

LANDMARK COMMISSION MINUTES

April 27, 2021

MEMBERS PRESENT:

Michele Derr	Chairperson
John Dickinson	Member
Christy Graham	Member
Joel Hartmangruber	Member
Andy Lee	Member
Noros Martin	P&Z Liaison
Nadine McKown	Vice-Chairperson
Janel Ponder Smith	Member
Tim Brewer	Council Liaison
Terry Floyd, Development Services Director	City Staff
Amy Gardner, Legal	City Staff
Karen Gagné, Planning Administrator	City Staff
Christal Ashcraft, Development Services Assistant	City Staff

ABSENT:

Marcela Trice	Member
Syd Littleken, Architect	615 7 th Street

I. Call to Order, Welcome and Introductions

Chairperson Michele Derr called the meeting to order at 12:01 p.m. Ms. Derr had Commission members, staff and guest, Syd Littleken, introduce themselves.

II. Review & Approval of Minutes from: March 30th 2021

Chairperson Michele Derr called for review and approval of the March 30th 2021 Landmark Commission meeting minutes. Ms. Janel Ponder-Smith stated a revision was needed on page 3, under VI. c) Design Review – 409 Garfield should be corrected to 1409 Garfield. Mr. Noros Martin made a motion to approve the minutes with the correction, Ms. Janel Ponder-Smith seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review – 615 7th Street – Keller-Durrett Hardware Building – *Depot Square Historic District* (National Register & Wichita Falls Designation)

- Rehabilitation Clarifications & Amendments
 - 7th Street Façade: Brick Veneer Base; Lighting for Number Block/Façade; Proposed Tenant Signage
 - 7th Street Façade: Awning/Canopy Details (Materials/Dimensions)
 - Structural Connection: Weight Bearing Metal & Brick Facades
 - Rear Wall: Windows – Recessed Brick in Original Opening: Reattach Security Bars
 - Rear Wall: Door – Altered Entry; Brick in Portion

- Rear Wall: Awning Installation Above Door; Security Lighting

Original Review: May 2019

Extension Request: August 2020

Plan Amendments: April 2021

Ms. Karen Gagné presented the case and gave a review of the approvals from May 2019 that were extended by the Commission in August 2020. Known as the Keller-Durrett Hardware store, it is a contributing structure, constructed in 1892 and is one of the oldest buildings in the downtown Depot Square Historic District.

Ms. Gagné stated the revised plans included some new additions that triggered Commission review and consideration for approval. The amendments included in this proposal to the 7th Street façade are the addition of lighting for a number block and the façade; replacement metal canopy/awning was previously tabled for more information on dimensions and materials; brick face for façade base/sill under storefront windows; storefront door proposed to meet building/fire code requirements; tenant signage proposed for inside glass storefront windows as a tenant had not been identified at the plan preparation stage.

Staff explained the 7th Street façade awning/canopy would be 24ft. in length with a depth of 10ft. and would trigger an encroachment agreement as projection will be over the public right of way. The awning for the rear exit will be 6ft. by 6ft. Plans had been submitted for building code compliance for the structural connections between interior pre-engineered metal building and brick facades. Gutter detail showed the tie in between pre-engineered building and brick facades to address issues of run-off and storm drainage.

Amendments to the rear wall included filling in with brick the existing two window openings for security reasons. The security bars will be salvaged, removed/repaired and then reinstalled once fill-in is completed. Installation of a new security door and frame is requested as well as bricking in a portion of the original opening as the new code-compliant door is narrower. The addition of a new metal canopy over the door, new concrete stoop with a security light above; rear lighting was a code requirement.

Ms. Gagné introduced Mr. Syd Litteken, project architect, and turned the floor over to him to provide project update and additional details. Mr. Litteken thanked the Commission for their patience and apologized for the length of time the project has taken. Mr. Litteken gave an extensive overview on the progress of the project and the amendments to the master plan, including the coordination of utility access easements and service lines that will benefit four abutting properties.

In conclusion, Mr. Andy Lee asked if the canopy would resemble the canopy across the street. Mr. Litteken advised that yes, it would match the canopy across the street at Hook and Ladder. Mr. John Dickinson asked if in regards to the front façade, the addition of lighting and number block would require original bricks be removed from the structure. Mr. Litteken stated there would be no brick removal that the number block would be surface mounted. Mr. Dickinson asked if it would be made of stone to which Mr. Litteken advised metal. Mr. Dickinson asked if the brick façade would be repainted. Mr. Litteken stated it

would be repainted due to the fact that the brick was too delicate to sandblast to remove old paint.

Commission member, Christy Graham introduced a motion to approve the various amendments as outlined in the application request. Ms. Ponder-Smith seconded, the motion was unanimously approved.

IV. Other Business:

a) Monthly Reports

Depot Square:

Ms. Derr gave updates:

- Farmer's Market is now open every Saturday
- Apr. 30th – May 15th: Wichita Theatre – Peter Pan
- Kell House Museum - temporarily open for tours until construction begins
- May 5th – Art Walk

West Floral Heights:

Ms. Ponder-Smith stated no announcements.

b) Updates:

- Legislative Alerts: Updates on key Texas House & Senate Bills related to preservation and planning issues

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

- 1611 Hayes (*West Floral Heights*) – water heater replacement
- 2811 9th Street (*Morningside*) – generator installed; *information only*

d) Articles & Periodicals/THC Items:

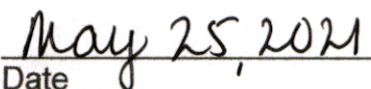
- The Medallion (*Winter/Spring 2021*)

V. Adjourn

Next regularly scheduled meeting May 25, 2021 - 12p.m. Meeting adjourned at 12:48 p.m.



Michele Derr, Chairperson



Date