

## LANDMARK COMMISSION MINUTES

October 26, 2021

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### MEMBERS PRESENT:

Michele Derr  
Joel Hartmangruber  
Andy Lee  
Noros Martin  
Nadine McKown  
Janel Ponder Smith  
Marcela Medellin

■ Chairperson  
■ Member  
■ Member  
■ P&Z Liaison  
■ Vice-Chairperson  
■ Member  
■ Member

Terry Floyd, Development Services Director  
Amy Gardner, Legal Department  
Christal Ashcraft, Development Services Assistant

■ City Staff  
■ City Staff  
■ City Staff

### ABSENT:

Tim Brewer  
John Dickinson  
Christy Graham

■ Council Liaison  
■ Member  
■ Member

### GUESTS:

Antonio Ortiz  
Edgar Ramirez  
Jorge Ramirez

■ Applicant  
■ Contractor  
■ Contractor

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### 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 guest, introduce themselves.

### II. Review & Approval of Minutes from: August 24<sup>th</sup> 2021

Chairperson Michele Derr called for review and approval of the August 24<sup>th</sup> 2021 Landmark Commission meeting minutes. Ms. Janel Ponder-Smith made a motion to approve the minutes, Mr. Noros Martin seconded the motion. Minutes were unanimously approved.

### III. Action Item: Design Review – 2914 10<sup>th</sup> Street (West Floral Heights Historic District)

- Remove and Replace Wood Siding with James Hardie Siding (Residential)

Mr. Terry Floyd presented the case and stated the owner, Mr. Antonio Ortiz and contractors Mr. Jorge & Edgar Ramirez were present and petitioning to remove and replace the siding on the home, wrapping it first with a Tyvek-type material prior to the installation of James Hardie Board siding. Mr. Floyd advised the request to remove and replace the siding would be highly visible from the right-of-way, triggering a design review case being brought before the Commission. Mr. Floyd stated the subject property located at 2914 10<sup>th</sup> Street was constructed in 1928 in a Craftsman style and is a contributing structure on the West Floral Heights Historic District.

Mr. Floyd stated staff, while reviewing the case considered four general factors applicable for this case;

1. Availability of Historic Materials
2. Availability of Skilled Craftsman
3. Inherent Flaws in the original materials
4. Code-Required Changes

The local design guidelines state the retention and preservation of the historic character of a property must be considered. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property should be avoided if possible. Distinctive materials, features, finishes and construction that characterize a property must be persevered and deteriorated historic features will be repaired rather than replaced. If the severity of deterioration requires replacement, the replacement must match the old in design, color, texture and where possible, materials.

Mr. Floyd advised the applicant was proposing to replace the wood siding with a James Hardie 6 inch plank that would emulate what is currently on the home. New insulation and wrap would be put on prior in to installation. Examples were provided to the Commission by the contractor to evaluate.

Mr. Floyd turned the floor over the owner and contractors for any questions the Commission might have. The contractor, Mr. Ramirez, stated over 80% of the current siding was damaged beyond repair, allowing in the elements, causing the utilities to substantially increase. Mr. Ramirez stated the Hardie board he was requesting to use as a replacement had the same look and would mimic what was currently on the structure.

Ms. Marcela Medellin asked if the current siding was shiplapped or tongue and groove. Mr. Ramirez advised it was tongue and groove and the dimensions were 6-7 inches with 2-3 inch overlap. Ms. Medellin asked if trim would be changed out. Mr. Ramirez stated it would be replaced with a wood trim. Ms. Nadine McKown asked when replacing the siding, what direction would it lay. Mr. Ramirez stated horizontal as shown today. Chairwoman Derr stated beneath the eaves appeared to be a wider board, and asked if it was replaced at some point in the past. Mr. Ramirez was not sure, stated it could be asbestos and they would cover with siding, using a 12 inch board to keep the same look, same material, different size. Ms. Janel Ponder-Smith stated the request was only for the replacement for the 6 inch lower siding, nothing about the 12 inch for the upper siding was in the proposal. Mr. Ramirez stated the owner wanted to replace all the siding on the home, not just the lower portion that was 6 inch. Mr. Joel Hartmangruber, stated he did not see any photographic evidence to show the siding to be damaged beyond repair. Ms. Ponder-Smith stated there was not enough photos of current structure and not enough information to act on this proposal. She stated the existing siding looks to be much smaller than the proposed Hardie board and saw no evidence of the damage that would require replacement. Mr. Hartmangruber, advised this siding is very prominent of this era and replacement material proposed was not the same. Mr. Hartmangruber asked if any other profile of Hardie board had been considered. Mr. Ramirez stated he only looked at what could be found locally stating, that the current siding is no longer produced and Hardie Board had longer life. Mr. Ramirez stated he was changing the look, but replacing with a better product, and that he would be putting metal sheet under the replacement siding to prevent damage. Mr.

Hartmangruber stated that the goal was to maintain and preserve the historic look and this would significantly change the character of the structure.

Chairwoman Derr agreed that additional information was needed to make a decision as well as adding to the petition the replacement of the siding under the gables. Ms. Ponder-Smith made a motion to postpone this case to next meeting, requesting other sample materials be brought in and considered and more detailed, up-close photos to justify replacement and address gable peaks. Ms. Ponder-Smith stated she would like to see more siding options that matched more closely with examples to see what would be replaced on the gables. Ms. McKown seconded the motion. Motion to delay the case until next meeting passed unanimously.

#### IV. Other Business:

##### a) Monthly Reports

###### Depot Square:

Ms. Derr gave downtown updates:

- Nov. 19<sup>th</sup> – Dec. 11<sup>th</sup> – Backdoor Theatre, Winter Wonderettes
- Oct. 29<sup>th</sup> & 30<sup>th</sup> – Kell House, Haunted Tours, 6-9:45pm
- Oct. 30<sup>th</sup> – Downtown Trick-or-Treat, 1-4pm
- Oct. 30<sup>th</sup> & 31<sup>st</sup> – Wichita Theater, Disney Decedents Musical
- Nov. 3<sup>rd</sup> – Chamber of Commerce, Business After Hours @ Wichita Falls Art Association, Holt Hotel, Ste. 130, 5-7pm
- Nov. 4<sup>th</sup> – Season Finale After Hours Art Walk, 5:30pm
- Nov. 12<sup>th</sup> – 13<sup>th</sup> – Wichita Theater, All Together Now

###### West Floral Heights:

Ms. Ponder-Smith update:

- Looking for new President and Vice-President

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

- 701 Indiana (Depot Square HD) – replace planters with sidewalk
- 2715 9<sup>th</sup> Street (Morningside HD) – demo permit *\*\*Informational Only*

#### V. Adjourn

Next regularly scheduled meeting November 23, 2021 - 12p.m. Meeting adjourned at 12:26 p.m.



Michele Derr

Michele Derr, Chairperson

11-23-2021

Date

