

MINUTES
LANDMARK COMMISSION

October 27, 2020

MEMBERS PRESENT:

Michele Derr	■ Chairperson
John Dickinson	■ Member
Christy Graham	■ Vice-Chairperson
Joel Hartmangruber	■ Member
Andy Lee	■ Member
Nadine McKown	■ Member
Janel Ponder Smith	■ Member
Marcela Trice	■ Member
Tim Brewer	■ Council Liaison
Terry Floyd, Development Services Director	■ City Staff
Karen Gagné, Planning Administrator	■ City Staff
Christal Ashcraft, Development Services Asst.	■ City Staff

MEMBERS ABSENT:

Blake Haney	■ P&Z Liaison
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Guests:

Monica Rojo, Applicant	1509 Tilden Street
Matt Bitsche, Applicant	701 Indiana Avenue
John Phillips, Resident, West Floral Heights Historic District	1508 Hayes Street

I. Call to Order, Welcome and Introductions

Chairperson Michele Derr called the meeting to order at 12:03 p.m. Ms. Derr had Commission members, staff and guests introduce themselves.

II. Review & Approval of Minutes from August 25, 2020

Ms. Derr called for review and approval of the August 25, 2020 Landmark Commission meeting minutes. Mr. Andy Lee made a motion to approve the minutes, Vice-Chair, Ms. Christy Graham seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review - 1509 Tilden Street (West Floral Heights Historic District)

- Rear Garage Restoration/Rehabilitation Project - Residential
 - Wooden Siding: Repair, Replace and Paint
 - Covered Window on Alley & South Façade – Remain Covered with Wooden Siding
 - Pedestrian Door – Rehabilitate on South Façade
 - Windows: Repair
 - Garage Doors – Replace 2 Facing Tilden Avenue
 - Gates – Install Rear Wooden Privacy Entry Gate (2) Along Alley Property Line

Ms. Karen Gagné presented the case and stated the Commission would be familiar with this case as the homeowner, Mr. and Mrs. Rojo had worked closely with staff in June 2020 on a previous design review, and approval for an alley fence project. The subject property is located in the central part of the West Floral Heights Historic District and was constructed circa 1925, in the craftsman style.

Ms. Gagné stated Mr. and Mrs. Rojo are proposing to repair/restore the wooden siding to match current. At some time there was aluminum or vinyl siding that covered the wood and had been removed. The old paint will be scraped off the siding and repairs to any damaged areas replacing only where necessary. There are two windows facing the south façade that had previously been covered at some time prior to 2013 along with a dilapidated pedestrian door. The structure will be used as a garage and no longer a bedroom, therefore, the homeowners will keep the windows covered with the repaired siding and repair and maintain the self-pedestrian door. The existing door will be used with no alterations to the opening of the door. The concrete drive was added after a previous design review, approved in 2018. The homeowners would like to place a gate across the driveway for security purposes. A double privacy gate is proposed along the rear garage line to the edge of the property to close the gap from the alley into the property. Each gate will be approximately 9 ft. for a total span of 18 ft.

Ms. Gagné advised staff was on site October 19th taking photos but was unable to get a clear picture of the front of the garage due to a vehicles parked in front of it. Staff returned last week to retake the photos and it was noted that changes had been made before being approved by the Commission. Staff reached out to the homeowners that advised they had changed one of the items in their design review of replacing the windows as it was discovered they could be repaired. The homeowners explained since it was a repair, which is the preferred option, and opted not to replace the window, they believed it fell under maintenance and did not need to wait for the approval from the Commission. Design guidelines were followed with the repair of the windows with no enlargements made to the size. Another item listed in the proposal is the two existing garage doors to be replaced with a craftsman style garage door with functional decorative hardware.

Ms. Gagné turned the floor to Ms. Rojo who stated they wanted to repair and remodel the garage to have more space for storage. Ms. Rojo stated the purpose for enclosing the windows and installing the gate was for security purposes. There was a home invasion next door and the alley frequently has vagrants digging into the dumpsters. The homeowners do not have full view of the garage and are requesting their proposal be approved.

Ms. Marcela Trice asked Ms. Rojo if approved, would she continue the matching siding across the window openings, to which she responded yes. Chairperson Derr asked if there were any further questions. Ms. Janel Ponder-Smith made a motion to approve the request with Mr. Hartmangruber seconding. The motion passed unanimously.

IV. Action Item: Design Review – 1401 Garfield Street (West Floral Heights Historic District)

- Replacement Windows - Residential
 - Replace wood with aluminum clad wood windows
 - Utilize exterior grids/grilles (SDL)

Ms. Karen Gagné stated the property owners had a work conflict and were not able to attend the meeting but that the Commission would be familiar with this property as it had come before the Landmark Commission seeking window replacement approval twice (2) in the last 1 ½. The subject property is located in the north area of the West Floral Heights Historical District at 10th Street and Garfield Street. The home is a prairie style home constructed in 1922.

In June of 2019 was the first time Mr. and Mrs. Gomillion, homeowners, came before the Landmark Commission for an approval to replace the deteriorated windows on the home. At that time, a different style of window was requested. The Commission approved the replacement of 35 windows, however, the 18 windows on Garfield and 10th Street would have to match the original design. At that time the homeowners decided not to make those changes and in September of this year the Commission was petitioned again and the design review was tabled. Photos displayed showed significant deterioration over the decades. Mr. Gomillion advised Ms. Gagné, if the proposal was approved, all windows would be replaced by April, 2021 to all match in style and material. The windows that were proposed were Ply Gem brand, double hung aluminum wood clad windows. The revised application include simulated divided light with spacer bar and external grids, typical 9 irregular with the prairie style on top and one pane, one light on the bottom. The request is to replace 25 windows, 7 in the rear of the home, 12 on Garfield Street and 6 on 10th Street. Ms. Gagné advised of design review requirements regarding replacement windows.

Chairperson Derr asked if the Commission had any questions or comments. There were no questions from the Commission. Ms. Janel Ponder-Smith made a motion to approve the design review application as presented and Mr. John Dickinson seconded. The motion passed unanimously.

V. Action Item: Design Review – 701 Indiana Avenue/7th Street – Wichita Falls Brewing Company (Depot Square Historic District)

- Construct an Outdoor Patio/Dining Area Along 7th Street ROW - Commercial

Ms. Gagné stated this item was brought before the Landmark Commission approximately two years ago as a discussion item when Mr. Matt Bitsche, owner, was thinking about doing an outdoor dining area for Wichita Falls Brewing Company on Indiana Avenue. The building, 701 Indiana, on the corner of Indiana Avenue and 7th Street is actually outside the Depot Historic District, however, the 7th Street right-of-way is in the district. Mr. Bitsche was able to move forward with his project and it is now in operable. Since that dining area was not in the district it required no approval from the Commission, however, there consideration of possibly doing outdoor dining on the 7th Street side.

Currently the outdoor dining on Indiana Avenue side has five picnic tables and two planters. Mr. Bitsche is proposing to have three matching picnic tables on the 7th Street side along with fencing panels that will not be allowed to be within the 45 ft. visibility triangle. Ms. Gagné advised the sidewalks along Indiana Avenue and 7th Street are 15 ft. in width and a minimum of 5 ft. must be dedicated for pedestrian access, leaving 10 ft. for the patio area. The building was constructed in 1902 and the fencing panels the owner is proposing to use are replicated hitching posts used in the early 1900's, which were typically used during that time period. Ms. Gagné gave other examples of previously approved outdoor dining areas.

Ms. Gagné stated this proposal would have to meet all Landmark review requirements as well as the outdoor dining ordinance that was created to encourage outdoor dining downtown with pedestrian safety. A couple of required things will be an encroachment agreement as well as a site plan. Some of the other keys things will be making sure there is adequate clearance which is a minimum of 5 ft., adequate ingress and egress into and out of the building and the fenced area at all times. The fencing will have height at the minimum 42" and maximum 48". Must be constructed of weather resistant wrought iron, aluminum or metal and is required to be around the designated dining area and anchored.

Ms. Gagné turned the discussion over to Mr. Bitsche for discussion. Mr. Bitsche thanked the Commission and staff for being present and hearing his proposal and stated due to Covid-19, Wichita Falls Brewing Company wanted to offer more outdoor seating as military patrons from Sheppard Air Force Base are still not allowed to dine indoors. Ms. Marcela Trice asked if the finish of the railings would match the other railings installed on the Indiana Avenue side. Mr. Bitsche stated yes they would unless the Commission directed otherwise. Ms. Trice advised she just wanted to be sure the railings would be weather resistant and Mr. Bitsche stated he was flexible on the coatings and would meet whatever conditions the Commission gave.

Chairperson Derr asked if the Commission had any questions or comments. There were no questions from the Commission. Mr. John Dickinson made a motion to approve the design review application as presented and Mr. Joel Hartmangruber seconded. The motion passed unanimously.

VI. Other Business:

a) Monthly Reports

Depot Square:

Ms. Derr gave updates:

- Texas Downtown People's Choice Awards – Best Commercial Interior – Wichita Falls Brewing Company
- Oct. 30th & 31st – 6pm – 10pm Haunted Kell House (MPEC)
- Oct. 31st – Backdoor Theater – Rocky Horror Picture Show
- Nov. 1st – Farmer's Market – Fall Concert 4pm – 6pm with Karat Bar & Bistro
- Nov. 5th – Art & Stroll 6pm-9pm
- Nov. 14 – Christmas Magic – 5K Santa Run, Farmer's Market 5am
- Nov. 18th – Wichita Theater – Beatles vs. Stones
- Nov. 20th – Backdoor Theater – Evening of Improv (MPEC)

West Floral Heights:

Ms. Ponder-Smith gave updates:

- New President
- No dumpsters for neighborhood clean up
- Annual Turkey Trot canceled due to Covid-19

Mr. John Phillips stated there was a reported break in, it was the home of Commission member Janel Ponder-Smith

b) Updates:

- **510 Indiana Avenue – Backdoor Theater**

Ms. Gagné gave update on flood report and progress.

- **612 7th Street – Underground BBQ**

Ms. Gagné advised tenant not compliant and would keep Commission updated.

- **713 Indiana Avenue**

Ms. Gagné stated there had been sidewalk repairs made to the sidewalk that did not meet standards. Awaiting contractor to fix.

- **1512 Tilden**

Ms. Gagné advised the building permit for the work at this residence has expired and no significant progress made. Neighbors contacted staff with complaints of lack of progress and state of home.

c) Window Rehabilitation Workshop: Oct. 24th w/ Hull Millworks of Fort Worth

Ms. Gagné stated she was unable to attend and gave the floor to Mr. John Phillips, who attended and gave update.

d) Webinar: Oct. 28th – Measuring Economic Impacts of Historic Preservation (U.S. Chamber)**e) Design Review – Staff Authorized – Minor Alteration/Repairs**

- 1415 Tilden (West Floral Heights) – replacement roofing; composition
- 1415 Buchanan (West Floral Heights) – roofing repair
- 1401 Hayes (West Floral Heights) – roofing repair
- 909 10th Street (CWF Landmark) – FUMC – mechanical change-out
- 717 Ohio (Depot District) – commercial flat roofing permit
- 2806 Avenue E (West Floral Heights) – gas inspection

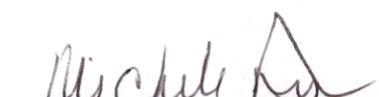
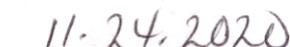
f) Articles & Periodicals/THC Items:

- The Medallion (THC) – summer 2020

VII. Adjourn

Next regularly scheduled meeting November 24, 2020 at 12 p.m.

Meeting adjourned at 12:56 p.m.


Michele Derr, Chairperson
Date