

LANDMARK COMMISSION MINUTES

May 25, 2021

MEMBERS PRESENT:

Michele Derr
Christy Graham
Andy Lee
Noros Martin
Nadine McKown
Janel Ponder Smith
Tim Brewer

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

Amy Gardner, Legal
Karen Gagné, Planning Administrator
Christal Ashcraft, Development Services Assistant

■ City Staff
■ City Staff
■ City Staff

ABSENT:

John Dickinson
Joel Hartmangruber
Marcela Trice

■ Member
■ Member
■ Member

GUESTS:

Steven Ulrick, Contractor, Texas Ramp Project

1610 Tilden Street

I. Call to Order, Welcome and Introductions

Chairperson Michele Derr called the meeting to order at 12:02 p.m. Ms. Derr had Commission members, staff and guest, introduce themselves.

II. Review & Approval of Minutes from: April 27th 2021

Chairperson Michele Derr called for review and approval of the April 27th 2021 Landmark Commission meeting minutes. Mr. Andy Lee made a motion to approve the minutes, Mr. Noros Martin seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review – 1610 Tilden Street – *West Floral Heights Historic District*

- Installation of an Accessibility Ramp in the Front Yard (*Residential*)

Ms. Karen Gagné presented the case and stated the contractor, Mr. Steven Ulrick on behalf of the property owner, Ms. Samella Burt was proposing to construct an accessibility ramp in the front yard at 1610 Tilden Street. The home was built in 1929 with Tudor features and is a contributing home in the West Floral Heights Historic District. It has a prominent chimney in the front with a gabled roof.

Ms. Gagné advised the proposed ramp would be placed by the front entry/porch of the house and then turn at an angle to the south side of the property all visible from Tilden Street. The ramp would end directly in front of the driveway. The ramp would be

constructed from wood and be situated between the house and the existing trees approximately 38 ft. from the edge of street and be 4 ft. wide, 16 ft. long and approximately 89 sq. ft. Staff referred members to the site plan and sample photos of other similar ramps.

Staff introduced Mr. Steven Ulrick, contractor with Texas Ramp Project and gave the floor for him to provide additional information. Mr. Ulrick handed out pamphlets to meeting attendees on the "Texas Ramp Project" that he is affiliated with. Mr. Ulrick stated the Texas Ramp Project is a non-profit organization whose mission is to build free wheelchair ramps for those in need regardless of age, gender, religion, race and ethnicity. The organization's vision is that no Texas resident shall lack safe access because of financial limitations. Mr. Ulrick advised he has materials delivered and makes all measurements and cuts. Then volunteers assist him with putting the ramp together. Some of his volunteers come from area churches, Sheppard Air Force Base, and Warren CAT, just to name a few. Once the construction is complete, anti-skid paint is provided to the owner. Mr. Ulrick does not do the painting, only provides it to the home owner, the painting is done independently and must be arranged with other volunteers such as a church group. Due to the paint not curing properly in colder weather Mr. Ulrick stated they do not build during the months of December, January and February.

Commission member, Janel Ponder-Smith asked if the ramp could be painted to match the trim on the home as many of these accessibility ramps are not aesthetically pleasing to look at and impact the visual character of the historic homes. Mr. Ulrick stated they are normally painted and/or stained by volunteer youth groups or other volunteers, not Texas Ramps. Ms. Smith asked if he could be a facilitator to ensure it would be painted since this was in a historic district. Mr. Ulrick advised he had never done that before and time would not permit him to address this request.

Ms. Smith asked if the ramp could have been planned for installation at the south side door entry instead of the front yard. Mr. Ulrick explained per ADA codes, the ramp would have had to be 24 ft. long and there would not have been enough room. Ms. Smith asked if it could have been planned to be installed at the rear of the home. Mr. Ulrick stated he did not know if there was a rear entrance that could accommodate the ramp; the front yard was requested by the homeowner. Commission member, Mr. Andy Lee stated he believed the ramp was a good design with access being key and that ADA compliance took precedence over the City's historic design guidelines. Ms. Smith stated she just wanted to be sure all location options were explored as the ramps are an eye sore and then they seem to become a 'permanent' fixture after the current owner/applicant no longer resides at the property. Mr. Ulrick stated the ramps they construct were not permanently attached to the home and they did not dig into the ground, but, rather easily removed. Commission member, Mr. Noros Martin asked if the ramp would be considered personal property or part of the estate. Mr. Lee advised personal property. Ms. Smith asked if the ramp would cover up the flower bed from being seen from the right-of-way. Mr. Ulrick advised yes, the ramp would be constructed on the other side so as to not disturb the flowers. Ms. Smith stated the subject property photos showed a car parked in the rear of the structure and asked if this was how the owner was currently accessing the property. Mr. Ulrick advised he did not know.

Commission member, Christy Graham introduced a motion to approve the design review request for installation of a front yard, wooden accessibility ramp at 1610 Tilden Street, located in the West Floral Heights Historic District based on federal ADA requirements over

ruling local design guideline standards. Mr. Andy Lee seconded the motion. The motion was approved with a vote of 5-1, Mr. Martin registered opposition.

IV. Action Item: Design Review – 600 8th Street – Depot Square Historic District/Landmark #28 Structure

- Replacement Flat Roof on a Building with a THC Recorded Preservation Easement (Commercial)

Ms. Karen Gagné stated this Design Review case would have to be tabled until a later date due to not having all the required information from THC. The state agency's architectural division staff are still finalizing their determination. In an effort to expedite the roof project review and not lose a month until the next Commission meeting, the item was placed on the agenda in the anticipation of receiving the THC letter of determination.

Ms. Nadine McKown made a motion to table and Ms. Smith seconded the motion. The vote was unanimous. Legal representative Ms. Amy Gardner made a point of order stating when this item is considered for future action it will require an initial action to be removed from the table prior to addressing the design review request.

V. Discussion & Update:

THC Certified Local Government: 4-year Evaluation; Meeting Livestream Option

Ms. Gagné gave a brief update on the upcoming 4-year CLG evaluation and option to livestream a Commission meeting as THC staff are still not authorized to travel. The general consensus from the Commission was to livestream the meeting. Staff will coordinate arrangements with the City's Public Information Office.

VI. Other Business:

a) Monthly Reports

Depot Square:

Ms. Derr gave downtown updates:

- June 3rd – Art Walk
- Farmer's Market now open every Tuesday, Thursday & Saturday
- July 3rd – Kell House – 4th of July Celebration

West Floral Heights:

Ms. Ponder-Smith update:

- First association meeting held since Covid restrictions

b) Updates:

- NAPC – Free Webinars: May 27 and June 4 & 5
- Legislative Session Results
- RTHL – 909 10th Street – First United Methodist Church; coordination among THC, architects and staff regarding the separation line/lot line for portion of the building complex which is designated. Based on city ordinance/legal description, the church/chapel is designated and the connector segments/education building are not landmarked or under the state's RTHL designation.

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

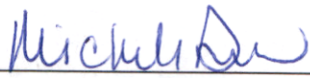
- 1414 Tilden (*West Floral Heights*) - roofing permit; composition shingles
- 900 Bluff (*Landmark #3*) – Kell House HVAC
- 534 7th Street (*Depot Square*) – roofing permit; flat roof replacement

d) Articles & Periodicals/THC Items:

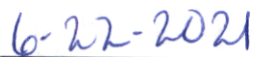
- Preservation (Nat'l Trust) – Spring 2021; featured THC's French Legation Historic Site's restoration

VII. Adjourn

Next regularly scheduled meeting June 22, 2021 - 12p.m. Meeting adjourned at 12:51 p.m.



Michele Derr, Chairperson



Date