

MINUTES
LANDMARK COMMISSION

June 25, 2019

MEMBERS PRESENT:

Michele Derr	■ Vice-Chairperson
John Dickinson	■ Member
Christy Graham	■ Chairperson
Andy Lee	■ Member
Cindy Ramirez	■ Member
Marcela Trice	■ Member
Tim Brewer	■ Council Liaison

Amy Gardner, Legal	■ City Staff
Karen Gagné, Planning Administrator	■ City Staff

ABSENT:

Stacie Flood	■ Member
Jim Johnson	■ Member

I. Call to Order, and Introductions

Chairperson Christy Graham called the meeting to order at 12:08 p.m. Ms. Graham had Commission members introduce themselves and introduced guests; Carolyn Looney, 1500 Hayes; Mary Beth & Dan Gomillion, 1401 Garfield Street; Ron Gross, 3008 10th Street; Christine Heidebrecht, West Floral Heights Association President; Jan Phipps, 2908 10th Street; John Phillips, 1508 Hayes; Daniel Mbalule 4402 Phillips Drive; and Delores Culley of Wichita County Heritage Society.

II. Review & Approval of Minutes from May 28, 2019

Chairperson Graham called for review and approval of the May 28, 2019 Landmark Commission meeting minutes. Mr. Andy Lee made a motion to approve minutes, Mr. John Dickinson seconded the motion. Minutes were unanimously approved.

III. Action Item – Design Review – 3008 10th Street – West Floral Heights Historic District (Wichita Falls Designation)

- Replace Existing Garage Doors (Residential):
 - Doors Face 10th Street (South Façade);
 - Propose Insulated Steel Doors;
 - Carriage Style: Light Oak Stain/Black Hardware

Ms. Gagné stated staff received an application from Ronald and Susan Gross in West Floral Heights Historic District to replace existing garage doors. The subject property is located in the northern section of the West Floral Heights Historic District on 10th Street. Ms. Gagné noted the property owners were requesting replacement of their existing garage

doors with two carriage style insulated steel doors, which was a style found on other homes in the area.

The home was constructed in 1925, Tudor style, two story steeply pitched roof with a two story addition on the side of the home with the garage. The specifications for the proposed new steel doors could be found in the Landmark packets. The new garage door will still have the window panel with a slightly different style. Ms. Gagné turned the floor over to Mr. Gross for more detail.

Mr. Gross stated the proposed garage doors will not have the windows as shown in the brochure. However, the hardware and hinges will match the brochure sample and look similar to others in the neighborhood. Mr. Gross stated the existing doors have never fit correctly and are hard to open and are dangerous.

Ms. Gagné stated there are no design guidelines that specifically address garage doors however; there is a chapter on doors that could be related to either main entry or garage style doors. Ms. Gagné noted they are keeping same opening just replacing existing doors. Ms. Michele Derr stated if they currently have windows shouldn't they replace with garage doors with windows and asked when the garage doors were installed. Mr. Gross replied the addition was done in 1941 and garage was added then. Ms. Cindy Ramirez stated they could use stained or etched glass to which Mr. Gross stated they did not want glass for security reasons. Discussion on doors and glass among members and applicant continued. Mr. Dickinson asked if any door would fit the house. Mr. Goss stated they had to be custom due to the odd size and that lower ceiling presented a problem. Mr. Phillips asked if this contradicted the guidelines to which Mr. Dickinson stated it was a question of style and not color. Mr. Phillips, a West Floral Heights District Design Committee volunteer, argued that point. Ms. Trice stated she believed Colonial style was more suited than the proposed door. Mr. Gross stated they went with the contractor's choice on door type. Mr. Dickinson asked if Colonial style would fit, would he consider changing it. Mr. Gross stated no, they had waited for this meeting date and really wanted to get things done today. Ms. Derr stated it was the task of the Commission to evaluate the existing style and determine if the proposed alteration was appropriate. The guidelines, based on Department of the Interior Standards require repair as the first option, then look at replace in-kind with same style and materials.

Ms. Amy Gardner stated the two options are to move on motion on the floor or table and collect more information with colonial style and if it would fit space. Ms. Derr asked what direction they were wanting to go on materials. Mr. Gross stated they wanted carriage and to keep as close to the turn of the century age of home, 1925. Ms. Jan Phipps stated she lived on the same street and the garage isn't a prominent feature in comparison with surrounding houses. Ms. Amy Gardner stated the Commission was tasked for replacement in kind as first process. Mr. Dan Gomillion stated the issue is with style, colonial panel design. Ms. Cindy Ramirez stated page 58 of the design review guidelines outline door requirements, stated older garage doors did have windows for natural light. After more discussion about style Mr. Gross stated all the discussion was ridiculous and they would leave the door as is and not change it.

Confusion with motion, Mr. Phillips, not a Commission member verified two options; vote on motion as submitted or motion to table. Ms. Derr introduced a motion to table for

homeowner to look into possibility for colonial doors with contractor and bring back. Mr. John Dickinson seconded the motion. Voted as 1 opposed and 5 in favor. Motion approved to table the case.

IV. Action Item – Design Review – 1401 Garfield – West Floral Heights Historic District (Wichita Falls Designation)

- Replace Existing Wood Windows (Residential):
 - Proposing Aluminum Windows

Ms. Gagné explained staff received an application from Dan and Mary Beth Gomillion in West Floral Heights Historic District to replace existing wooden windows for their home at the corner of Garfield and 10th Street. Mr. Gomillion stated the windows were dilapidated and rain was coming in the home. The windows are sealed and not operable and at this point beyond repair with upper mullion bars sagging. The windows in the rear of the home were previously replaced with aluminum colonial windows. Ms. Marcela Trice asked if the trim would be replaced with like wood trim that is 1x6 decorative wood and sills. Mr. Andy Lee stated based on his experience with preservation projects at a THC review level that it was critical that the Department of the Interior standard rehabilitation guidelines were followed. Ms. Derr asked about dimensions of mullions. Mr. Gomillion stated his contractor could not find extra mullions for windows. Mr. Lee stated mullions could be installed on exterior as separate. Mr. Lee motioned to allow windows with mullions on 10th Street exterior. Ms. Trice stated as long as mullions option from manual are addressed and placed on exterior. Ms. Derr seconded motion with discussion by Ms. Graham.

Mr. Gomillion stated the contractor couldn't do in aluminum only vinyl and that was not allowed in the guidelines. He also advised it was his understanding he was not required to comply when the windows were not visible from 10th Street and Garfield. Revised motion made, Ms. Derr seconded Mr. Gomillion replacing 35 windows total, 19 windows on Garfield and 10th Street to match original. Motion approved.

V. Action Item – Design Review – 1512 Tilden Street – West Floral Heights Historic District (Wichita Falls Designation)

- Major Rehabilitation/Rebuild from Fire:
 - Change Front Dormer/Gable – Enlarge;
 - Removal/Alteration of Front Bricked Entry; Remove Brick, Change Design
 - New Dormer on West Side (Rear);
 - New, Rear 3-Story Addition; 18ft. X 14ft. Footprint; 2nd Level Deck, Approx. 750 + Sq. Ft.;
 - Replacing Windows;
 - New Door

Ms. Gagné gave introduction and stated staff received an application from Mr. Daniel Mbalule for the rehabilitation of 1512 Tilden Street damaged by the fire in November 2018. Mr. Mbalule outlined his proposal for the Commission using the power point presentation:

- 1) Front Entry
- 2) Front Gable – north side to make same side

- 3) Southside – 3rd Floor – window covered and exposed in fire – only light is two skylights and found it does not meet code
- 4) Addition in rear (west) – Small kitchen; enlarge pantry, add laundry room; 2nd Bedroom, 3rd converted to bathroom, attic for another bathroom & bedroom – need space for guest room & office space
- 5) Rear roof – to have access for fire – window dormers 3ft. x 5ft.; deck on 2nd floor meets code
- 6) Add dormers

Staff provided additional information. Ms. Derr asked if Mr. Mbalule would be increasing the roof height to which he stated no, same height. Mr. Lee commended him on a major proposal/renovation and investment to repair damaged historic home.

Ms. Derr made a motion to split up individual items with separate motions. Mr. Lee seconded the proposal. Motion passed unanimously.

1. Front Gable

Discussion on the front gable, Mr. Dickinson stated the fascia boards are not necessarily the same on gable/dormer as on entry but believes the gables were built at the same time and are original to the home. Ms. Graham and Ms. Trice stated the gables need to stay as is and Ms. Derr and Mr. Dickinson stated they are character defining and need to stay. Ms. Ramirez stated the home was a mash of styles and had been modified enough and needed to stick to one style. This home had been impacted by Prairie, Tudor, and Craftsman. Ms. Trice stated the Tudor/Craftsman style is not symmetrical and making them the same size introduces a 3rd style.

Mr. Lee made a motion to approve front dormer/addition to gable as shown on drawing. No second, motion failed. Ms. Trice motioned to table and come back to the Commission. Ms. Derr seconded, motion was unanimously approved to table enlarging front gable/dormer.

2. Front Entry

Request to remove bricked entry way and keep gable with matching 2nd story gable. Ms. Derr stated the need to keep gable design on entry. Mr. Lee agreed with brick issues with the entryway, stated he would like to see columns cleaned and made more colonial style.

Mr. Lee made a motion to approve brick removal and fig. 30 style (colonial) columns and gable to remain similar to front gables. Ms. Derr seconded, unanimously approved.

3. New Dormer on West Side of Roof (Rear)

Mr. Dickinson motioned to approve new dormer on west side of house as long as not visible above roof line. Mr. Lee seconded, unanimously approved.

4. New Rear 3 Story Addition, 2nd Level Deck

Ms. Derr stated this may be okay if it ties in with the existing roof line and is not visible from Tilden Street. Staff noted existing area of the home was 1,900 sq ft according to appraisal district records. Mr. Mbalule proposed a 750 sq ft rear addition. Discussion among the Commission and the applicant.

Ms. Derr made a motion to approve 3-story rear addition as long as it tied in with existing roof line. Mr. Lee seconded, unanimously approved.

5. Windows

Ms. Derr stated windows on the front of home had 6 over 1 lite pattern. Mr. Lee stated the awnings are gone but likely were 6 over 1 pattern. Discussion continued among members. Ms. Ramirez made a motion to approve window replacement with 6 over 1 lite pattern, appropriate for all windows with direction of renovation with exterior mullions over glazing with aluminum windows on street view side (10th and Tilden Streets) of home. Mr. Lee seconded, unanimously approved.

6. Doors

Front door on Tilden Street, unable to determine if there was a small window in the door but, appears it did prior to the fire damage/boarding up entry.

Ms. Ramirez made a motion to approve a front door, solid front with panels. Ms. Derr seconded, unanimously approved.

VI. Discussion/Action Item – Wichita County Heritage Society (WCHS) – 900 Bluff Street – Request Letter of Support for Removal of Network Node Installation in Right-Of-Way in Front of National, State and Local Landmark: Frank Kell House.

Ms. Delores Culley requested a letter from City of Wichita Falls and Landmark Commission about network node placement and relocation. She was very concerned with a network node being able to be placed in the right-of-way in front of a national, state and local landmark (Kell House). Legal staff advised they were working with an attorney to develop the correct wording for a letter. Mr. Lee stated the Commission would follow direction of City Attorney's office and develop a letter to go with the City's and send to Delores (WCHS) and cc Rep. James Frank and Senator Fallon. Ms. Gagné stated staff would coordinate with legal for wording on letter.

Mr. Lee made a motion to draft letter from Landmark Commission to Kell House, State Representative/Senator, and Verizon. Ms. Ramirez seconded, unanimously approved.

VII. Other Business:

a) Monthly Report – Depot Square, West Floral Heights Historic District & Morningside Historic District

Ms. Derr highlighted upcoming activities in the Depot District/Downtown:

Depot Square:

- July 4th – Most Patriotic Parade at 9th & Ohio
- July 11th – Art Walk (moved due to holiday)
- August 1st – Art Walk
- July – August 3rd – 7th & Ohio – New painted cross walks, guitars & piano
- July 15th – 27th – Backdoor Theatre – Summer Camp

West Floral Heights:

- Ms. Christine Heidebrecht thanked the Commission for their patience.

- Questions regarding Landmark design review determinations; appeal to City Council if concerns

Morningside:

- Call from Gary Cook, President, Morningside Association on 06-24-19 requesting letter from city about monitoring; city will not be providing a letter as they no longer conduct design review and the state defines monitoring. Association also seeking a letter from the Texas Historical Commission defining monitoring, it's extent and any future involvement by their agency.

b) Design Review – Staff Authorized – Minor Alteration/Repairs

- 106 Morningside (Morningside) – demolition permit issued 05-31; *council ordered*
- 614 7th Street (Depot District) – interior remodel permit
- 2900 10th Street (West Floral Heights) – roof replacement composition to composition

c) CLG Handbook – 2019 Version (*reference copy*)**d) Articles & Periodicals/THC Items:**

The Medallion (*THC – spring 2019*) – featured items:

- Brownsville;
- 50th Anniversary of the Moon Landing; (July 20, 1969); article referenced THC's 2019 Real Places workshop/conference (January) keynote speaker Gene Kranz former NASA flight director on Apollo 13 mission and highlighted items from his presentation

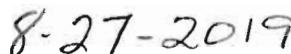
Next Meeting Date: August 27, 2019

VIII. Adjourn:

Meeting adjourned at 2:21 p.m.



Christy Graham, Chairperson



Date