

## LANDMARK COMMISSION MINUTES

January 25<sup>th</sup>, 2022

### MEMBERS PRESENT:

John Dickinson	■ Member
Christy Graham	■ Member
Joel Hartmangruber	■ Member
Andy Lee	■ Member
Nadine McKown	■ Vice-Chairperson
Noros Martin	■ P&Z Liaison
Marcela Medellin	■ Member
Janel Ponder Smith	■ Member
Terry Floyd, Development Services Director	■ City Staff
Karen Gagné, Planning Administrator	■ City Staff
Christal Ashcraft, Development Services Admin. Asst.	■ City Staff

### ABSENT:

Michele Derr	■ Chairperson
Tim Brewer	■ Council Liaison

### GUESTS:

John Phillips, 1508 Hayes	■ WFHD
Brenda Burgett, 1410 Grant Street	■ Guest
Sondra Eaton, 1410 Grant Street	■ Guest
Kathryn Hager, 713 10 <sup>th</sup> Street	■ Applicant
Cameron Turnquist, 607 7 <sup>th</sup> Street	■ Contractor

### I. Call to Order, Welcome and Introductions

Vice-Chairperson Nadine McKown called the meeting to order at 12:01 p.m. Ms. McKown had Commission members, staff and guests, introduce themselves.

### II. Review & Approval of Minutes from: December 13<sup>th</sup> 2021

Vice-Chairperson Nadine McKown called for review and approval of the December 13<sup>th</sup> 2021 Landmark Commission meeting minutes. Mr. Josh Hartmangruber made a motion to approve the minutes, Mr. Noros Martin seconded the motion. Minutes were unanimously approved.

### III. Action Item: Design Review – 607 7<sup>th</sup> Street – *Depot Square Historic District* (Commercial)

- **Façade & Building Rehab/Restoration**

**Key Elements Include:**

- Historic rehabilitation/conversation for retail space using design professionals: SLA Architects & Post Oak Preservation Solutions
- Preservation of character defining features
- Storefront – remove non-historic brick veneer on 7<sup>th</sup> Street façade; construction of infill compatible storefront (doors/windows) using historic research/photos;

repair masonry, reuse existing iron plasters, rosettes for awning anchor attachment and transoms

- Awning/Canopy – replace non-historic, new will have compatible steel frame
- Exterior façade – repairs (repoint/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 and HVAC units not visible from public ROW

**Modifications proposed in accordance with THC Part 2/B amendments:**

- Signage: no wall or canopy signs; utilizing painted letter above storefront on already painted masonry
- Skylights: remove 6 proposed skylights from original roofing plan
- East Façade: exterior masonry formerly under plaster since fallen off must be covered with matching plaster
- Storefront: revise window configuration to eliminate vertical mullion and transom within the display window; display windows should be a single, undivided piece of glass; a secondary transom may only be utilized above the entry door
- Rear Façade: retain existing configuration; replace non-historic door with new hollow metal slab door that is contemporary and compatible with character.

**Original Review: January 2021**

**Renewal/Modification Date: January 2022**

Vice-Chairperson McKown introduced the design review item for 607 7<sup>th</sup> Street and turned the floor over to staff. Ms. Karen Gagné presented the case and stated this request was presented a year ago this month and was now coming back before the Commission as a renewal request with amendments.

Ms. Gagné stated the subject property was located next to the Holt Hotel parking lot in the rear, facing 7<sup>th</sup> Street. The contributing structure was built circa 1889 and was known as Dr. Reed's Wichita Drug House. A Sanborn map from 1919 was provided showing the awnings. Inventory photos displayed from 2013 to current photos show no significant changes. The owner, in working with Post Oak Preservation Solutions and SLA Architects had provided design plans that were previously submitted to Texas Historical Commission (THC) for historic tax credit review.

As follow-up from the Part 2/B THC review, there were certain elements THC requested be modified for approval. On the original submission, site plans showed 6 areas where skylights were proposed. THC advised of their concerns having so many openings in the roof and requested detailed plans for review. The owners have at this time opted to void the request for skylights. Another element is the masonry that will be required to be repainted and repointed and any brick covered with plaster that is damaged shall be plastered to match. On the front façade the non-historic black and white veneer shall be removed. A revised window configuration plan shall be submitted to eliminate vertical mullions and secondary transoms, with the exception of a secondary transom above the entry door. Each new display window will contain single, undivided piece of glass. A new window is proposed on south façade along w/ repair work. The owner is also proposing on the north façade (7th Street) sign alterations to better align with THC requirements outlined in Part 2/B of the

historic tax credit report (included with the case packet). Signage will be painted mural style on the 7th Street façade with no attached or understory signage. The owners are no longer proposing the installation of suspended signage. The owners propose simple painted lettering on the primary elevation above the storefront display. Because the brick on this elevation is already painted, the painted signage will not damage the historic masonry.

Ms. Gagné also advised the Commission that THC stated they required additional interior photos for documentation before any work shall begin. Vice-Chairperson, Nadine McKown asked if the applicant had anything to add to the presentation. The applicant was present but had no comments for the Commission. The Vice-Chairperson asked the Commission members if they had any questions for the applicant, design professionals or staff. Mr. John Dickinson asked if the existing transom window would be restored and used. Ms. Marcela Medellin, SLA Architects, advised that yes it would be. Mr. Dickinson stated he had no issues with painting a sign on the brick but asked the Commission if they felt they were being consistent and in line with other properties in the downtown area that have signs attached to buildings. The owner, Ms. Kathryn Hager stated the recommendation was made from Post Oak Preservation to paint on the already painted brick rather than have a sign attached to the structure that would cause damage through puncturing the surface. Ms. Janel Ponder-Smith asked what font and color would be used on the sign as two different examples were shown. Ms. Hager stated the store logo would be in the script font in white. Ms. Ponder-Smith stated she believed there were other painted signs downtown to which Ms. Christy Graham advised, yes, the old Coca-Cola painted on the brick was originally done in 1917 and later refurbished. Ms. Medellin asked if there were special lettering requirements, to which Ms. Gagné advised no there were not, other than what was outlined in the design guidelines or specified by THC. Mr. Andy Lee reminded the Commission this was a recommendation from Post Oak Preservation and the final approval would have to come from THC.

Vice-Chairperson McKown asked if there was a motion. Ms. Ponder-Smith made a motion to approve the design review renewal application with modifications as submitted. Mr. Dickinson seconded the motion, the motion passed unanimously, with exception of one member (Ms. Medellin) who formally recused due to conflict of interest.

#### **IV. Other Business:**

##### **a) Monthly Reports**

###### **Depot Square:**

Ms. Derr was absent, no update.

###### **West Floral Heights:**

Ms. Ponder-Smith states no updates

##### **b) Updates**

- 1512 Tilden - demolition process near completion as ordered by city council due to an imminent life, health and safety threat.
- Texas House Bill 3971 – potential impact for how appraisals of historically designated residential properties are calculated as of 01-01-2022; WCAD indicated they already factor in neighborhood based on market values.
- 2022 Landmark Commission Roster
- THC Statewide Preservation Plan

- CLG Annual Report – due Feb. 25, 2022
- WFH Design Review Volunteer Committee – coordinating with members for reappointment and city clerk for a posting seeking applicants.

**c) THC Real Places 2022 Conference**

- Venue Change February 2<sup>nd</sup> – 4<sup>th</sup>

**d) Design Review – Staff Authorized – Minor Alteration/Repairs**

- 606 7<sup>th</sup> Street (Depot District) – roofing permit, Landmark Approval Aug/21
- 1109 10<sup>th</sup> Street (Landmark #6) – electrical permit – elevator addition
- 620 Ohio (Depot District) – interior tenant finish-out; partition wall

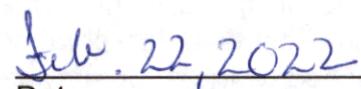
**V. Adjourn**

Meeting adjourned at 12:46 p.m.

Next regularly scheduled meeting February 22, 2022 - 12p.m.



Michele Derr, Chairperson



Date