

MINUTES
LANDMARK COMMISSION
November 24, 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
Amy Gardner, Legal	■ City Staff
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
Tim Brewer	■ Council Liaison

Guests:

Megan Bodine-Smith, Applicant	1508 Tilden St
Michael Smith, Applicant	1508 Tilden St
Shawn Scott, Contractor	S&H Solar & Electric
Zane Coombes, Contractor	S&H Solar & Electric
Steve Wood, Architects	BYSP Architects
Brian Crowe, Contractor	Trinity-Hughes
Jan Phipps, Resident	WFH HD

I. Call to Order, Welcome and Introductions

Chairperson Michele Derr called the meeting to order at 12:00 p.m. Ms. Derr had Commission members, staff and guests introduce themselves.

II. Review & Approval of Minutes from October 27, 2020

Ms. Derr called for review and approval of the October 27, 2020 Landmark Commission meeting minutes. Vice-Chair, Ms. Christy Graham made a motion to approve the minutes, Ms. Janel Ponder-Smith seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review - 1508 Tilden Street (West Floral Heights Historic District)

- Solar Panel Installation on Accessory Structure - Residential
 - Install 78 Panels on Rear, Detached Garage Facing Alley

Staff presented the case requesting use of the non-historic accessory structure in the rear of the property for installation of 78 solar panels. The property/district was designated in

2005 and is a combination of Craftsman/Cape Cod styles with some Colonial Revival influences. The original garage structure was constructed in 1925 and in 2005 had an approved design review to demolish the garage and rebuild as it had become a life, health and safety hazard. The garage has little visibility from Tilden Street with the house's porte co-chere and mature yard vegetation. From the alley, solar panels would be visible on the non-contributing, non-historic garage, but will not over hang from the roof as shown on the site plan. Staff conducted research since this case would set a precedent for solar panel placement in residential historic districts to determine if and how alternative energy systems are addressed. The CLG cities that responded did address energy options and most offered design guideline provisions for placement on accessory structures, non-historic structures and/or on some limited historic structures only if on non-street facing roof areas or placement in the yard area instead of attachment to a structure. Illustrated examples from the comparison cities were outlined for the Commission in the power point presentation.

The solar panels selected by the applicant are energy efficient, black, non-reflective panels. There will be no damage to the historic character of the main structure and all character defining elements must be preserved on the garage. S&H Solar & Electric will be installing the panels and they will have only minimal visibility at certain times of the year (winter) from the Tilden Street right-of-way.

Ms. Gagné turned the floor over to the homeowners and S&H Solar & Electric. Dr. Bodine-Smith stated she was there for any questions from the Commission. Chairperson Derr asked if there were any questions or comments. Ms. Janel Ponder-Smith made a motion to approve the request as presented with Mr. Joel Hartmangruber seconding. The motion passed unanimously.

IV. Action Item: Design Review – 900 Bluff Street – Kell House Museum & Carriage House – Wichita Falls City Landmark #3

**Nadine McKown, Wichita County Heritage Society staff, recused herself for this action item*

- Selective Restoration/Rehabilitation – Kell House
 - Exterior Woodwork
 - Windows
 - Doors
 - Columns/Porch Balustrades
 - Brickwork
- Carriage House: Foundation Stabilization/Brick Exterior Repair

Ms. Gagné stated staff had worked closely with the Wichita Co. Heritage Society staff and project architects for many years on the various stages of capital plan for restoration of the Kell House Museum. In particular, Mr. Steve Wood with BYSP Architects and now Mr. Brian Crowe with Trinity Hughes Construction. For this particular project BYSP is working in partnership with another Texas architectural firm - Komatsu Architecture based in Fort Worth. Ms. Gagné highlighted the key elements being requested for historic restoration/rehab and turned the presentation over to Mr. Wood for more details.

Mr. Wood gave a brief overview of the well-known historical home located at 900 Bluff Street. The subject property was constructed in 1909 and needed major restoration and rehab. Mr. Wood stated the project started in late 2017, early 2018 with the Wichita County Heritage Society developing a plan of what work would need to be done. At that time,

BYSP was whom had partnered with Karl Komatsu Architects who specialize in historical preservation restoration and rehabilitation. Mr. Wood advised Mr. Komatsu was a former Texas Historical Commission (THC) Commissioner and is very connected to the THC, doing feasibility studies on their behalf. Mr. Komatsu accessed the exterior of the home and completed two reports that identify exterior issues to be addressed. This information was submitted as a 50% plan to THC in 2019 for their review and comment. After conversing with THC and receiving comments and feedback on what needed to be corrected, Mr. Komatsu and the BYSP team went back and incorporated those suggestions into the plans. A fully revised 100% plan was submitted to THC for review prior to summer and was approved September 2020. Mr. Wood reported that they are finishing the structural side of the site plans to have ready to submit to the City of Wichita Falls sometime in January 2021, with Trinity Hughes Construction working as the contractor. More detailed information was given about process of restoration on various key elements outlined in the power point.

Chairperson Derr stated this was a very exciting project and asked if the Commission had any questions or comments. There were no questions from the Commission. Ms. Graham made a motion to approve the design review application as presented and Ms. Ponder-Smith seconded. The motion passed unanimously with the exception of the recused member.

V. Approval of 2021 Landmark Meeting Schedule:

Ms. Gagné stated she received a call just before the meeting requesting a special called meeting in December to consider a fencing issue in West Floral Heights Historic District.

Staff highlighted the 2021 schedule and advised meeting day (Tues) and time (12pm) would stay the same if the Commission agreed. Commission consensus to retain Tuesday meeting timeframe. Ms. Gagné advised Mr. Blake Haney, Planning & Zoning Liaison, had stated due to work conflicts Tuesday's meeting times would no longer work for him. Staff will be looking for interested members of the Planning & Zoning Commission to submit for appointment consideration by council in December to fill Blake's vacated position.

Ms. Graham made the motion to accept the 2021 meeting schedule as presented. Ms. Ponder-Smith seconded the motion which passed unanimously.

VI. Other Business:

a) Monthly Reports

Depot Square:

Ms. Derr gave updates:

- Nov. 28th – Downtown “Shop Small” event
- Dec. 5th – 19th – Wichita Theater, Santa’s North Pole Adventure
- Dec. 5th & 19th – Farmer’s Market open
- Dec. 12th – Crashworks hosting Dinner at the Drive-In, 5:30 – 7:30 PM

West Floral Heights:

Ms. Ponder-Smith gave updates:

- New President – Megan Bodine-Smith
- Lots of neighborhood clean-up

b) Updates:

- **Indiana Ave. Historic District Project** - Ms. Gagné gave a brief update of work being done and work moving forward on the creation of the Indiana Avenue National Register Historic District with funds from TIF #4.

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

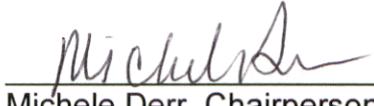
- 1309 Grant (West Floral Heights) – backflow testing
- 1407 Buchanan (West Floral Heights) – replacement roofing; composition (*permit pending*)

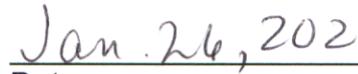
d) Articles & Periodicals:

- Preservation – Fall 2020

VII. Adjourn

Next regularly scheduled meeting is January 26, 2021 at 12 p.m. Meeting adjourned at 12:56 p.m.



Michele Derr, Chairperson

Date