tabled until next month's Landmark Commission meeting.

e) **Articles & Periodicals** – Fall 2017 – School Spirit: Preservation of College Campuses and 2017 National Preservation Awards, City of San Antonio Office of Historic Preservation – Windows: Repair, Replacement, and New Construction

Mr. John Dickinson also supplied a booklet that he acquired at a seminar on window preservation. He stated the booklet stressed the importance of preserving existing wood windows in lieu of replacing them, and outlined methods of maintaining the wood windows while retaining their value.

VII. New Business:

- a) **Next Mtg.** – Due to a conflict with the Wichita Falls Chamber of Commerce 2017 Economic Forum Discuss Change of Date for the November, 2017 Meeting. , staff recommended a change requested the Landmark Commission members email their date preferences for the rescheduled meeting.

VIII. Adjourn:

Meeting adjourned at 1:40 pm

Andy Lee
Andy Lee, Chairperson

11/29/2017
Date