

LANDMARK COMMISSION MINUTES

January 26, 2021

MEMBERS PRESENT:

Michele Derr

Chairperson

John Dickinson

Member

Christy Graham

Vice-Chairperson

Joel Hartmangruber

Member

Andy Lee

Member

Dan Leslie

P&Z Liaison

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

Guests:

Ryan Hager, Applicant, Ramble & Co.

607 7th Street

Kathryn Hager, Applicant, Ramble & Co.

607 7th Street

Jana Schmader, Downtown Wichita Falls Dev't Inc.(DWFD)

Paul Rodriguez, First Bank

John Phillips, West Floral Heights HD Design Committee member

I. Call to Order, Welcome and Introductions

Chairperson Michele Derr called the meeting to order at 11:59 a.m. Ms. Derr had Commission members, staff and guests introduce themselves.

II. Election of Landmark Commission 2021 Chairperson & Vice-Chairperson

Chairperson Derr asked if there were any nominations for Chairperson of the Landmark Commission. Ms. Karen Gagné advised a new roster had been placed in the January meeting book and welcomed Mr. Dan Leslie as the new Planning & Zoning Commission Liaison. Ms. Janel Ponder-Smith nominated John Dickinson for Chairperson. Mr. Dickinson declined and nominated Michele Derr, Mr. Andy Lee seconded the motion. Motion passed unanimously.

Ms. Janel Ponder-Smith nominated Nadine McKown for Vice-Chairperson of the Landmark Commission. Mr. John Dickinson seconded the nomination. The motion passed unanimously. Both Ms. Derr and Ms. McKown accepted the nominations and will serve as Chairperson and Vice-Chairperson for 2021.

III. Review & Approval of Minutes from: November 24th 2020 & December 16th, 2020

Chairperson Michele Derr called for review and approval of the November 24th 2020 & December 16th, 2020 Landmark Commission meeting minutes. Ms. Christy Graham made a motion to approve the minutes, Mr. Andy Lee seconded the motion. Minutes were unanimously approved.

IV. Action Item: Design Review – 607 7th Street – Wichita Drug House Building (Depot Square Historic District)

- Façade & Building Rehab/Restoration: (Commercial)
 - Historic rehabilitation/conversion for retail space using design professionals: SLA Architects & Post Oak Preservation Solutions
 - Preservation of character defining features
 - Storefront – remove non-historic brick veneer on 7th Street façade; construction of infill compatible storefront (doors/windows) using historic research/photos; repair masonry, reuse existing iron pilasters, rosettes for awning anchor attachment and transoms
 - Awning/Canopy – replace
 - Exterior façade – repairs (repaint/clean masonry, etc.); repaint exterior brick
 - Window – install new on rear wall (south façade) not directly visible from street facing elevations; partial alley view
 - Roofing – new TPO roof system with low profile skylights and HVAC units not visible from public ROW
 - Signage – new wall signage “Hager’s Depot” 5ft. x 3ft., remove non-historic hanging sign frame and install new hanging sign under awning.

Ms. Karen Gagné presented the case and stated there were significant items proposed for this project and it was essentially a complete exterior and interior, restoration/rehabilitation on the building. The owner/applicants, The Hager’s along with their design professional from SLA, Marcela Trice, were present at the meeting. Ms. Gagné stated this building which is commonly known as the, “salt and pepper” building is officially referenced as “Dr. Reed’s Wichita Drug House Building” which was constructed in 1889. This property is a contributing structure to the Depot Square Historic District. The owners have also engaged consultants Post Oak Historic Preservation Solutions as they are working with THC/NPS to obtain approval for the restoration/rehab in order to obtain historic tax credits.

Staff stated the proposal outlines plans for removal of the non-historic brick veneer on the 7th Street façade. Along with a replacement storefront based on historic research and photos which includes new double doors, windows, and awning. Masonry will be repaired and the existing iron pilasters and rosettes for the awning anchor/attachment will be restored along with the transoms. The condition of the existing awning had deteriorated beyond restoration and will be removed and a new awning constructed that will retain the historic character as evidenced in photos. In addition, the non-original sign frame is proposed for removal as shown on the project rendering. New signage is proposed that will consist of a wall sign (mounted in the grout not masonry) and a small under awning sign.

Some other key project items include the exterior façade repair and maintenance. The façade maintenance will include appropriate methods for cleaning, repairing and repainting. The owners are proposing a new window near the arch door frame on the south/alley façade and changing out the existing door, however it will have limited visibility from the alley ROW due to the abutting building’s position. The proposal will retain the existing archway. Ms. Gagné advised there had been significant damage to the roof over the decades and will require complete replacement. A new TPO roof system with 6, low profile skylights and HVAC units that will not be visible from the public ROW will be incorporated.

Ms. Gagné turned the floor over to Mr. & Mrs. Hager and Marcela Trice from SLA Architects, whom asked if the Commission had any questions or if there was anything that needed clarification. Chairperson Derr asked, what would happen with the replacement of the material on the east side of the building (brick/missing stucco patches). Mr. Ryan Hager stated they would have to be careful with methods used to strip down the exterior to replace with stucco which has to be as historically accurate as possible. Originally the east façade would have abutted another building which is long gone so many decades of exposure to the elements.

Mr. Andy Lee stated this was one of the oldest buildings in downtown Wichita Falls and that it was constructed with sand rock that came from the Wichita River. Chairperson Derr advised the Commission, Landmark member Marcela Trice had recused herself from voting on this action item. Mr. Andy Lee made a motion to accept the proposal as presented. Ms. Ponder-Smith seconded, the motion was unanimously approved.

V. Other Business:

a) Monthly Reports

Depot Square:

Ms. Derr gave updates:

- Jan. 30th – Movies & Makers @ Farmer's Market, sponsored by Crash Works
- Feb. 6th – Winter Wine Festival @ Farmer's Market
- Feb. 12th & 13th – Dinner and Show @ MPEC – Love Letters – Backdoor Theater
- Feb. 20th – Evening at the Improv @ MPEC - Backdoor Theater
- Farmer's Market – Open 1st & 3rd Saturday of every month

West Floral Heights:

Ms. Ponder-Smith stated no announcements.

b) Updates:

- **615 7th Street** - Ms. Gagné gave a brief update regarding progress on this property and development issues related to infrastructure/utility access.
- **Indiana Avenue National Register Historic District Project** – Jana Schmader advised DWFD, Inc. had applied for and received TIF #4 funds from council. DWFD, Inc. has executed the contract with Post Oak Historic Preservation Solutions and funds for deposit made for them to begin phase 1 of the project.

c) THC 2021 Real Places Virtual Conference: Feb. 3-5; staff encouraged commissioners to register as fees reduced significantly with virtual program.

d) CLG Annual Report FY2020 – Deadline Feb. 24th

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

- 1505 Buchanan (*West Floral Heights*) – plumbing/gas permit
- 1717 Hayes (*West Floral Heights*) – fencing permit
- 1717 Hayes (*West Floral Heights*) – electrical permit light pole (backyard)
- 810 Grant (*Morningside*) – roof replacement: *information purposes only*

