

LANDMARK COMMISSION MINUTES

February 22nd, 2022

MEMBERS PRESENT:

Michele Derr
Christy Graham
Joel Hartmangruber
Andy Lee
Nadine McKown
Noros Martin
Marcela Medellin
Janel Ponder Smith
Tim Brewer

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

Amy Gardner, Legal
Terry Floyd, Development Services Director
Karen Gagné, Planning Administrator
Christal Ashcraft, Development Services Admin. Asst.

■ City Staff
■ City Staff
■ City Staff
■ City Staff

ABSENT:

John Dickinson

■ Member

GUESTS:

Bill Weske, 614 7th Street
Jon Reese, 614 7th Street
Steve Wood, 1005 9th Street

■ Applicant
■ Applicant
■ Architect

I. Call to Order, Introductions and Administer Oath of Office

Chairperson Michele Derr called the meeting to order at 12:02 p.m. Ms. Derr had Commission members, staff and guests, introduce themselves. Ms. Christal Ashcraft administered the Oath of Office to present Commission members.

II. Election of Landmark Commission 2022 Chair & Vice-Chairperson

Ms. Derr asked if there was a nomination for Landmarks Chairman. Mr. Andy Lee nominated Michele Derr for Landmark Commission Chair. Mr. Joel Hartmangruber seconded the nomination. The nomination passed unanimously.

Ms. Derr asked if there was a nomination for Landmarks Vice-Chairman. Ms. Derr nominated Ms. Nadine McKown for Landmarks Vice-Chairman. Mr. Joel Hartmangruber seconded the nomination. The nomination passed unanimously. All nominations were closed. The 2022 Landmark Commission Chairperson is Ms. Michele Derr and the Vice-Chairperson is Ms. Nadine McKown.

III. Review & Approval of Minutes from: January 25th 2022

Chairperson Derr called for review and approval of the January 25th 2022 Landmark Commission meeting minutes. Mr. Noros Martin made a motion to approve the minutes, Ms. Nadine McKown seconded the motion. Minutes were unanimously approved.

Consent Agenda Item**IV. Informational Report: Memorial Auditorium – 1300 7th Street – Foundation Stabilization Project**

Ms. Karen Gagné presented the update to the Commission on the stabilization project that started about 6 years ago and is now moving forward and ready to initiate construction. This project was brought to staff's attention on the weekly update for building inspections plan review projects. Staff reviewed the project scope to determine if this would be an administrative review or require Landmark Commission approval. It was determined by Legal and Planning staff this project was beyond the scope of an administrative review based on parameters outlined in the City's Design Guidelines manual. Staff brought this project before the Commission as a consent agenda item since City Council has already awarded the construction contract for the stabilization project and is also the appeal body for any decisions issued by the Landmark Commission.

Ms. Gagné stated the City's auditorium building was located at 1300 7th Street and a prominent building of Spanish Eclectic style designed by architects Voelcker and Dixon in collaboration with Dallas architects. Lang and Winchell who completed the State Fair Music Hall in 1925. Construction began in 1927 on Memorial Auditorium and its design is a duplication of the Dallas Music Hall. The building was dedicated in 1928 and underwent a major remodel in 1963/1964 with the interior gutted, auditorium walls, ceiling, seating and stage areas updated along with city offices. Staff referenced visuals of the building in postcards, circa 1930-1945 that illustrated the original central block and wings as well as photos from the 1983 city landmark nomination application, prior to historic designation. Inventory photos from 2013 showed the structure essentially unchanged, but in need of maintenance. Photos from the Times Record News archives in 2017 showed significant damage on 1st, 2nd & 3rd floors of the west wing as well as the outdoor stairs spreading and shifting concrete. A comprehensive feasibility study and building needs assessment conducted by BYSP Architects in 2017 stated structural problems related to support columns spreading at the bottom from years of pressure and shifting ground and the 1963/64 2nd floor renovation/addition; concrete floor poured at that time is shifting; walls are shifting away impacting doors, ceilings, windows, etc. In current photos, the continuing exterior damage is visible, particularly stop-gap repairs by the exterior 2nd floor door which is buckling under the weight of the structure.

Ms. Gagné advised City Council authorized the facilities condition and needs assessment study of the building to provide a detailed report regarding physical condition of the structure and systems to help determine the future of the facility and how it is best utilized. The report highlighted long-term issues typically associated with a 90-year old building. After the bond failed for a new city complex in 2018 followed by the pandemic shutdown in 2020, the architects reworked the proposed stabilization plans outlining various alternate options for council consideration during spring 2021. The recent stabilization contract was awarded to Trinity Hughes Construction with a projected cost of \$1.79 million and is estimated to require 243 work days for completion (approximately 8 months).

Ms. Gagné introduced Mr. Steve Woods, architect for the project from BYSP Architects. Mr. Woods stated this project consisted of a structural stabilization for the west wing of the existing building which was deemed in most need of repair. Contractors will excavate down to tops of existing spread footings and core through to install micro-piles down to dead rock to stabilize the building. Contractors will then encase existing columns below grade in a

concrete pilaster to provide additional reinforcing. Additional efforts will include installation of a sub-surface drainage system and replacement of the existing concrete drainage flume for removing surface water from west wing roof downspouts.

The architect noted the proposed work would be interior and mostly below grade for exterior portions. Other exterior work will include replacement of existing concrete drainage flume and the exterior door at second level. Mr. Woods stated this work would not alter or destroy the historic qualities of the building.

Chairman Derr asked the Commission if there were any questions for Mr. Wood. Ms. Medellin asked if the new wrap column would protrude past the building façade. Mr. Wood advised it would, but that it would match the stucco. Mr. Martin asked if there was any settling on the east side of the structure. Mr. Woods advised there was, however it was not deemed significant, maybe ½" but the west side showed major shifting. Mr. Martin asked if the project would affect use of the auditorium portion of the building. Mr. Woods indicated no impact to the auditorium section as work would be limited to the west wing 1st/2nd levels. Ms. Ponder-Smith asked if the exterior west steps being removed would be replaced. Mr. Woods advised at this time there was not sufficient funding to replace the exterior stairs. With no more questions, Chairperson Derr stated this was a needed repair to maintain an important landmark building.

Regular Agenda Item

V. Action Item: Design Review – 614 7th Street (Kahn Building): Depot Square Historic District (Commercial)

Request design review approval for installation of perforated vinyl window shade film (exterior windows) and installation of neon pole sign.

Ms. Gagné stated the subject building was a well-known property and had come before the Landmark Commission previously for a restoration/rehab project. Ms. Gagné advised 614 7th Street was located in the western area of the Depot Historic District, in the 600 block of 7th Street and dates back to 1885. A historic photo was shown from that era as well as inventory photos from 2013 and 2018 showing essentially no changes for decades. Inventory photos from 2019 show the property after the restoration project that was also part of a state historic tax credit project. Staff referred Commission members to the photos showing the restoration/rehab of key historic components of the structure. Current photos show significant work done on the façade showing the exposed cast iron columns and repaired transom windows.

Ms. Gagné stated the building has a new business tenant, the Speakeasy Distillery, who's owners are requesting approval for non-permanent, vinyl shade screening that was previously applied to the exterior storefront windows and door and placement of a new neon pole sign. The vinyl shade screening was also screen printed with graphics and the business logo. The screening is perforated to reduce sunlight glare from southern exposure and save energy while providing an aesthetically appealing look to the building. Staff referred Commission members to a series of photos showing an overlay of the proposed neon pole sign to be placed above the doorway, in front of the transom windows. The sign will attach to the columns on either side of the entry with tension straps, relieving any penetration or holes in the existing structure. The sign will not exceed 60" x 36" (5ft.X3ft.), will have a 10ft. clearance from the sidewalk and be free-hanging, not touching the building

in anyway. Ms. Gagné went over the design guidelines distributed to the Commission in their packets related to parameters for windows and signage limitations for historic properties. Specifically, Sec. 4-10(f)(g) limits signage to one per façade and only two identification signs per business.

Chairman Derr asked if either co-owner had anything they would like to add or address the Commission. Mr. Jon Reese stated he believed Ms. Gagné had covered everything. Chairman Derr asked the Commission if they had any questions for Mr. Reese. Mr. Andy Lee stated a similar vinyl window film was utilized in the historic tax credit project for W.A. Freear Furniture Building/Maskat Shrine Temple, currently known as The Landmark on Lamar, which was approved by Texas Historical Commission (THC) and the National Register of Historic Places. Mr. Lee gave a brief historic background on neon signs and stated neon signs were used during the prohibition in all historic districts. Ms. Marcela Medellin stated she felt the screen printed window vinyl and neon signs were distracting and didn't match from a design perspective. She indicated having a hard time rationalizing the need for the number of signs (four including screen printing + neon) on the front of the building. Ms. Ponder Smith asked where the electrical feed would be coming from. Mr. Reese stated there was an existing exterior feed from the emergency light above the entry door that the electrical contractor stated would be utilized. Ms. Ponder Smith asked what the two white rings were around the post. Mr. Reese stated they were just decorative rings that would not be covered up by the sign straps.

Ms. Christy Graham made a motion to approve the case as presented for screen printed perforated vinyl window shade film on storefront glass and entry door along with a neon pole sign. Mr. Andy Lee seconded the motion with Ms. Marcela Medellin in opposition. The motion passed with 7 members voting in favor and 1 opposed.

VI. Other Business:

a) Monthly Reports

Depot Square:

Ms. Derr gave the following updates:

- Mar. 10th-17th Museum of North Texas History – The Legends Project
- Mar. 12th Saint Patrick's Day block party & Downtown 5k Dash
- Now – Feb 26th Backdoor Theater – Love Sick
- Now – Apr. 2nd Wichita Theater – Tarzan the Musical
- Current Farmer's Market open Saturday's 9am – 1pm
- Construction continues at The Kell House

West Floral Heights:

Ms. Ponder-Smith gave the following updates:

- New president: Kim Tigrett
- Meeting March 7th

b) Commission Procedural Items: Training

- Open Meetings Act/Public Information Act Training
- Release of Information

c) Updates

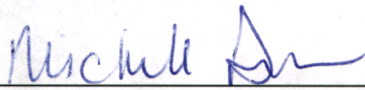
- THC 2022 Real Places Conference

- Window Restoration Workshop II – Spring '22
- d) **Articles/Periodicals** – National Trust – Preservation – Winter Issue
- e) **Design Review – Staff Authorized – Minor Alteration/Repairs**
 - 1100 Travis (Hodges, Hardy, Chambers House) – referred to THC for RTHL roof review
 - 1200 9th Street (First Baptist Church) – THC RTHL; youth facility parking lot alterations
 - 600 8th Street (Holt Hotel) – roofing permit (previously approved by Landmarks – June 21)

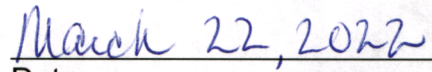
VII. Adjourn

Meeting adjourned at 12:52 p.m.

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



Michele Derr, Chairperson



Date