HUTCHINSON LANDMARKS COMMISSION

CITY OF HUTCHINSON

AGENDA
HUTCHINSON LANDMARKS COMMISSION
Thursday, November 10, 2016 – 4:00 p.m.
City Council Chambers
125 East Avenue B, Hutchinson, Kansas

1. **ROLL CALL**
   - ☐ Higgins (Vice Chair)
   - ☐ Bartlett (Chair)
   - ☐ Whetzel
   - ☐ Wall
   - ☐ Dawson
   - ☐ Holmes
   - ☐ Karam
2. **WELCOME BY CHAIRPERSON**
3. **APPROVAL OF MINUTES** – Meeting of October 13, 2016
4. **PROJECTS APPROVED ADMINISTRATIVELY**
   a. 16LM-000002 427 N Main, Labor Union Building Reroof
5. **PROJECTS APPROVED BY THE SHPO** – None.
6. **PROJECTS APPROVED BY THE CITY COUNCIL** – None.
7. **NEW BUSINESS**
   a. 16LM-000001 1602 N Main St, Trinity United Methodist Church LED Sign
   b. Update on the 2016 Historic Preservation Fund (HPF) Grant
8. **OLD BUSINESS**
   a. 2016 Historic Preservation Action Plan
9. **OTHER BUSINESS**
   a. Tour Wes Bartlett's Downtown Historic Loft
10. **ADJOURNMENT**

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Stephanie Stewart	620-694-2617
	Aaron Barlow	620-259-4198	Charlene Mosier	620-694-2635

Note: Persons needing special accommodations should contact Meryl Dye, Assistant City Manager, at 620-694-2608 or 7-1-1 TDD Kansas Relay at least 48 hours prior to the meeting.

MINUTES **HUTCHINSON LANDMARKS COMMISSION**

City of Hutchinson

Thursday, October 13, 2016 – 4:00 p.m.
City Council Chambers
125 E. Avenue B, Hutchinson, Kansas

1. **Roll Call**
   Members present: Jo Higgins, Gale Wall, Wes Bartlett, Chelsey Dawson, Greg Holmes and Tony Karam (4:05). Shannon Whetzel was absent.

   Staff present: Jana McCarron, Planning Director; Casey Jones, Senior Planner; Aaron Barlow, Associate Planner and Stephanie Stewart, Planning Technician.

2. **Welcome by Chairperson**

3. **Approval of Minutes**
   Holmes motioned to approve the September 22, 2016 minutes. Wall seconded, and the motion passed unanimously.

4. **Projects Approved Administratively:** None

5. **Projects Approved by the SHPO:** None

6. **Projects Approved by the City Council:** None.

7. **New Business**
   a. **Update on the 2016 Historic Preservation Fund (HPF) Grant**
      Barlow stated that the RFP's have been sent out and Ben Moore, an architect out of Manhattan, has shown a lot of interest especially in the cost comparison tool. Dawson stated she has worked with him before and praised him.

   b. **Revised Historic Preservation Action Plan (attached)**
      Barlow reviewed the revisions to the schedule specifically pointing out date changes.

      *Karam arrived

      Bartlett added that Jim Seitnater, Downtown Development Director, asked if there would be any interest with the Landmarks members to start up a committee with fellow building owners, real estate professionals, architects and construction developers in planning a Downtown loft tour. Karam stated that many downtown building owners are hesitant to renovate due to high costs. Members agreed that this would be a great opportunity to help increase interest in downtown and preservation.

      Higgins motioned to approve the Historic Preservation Action Plan revisions. Holmes seconded, and the motion passed unanimously.

8. **Old Business**

a. **Inventory of Houston Whiteside Historic District properties**
Barlow distributed a complete list, a recommended change list, and the map of the Houston Whiteside District with changed properties annotated to each member. The Commission discussed the proposed changes and concurred with staff. Barlow will prepare a staff report summarizing the proposed status changes for formal action by the Landmarks Commission at their next meeting.

9. Other Business

a. **Highlights from CLG Training and Kansas Preservation Conference, September 28-29, 2016, in Abilene, KS.**
Higgins, Bartlett, Stewart and Barlow all attended the conference~~,~~ and had a great time. They discussed a few highlights from the meeting. Higgins stated we need a disaster plan for the historical districts; that way if FEMA comes in they know which lots/properties are marked historical. Another suggestion was to survey all the neighborhoods over 50 years old. The key note speaker addressed nine factors of why historical districts are financially better for the economy vs new subdivision construction (i.e., density, walkability, money, jobs, etc.). Members would like to bring the conference to Hutchinson and/or host something similar and bring in a speaker, hand out awards, etc. McCarron stated that there are several items on the current action plan that need attention before including more. She thanked the members for all their patience while waiting for the new preservation planner to be hired.

b. **Open Comments from the audience.**
None

10. Adjournment – The meeting adjourned at 4:55 p.m.

Respectfully Submitted,
Stephanie Stewart, Planning Technician

Approved this _____ day of _____, 2016.

Attest: _____

****Next meeting agenda tour Wes lofts and vote on HSW this is added for a reminder

LANDMARKS COMMISSION
STAFF REPORT

PUBLIC MEETING: 11/10/2016
620-259-4198

November 4, 2016

TO: Hutchinson Landmarks Commission

FROM: Aaron Barlow, Associate Planner

SUBJECT: Case #16-LM-12, 1602 N Main St

APPLICANT/OWNER: Trinity United Methodist Church

REQUEST: Request for historic review for replacement of existing changeable copy portion of a sign with a full-color, LED electronic message center (EMC)

STAFF RECOMMENDATION

Staff recommends, based on a review of the *Secretary of Interior's Standards for Rehabilitation,* that the Landmarks Commission issue a **Certificate of Appropriateness** for **replacing the existing changeable copy portion of the sign** located at 1602 N Main St **with a full-color, LED electronic message center**.

MOTION

Motion to approve/deny this request for historic review and issuance of a **Certificate of Appropriateness** based upon a finding of conformance with the *Secretary of the Interior's Standards for rehabilitation* for replacement of a portion of the existing changeable copy sign located at 1602 N Main St with an electronic message center.

Subject Property and Sign

BACKGROUND

The subject property is located at **1602 North Main Street** at the southeast corner of Main Street and 17th Avenue. The sign is located at the northwest corner of the property, which is listed on the **local historic register**. The exterior of the property was designated as an individual local historic landmark on 6/06/1989 by the Hutchinson City Commission (see **Exhibit A**). There are eight other properties in the vicinity that are also listed on the local historic register.

In 2008, the existing sign was installed on the property. That project was approved administratively. No major changes have been made to the sign since installation.

CURRENT REQUEST

On October 21, 2016, Faye Summervil, Church Administrator for the Trinity United Methodist Church, submitted an historic review application on behalf of the Church's board of Trustees (see **Exhibit B**. The application requests the Landmarks Commission's historic review of the replacement of the existing changeable copy face of the sign with an EMC. The proposed EMC has the same dimensions as the changeable copy section of the existing sign (2'5" high x 8'4" wide).

A Design Review Committee meeting was held on October 27, 2016 to review the request (see **Exhibit C**). Summervil and Mike McQueen, Luminous Neon, were in attendance at the meeting. Summervil stated that the church holds many events and that the current sign cannot promote them all. According to McQueen, the new EMC will be similar to what is used at the Hutchinson Public Library (see **Exhibit D**, and the sign will be adjustable for content, brightness, movement and working hours (see **Exhibit E**). The most recent Landmarks case concerning an EMC was in 2011 and involved the Hutchinson Historic Fox Theatre Marquee. The project was approved by the Commission and by the Kansas State Historical Society.

The proposed sign change must be reviewed by the Landmarks Commission because it falls into the category of "Electronic Message Board Signs / Digital Signs," and, per the adopted *Project Review List for Historic Resource*s, review by the Landmarks Commission is required (**Exhibit F**).

ANALYSIS

Secretary of the Interior's Standards for Rehabilitation

The subject property is listed as a local landmark. According to Sec. 4-405.a. of the *Hutchinson City Code,* the Commission shall consider the *Secretary of the Interior's Standards for Rehabilitation* in its review of a local landmark project. The review criteria and staff's analysis regarding the appropriateness of the project are as follows:

Factor	Analysis	Met	Not Met
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	Installation of the EMC will not change the use of the structure.	✓	
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	The existing sign at the corner of 17th Avenue and Main Street was approved by staff and constructed in 2008 and is not historic. Changes to this sign will not affect the historic nature of the property any more than it already has.	✓	

Factor	Analysis	Met	Not Met
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	The installation of an EMC is not an attempt at conjecture and will not create a false sense of history. The historical features of the property will remain as a physical record of its time, place, and use.	✓	
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	The existing sign was installed in 2008 and is not historic in its own right.	✓	
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	This project will not affect distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property.	✓	
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	This project is not replacing any historic features.	✓	
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	This project does not involve cleaning surfaces of any historic materials.	✓	
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	The historic property is not an archaeological resource.	✓	
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	The existing sign does not interfere with existing historic material. The nature of the new EMC will allow the sign to be significantly differentiated from the old, yet compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	✓	
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	The existing sign is not attached to the historic church building and future removal (if performed carefully) will not impair the essential form and integrity of the property and its environment.	✓	

CONCLUSION

The Landmarks Commission will need to make a determination on the proposed project as follows:

Local Register Determination:

Will the proposed project "damage or destroy" the historic significance of the structure? This determination should be based upon a finding that the *Secretary of the Interior's Standards for Rehabilitation* are met/not met. An analysis of these standards is included above, as detailed in Sec. 4-405.a of the *Hutchinson City Code.*

The Landmarks Commission may approve the project, approve the project subject to certain modifications, or deny the project. If the Landmarks Commission denies the project, the Commission must state the reason for the denial and list acceptable project alternatives. The applicant may then alter the plans to comply with the alternatives, and staff will issue a **certificate of appropriateness**. If the applicant determines that the project alternative that the Landmarks Commission has requested is not feasible, the applicant may appeal the decision of the Landmarks Commission to the City Council. If the proposal is appealed, City Council will, after a consideration of all relevant factors, weigh the proposal against the standard of "no feasible and prudent alternative" to the project.

Exhibits

A. Historic Designation Information; 6/6/1989
B. Landmarks Commission Historic Review Application
C. Design Review Committee Minutes; 10/27/2016
D. Photo of Library EMC
E. Electronic Message Center Information Provided by Luminous Neon
F. Project Review List for Historic Resource
G. Map of the subject property (1602 N Main St)
H. Reno County Appraiser's property record card, updated 3/3/2016
I. Photographs of the subject property, taken 10/27/2016
J. Photograph of Fox Theater Marquee

CC: Jana McCarron, AICP, Director of Planning and Development
Casey Jones, AICP, Senior Planner

Exhibit A

0871Z

HISTORIC APPLICATION CONTROL SHEET
4/5/88

Applicant/Address _____

Public Hearing Date: 5-10-89

Publish NLT _____ Publication Date: 4-30-89

Notify property owners seven days prior to public hearing: 5-2-89

Packet information to Landmarks Commission: _____

Protest Petition (must be filed prior to conclusion of public hearing) _____

Landmarks Commission Action: Approve _____ Disapprove _____

Prepare Ordinance: _____

Information to City Commission: _____

City Commission Action: Approve _____ Disapprove _____

Transmittal letter of City Commission action letter to:

Property owner(s) _____

Building Official _____

Reno County Register of Deeds _____

Ordinance No. 7275

HUTCHINSON

POST OFFICE BOX 1567, 67504-1567
TELEPHONE
316-665-2639
OFFICE OF:
PLANNING & DEVELOPMENT

June 6, 1989

Trinity United Methodist Church, Inc.
1602 North Main
Hutchinson, KS 67501

Dear Sirs:

The Board of City Commissioners adopted Ordinance No. 7275 which designates the exterior of your property at 1602 North Main as an individual landmark on May 30, 1989. This ordinance has been filed with the Register of Deeds and the Building Inspection Department.

The Planning Department and the Landmarks Commission are available to provide assistance in maintaining or rehabilitating your building. Please call Linda Laird, 665-2635 if you have questions regarding preservation.

Sincerely,

Ken Phillips

Ken Phillips, Chairman
Landmarks Commission

/sw

HUTCHINSON

POST OFFICE BOX 1567 67504-1567
TELEPHONE
316-665-2639
OFFICE OF:
PLANNING & DEVELOPMENT

May 12, 1989

Trinity United Methodist Church, Inc.
1602 North Main
Hutchinson, KS 67501

Dear Property Owner:

At a public hearing held on May 10, 1989, the Landmarks Commission voted to recommend to the City Commission that your property be designated as a historic structure under the Hutchinson Preservation Ordinance.

The City Commission will consider this on Tuesday, May 16, at 9:00 a.m., City Commission Chambers, 125 East Avenue B. You are welcome to attend this meeting.

Sincerely,

Linda Laird
Assistant City Planner

PLANNING AND DEVELOPMENT DEPARTMENT
125 EAST AVENUE B; P.O. BOX 1567
HUTCHINSON, KS 67504-1567
(316) 665-2639

DATE: May 12, 1989

TO: City Commission

FROM: Linda Laird

SUBJECT: 89/LM/02 thru 89/LM/31 - Individual sites for local historic designation.

At the conclusion of a public hearing held on May 10, the Landmarks Commission unanimously voted to recommend that the above buildings be listed on the local historic register.

CITY OF HUTCHINSON
LANDMARK DESIGNATION APPLICATION
89/LM/01 - 89/LM/31
STAFF REPORT

PUBLIC HEARING DATE AND LOCATION: April 10, 1989 at 7:00 PM, City Hall, 125 E. Avenue B, Hutchinson, Kansas.

APPLICANT: Landmarks Commission

LANDMARK DESIGNATION REQUEST: To designate the following buildings as individual landmarks under the Hutchinson preservation ordinance.

ARCHITECTURAL INTEGRITY: The buildings have been inventoried and evaluated as significant architectural statements with a high level of integrity.

POSITIVE AND NEGATIVE EFFECTS OF DESIGNATION: The major positive effect of designation is to assure the future preservation of the buildings.

SUMMARY OF APPLICABLE REQUIREMENTS FOR LANDMARK DESIGNATION:

1. **Association with an event or events that significantly contributed to the broad patterns of the history or architectural heritage of the City, Reno County, the state or the nation.** These buildings are the finest, earliest, extant examples of a variety of architectural styles known to remain in Hutchinson from the 1880's to the 1930's.

2. **Association with the lives of a person or persons significant in the history of the City, Reno County, the state or the nation.** The buildings are associated with prominent Hutchinson families whose activities were significant to the history of the community.

3. **Embodies distinctive characteristics of a type, design, period or method of construction.** The buildings are the best preserved examples of architecture remaining in Hutchinson.

4. **Represents the work of a master or possesses high artistic value.** The buildings all retain their original architectural integrity.

5. **Exemplifies the cultural, political, economic, social or historic heritage of Hutchinson.** The buildings relate to the economic, social, political, cultural and historic heritage of Hutchinson.

6. **Contains elements of design, detail, materials or craftsmanship which represent a significant construction innovation.** Not applicable.

7. **Is part of or related to a square, park, or other distinctive area that was or should be developed or preserved according to a plan based on a historic or architectural motif.** Not applicable.

8. **Is an established and familiar visual feature of a neighborhood or the entire community.** The buildings are visual focal points in their nieghborhoods.

9. **Has yielded, or is likely to yield archeological artifacts and/or information.** Properties that have remained in use for over 100 years may be likely to yield historical archeological artifacts or information.

CASE NUMBER: 89/LM/30

PROPERTY ADDRESS: 1602 N. Main

OWNER: Trinity United Methodist Church, 1602 N. Main, Hutchinson

LEGAL DESCRIPTION: Lots 1-26 inclusive, Block 31, Hutchinson Investment Company's Ninth Addition

HISTORY: Gothic Revival Style church built in 1925. Designed by Mann & Company, M.C. Foy Construction was the builder. In 1923, 400 members of the First Methodist Church at First & Walnut founded a new Methodist church in the northern part of Hutchinson. In January, 1920, the official board of First Methodist Church appointed a committee which included A.M. Jewell, W.S. Randle and Albert Thompson to select a site. A lot at 16th and Main was purchased on April 20th for $4,350. Members of First Methodist pledged $3,237 in November, 1921. The deed was delivered to the trustees of First Methodist on March 27, 1922. Dr. A. E. Henry of Liberal was appointed as the first minister of the Sixteenth Street Methodist Church on March 19, 1923. Volunteers were called September 1, 1923 to give time and money to build a temporary church. Working in groups of 50 men each, they built a frame structure forty feet by one hundred and thirty feet.

Sunday School and church services were held for the first time on September 30, 1923. $6,800 was subscribed that day toward the cost of the building. A twenty-four foot by thirty-two foot addition was built in November. The Ladies Guild gave $800 toward a more permanent building in July, 1924. On September 29, the committee hired the architectural firm of Mann & Co. to design a church to cost not more than $100,000. By October 26, 1924, more than $71,000 had been subscribed.

The deed for the lot north of the frame structure was purchased on October 24, 1925, giving the church the half block between 16th and 17th. M. C. Foy Construction was awarded the contract on November 4, 1925.

A new sanctuary was dedicated October 3, 1926 and a new pipe organ was dedicated at a recital given by Dean Hirschler of the University of Kansas School of Music. The building committee for the education wing held its first meeting in December 1926. The contract for this wing was awarded to M. C. Foy Construction in September, 1927.

In 1929, the membership was 1,000. The original building had cost $105,000. That year a flood in 1929 damaged the building, lawns and organ. By September, $45,000 had been secured for a new educational wing and the temporary Sunday School building was razed. Foy Construction was at work by October.

The stock market collapse prompted the decision in March 1930 to leave the upper floors of the educational unit unfinished. Not until 1937 was this completed by M.C. Foy & Son contractors at a cost of $4,300.

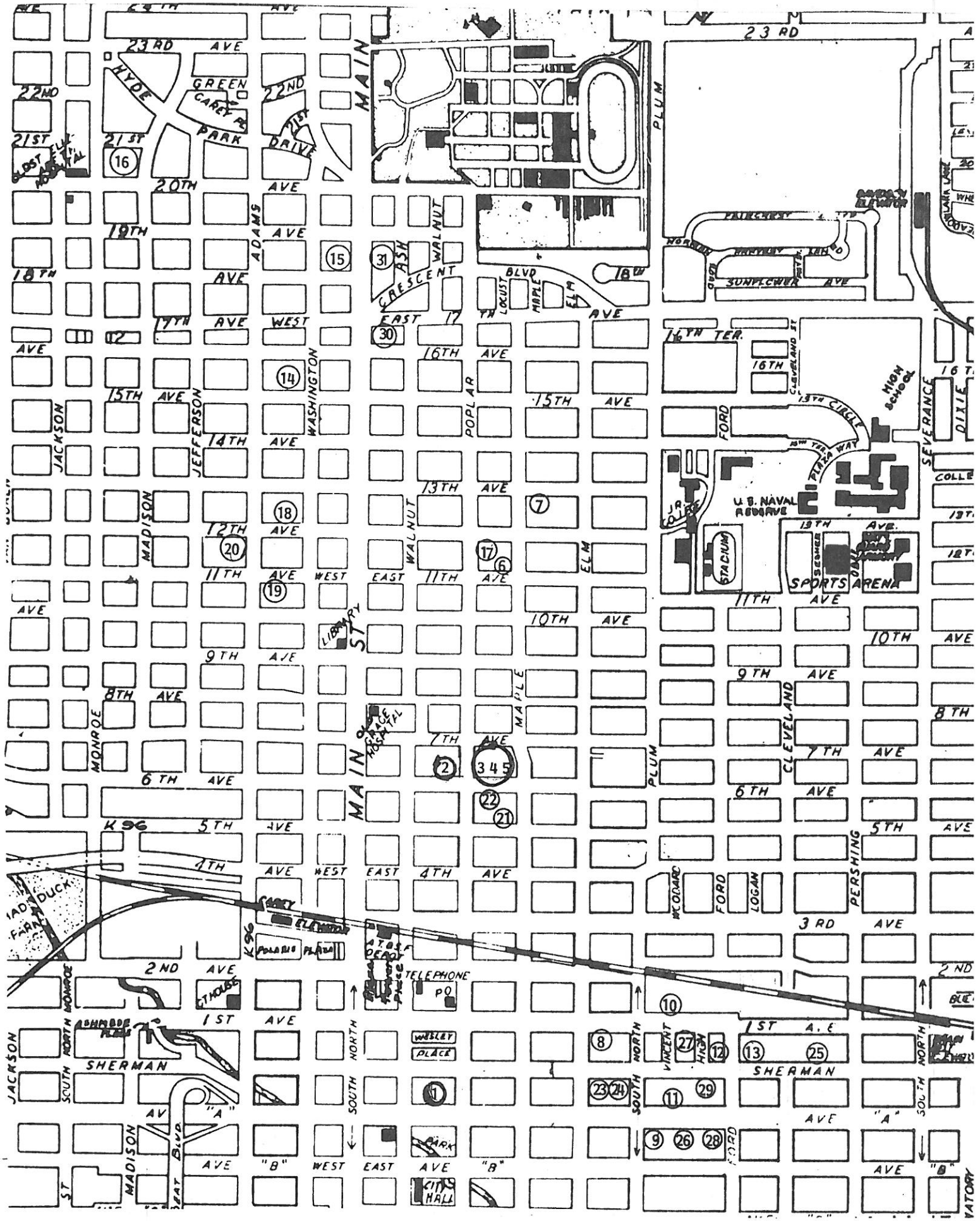
In 1944 the congregation set a goal to pay off the remaining church debt. A Sunday in January was set as Victory Day and contributions totaled $36,976.85, leaving a debt of $34,700.

In 1953 the sanctuary and parlor were air conditioned. Groundbreaking for the church's third addition occurred on April 3, 1960. The move into the new east wing was on April 9, 1961. In 1968, the Methodist church merged with the Evangelical United Brethern.

CONTEXT OF SURROUNDING AREA: The surrounding area is primarily residential and public.

PLANNING AND ZONING CONSIDERATIONS: The property is currently zoned P, Public, Recreation, and Institutional District. The comprehensive plan encourages historic preservation of landmarks.

FISCAL CONSIDERATIONS: Taxes are exempt.



1. 114 East Avenue A
2. 18 East 6th
3. 200 East 6th
11. 528 East Avenue A
12. 544 East Sherman
13. 610 East Sherman
21. 211 East 5th
22. 213 East 6th

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held at 7:00 p.m., May 10, 1989, in the Commission Chambers of City Hall, 125 East Avenue B, Hutchinson, KS.

At this time, the Landmarks Commission shall consider **your property**, and others, for designation as an historic landmark at the local level. The following list includes the properties that will be considered for local historical designation:

114 E. Avenue A
208 E. 6th
305 E. 13th
514 E. First
610 E. Sherman
2100 N. Monroe
117 & 119 W. 11th
213 E. 6th
730 E. Sherman
547 E. Avenue A
1820 N. Main
118 E. 6th
210 E. 6th
407 E. First
528 E. Avenue A
1500 N. Main
101 E. 12th
201 W. 12th
407 E. Sherman
515 E. Avenue A
567 E. Sherman
200 E. 6th
218 E. 11th
501 E. Avenue A
544 E. Sherman
1807 N. Main
114 W. 12th
211 E. 5th
431 E. Sherman
527 E. First
1602 N. Main

All interested parties may appear and be heard at this time.

If you have any questions, you may contact Linda Laird at:

Planning & Development Department
125 East Avenue B; P.O. Box 1567
Hutchinson, KS 67504-1567
(316) 665-2635

Carl Eric Leivo, Secretary
City Landmarks Commission

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held at 7:00 p.m., Wednesday, May 10, 1989, in the Commission Chambers of City Hall, 125 East Avenue B, Hutchinson, Kansas.

At this time, the Landmarks Commission shall consider the designation of historic landmarks. One of the properties to be considered is located at:

1602 North Main

The City Historical Ordinance requires that immediately adjacent property owners be notified. All interested parties may appear and be heard at the above scheduled public hearing.

If you have any questions or require additional information, please feel free to contact Linda Laird at:

PLANNING AND DEVELOPMENT DEPARTMENT
125 EAST AVENUE B; P.O. BOX 1567
HUTCHINSON, KS 67504-1567
(316) 665-2639

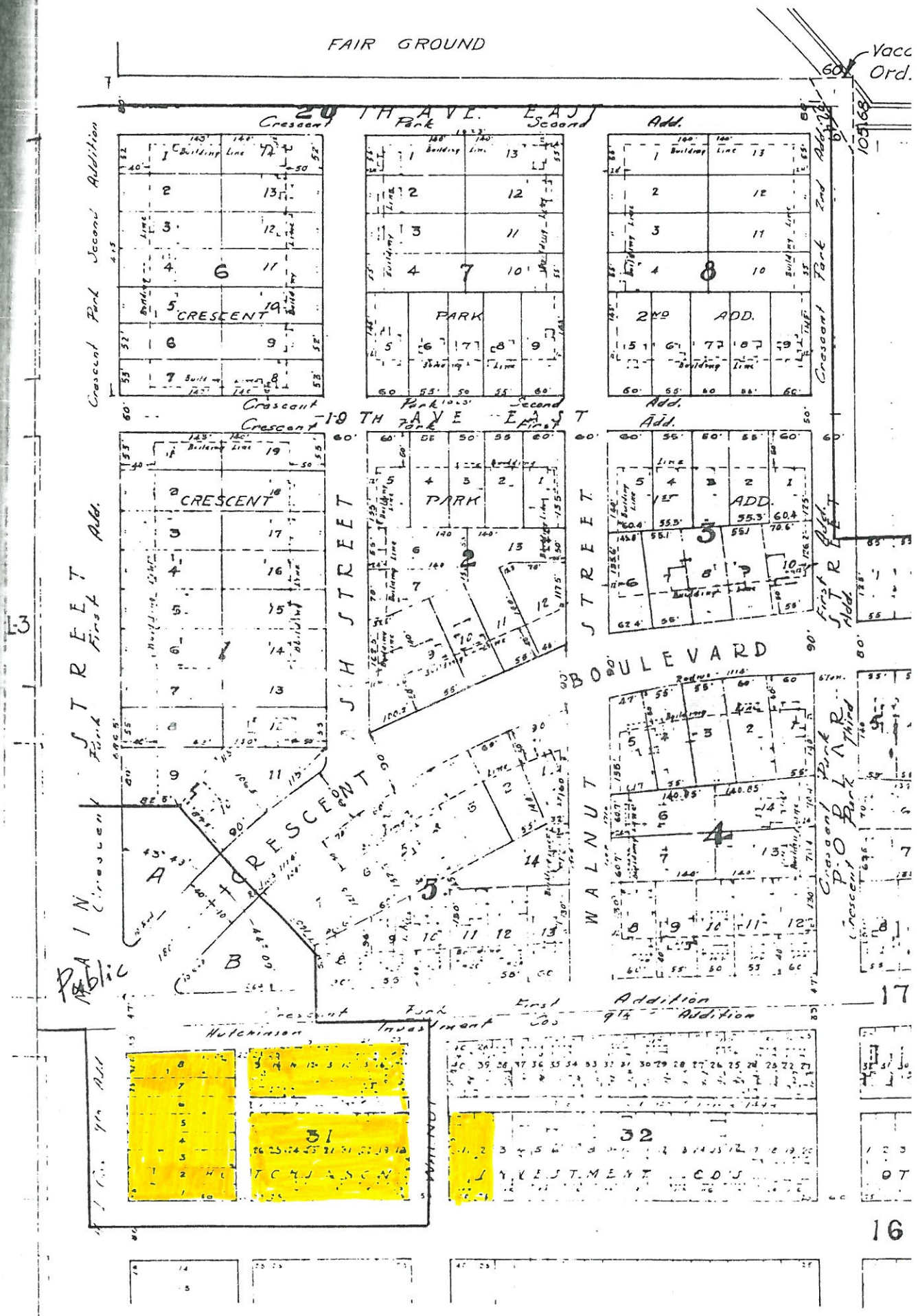
1602 N. Main #30 01 420 40000

#16.00 pd.

?

Lot 3, Blk 32

Ruth P. Ekleng
c/o Bill Spence
1513 Jupiter Circle
Edmond, OK 73034


FAIR GROUND
20 TH AVE. EAST
Crescent Park Second Add.
Crescent Park Second Addition
CRESCENT
PARK
2ND ADD.
Crescent Park 2nd Add.
19 TH AVE EAST
Crescent Park First Add.
CRESCENT
PARK
1ST ADD.
MAIN STREET
ASH STREET
WALNUT STREET
BOULEVARD
CRESCENT
Crescent Park First Add.
Crescent Park Third Add.
Crescent Park Third Add.
Crescent Park First Addition
Crescent Park 9th Addition
Hutchinson Investment Co's
Public
17
16

LANDMARK DESIGNATION

PROPERTY ADDRESS 1602 N. Main Street

OWNER'S NAME(S) Trinity United Methodist Church, Inc.

ADDRESS 1602 N. Main Street
Street Number

Hutchinson | KS | 67501
City | State | Zip

PHONE 316-665-5547

I, THE UNDERSIGNED PROPERTY OWNER, HEREBY SUPPORT THE SUBMISSION OF AN APPLICATION FOR HISTORIC DISTRICT DESIGNATION OF THE ABOVE PROPERTY. I UNDERSTAND THAT THIS SIGNATURE IN NO WAY LIMITS MY PARTICIPATION OR MY OPINION AT ANY PUBLIC HEARING REGARDING THIS DESIGNATION.

OWNER'S SIGNATURE OF APPROVAL Sharon L. Roberts, Business Mgr.
4-25-89

I, THE UNDERSIGNED PROPERTY OWNER, HEREBY REQUEST THAT MY PROPERTY NOT BE DESIGNATED AS A HUTCHINSON LANDMARK AT THIS TIME.

OWNER'S SIGNATURE _____

89/LM/30

Historic Preservation Department
Kansas State Historical Society
120 West 10th Street
Topeka, KS 66612-1291

KANSAS HISTORIC RESOURCES INVENTORY

1a. Property name, historic (050)
Trinity Methodist Episcopal Church

b. Property name, common
Trinity United Methodist Church

2. Property address descriptive location (062)
1602 North Main

3. Legal description (070)
Lots 1-26 inclusive, Block 31, Hutchinson Investment Company's 9th; Hutchinson

4. Original use
Church

5. Present use (208)
Church

6. Other uses
None

7. Original owner or occupant
Trinity United Methodist Church

8. Date of construction (301)
☐ estimated
☒ documented 1925

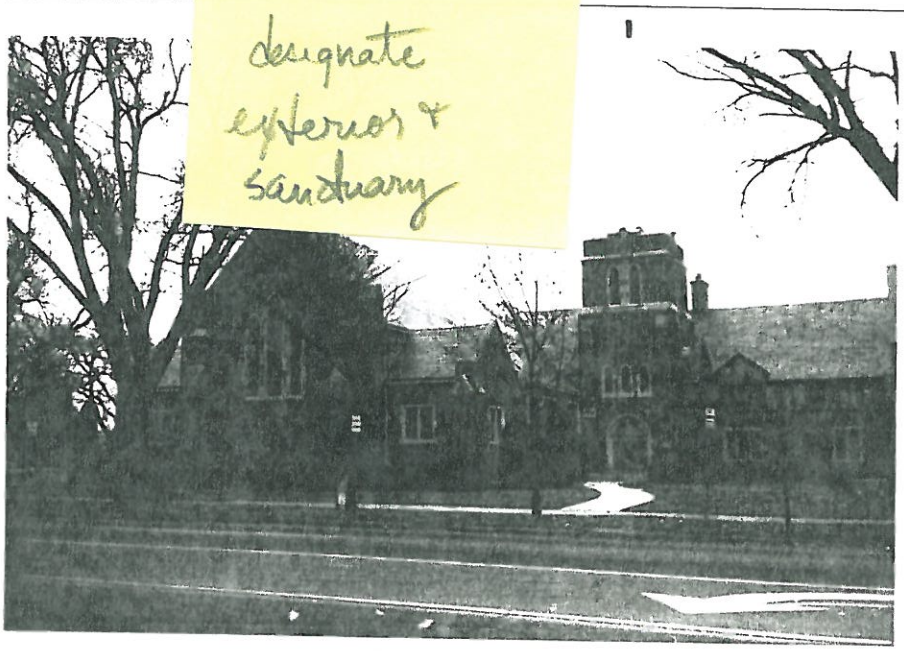
9. Changes dates
☐ moved
☐ major alterations

10. Architect (300)
Mann & Company

11. Builder contractor
M.C. Foy Construction

12. Identify any outbuildings and/or other structures associated with this building or structure. (Attach an additional inventory form for each one that has particular architectural or historical interest.)

designate exterior & sanctuary



13. KSHS Inventory Code (054)

14. County (064)

15. Survey sequence no.
SS#6

16. Accessibility
☒ open to public
☐ accessible by permission only
☐ inaccessible

17. Visibility from public road or street
☒ good
☐ poor
☐ not visible

18. Condition (084)
☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ no visible remains
☐ incorporated into later structure

19. USGS quadrangle map if required (see instructions)

20. UTM reference if required (see instructions)

21. Current owner's name and address (096, 097)
Trinity United Mthodist 5-5547
1602 North Main
Hutchinson, KS 67501
Mark Coleman is contact

22. Tenant's name, and address if different from property address (see instructions)

23. Principal material(s) (216)
Brick

24. Style and/or form type (210)
Gothic Revival, J plan, gable

THIS SECTION FOR KSHS USE ONLY

25. Category (060)

26. Functional type (202)

27. Registration status and dates (078)
☐ NHL
☐ listed NR
☐ approved for NR
☐ federal DOE
☐ listed SR
☐ local landmark
☐ HABS/HAER

28. Is this property included in a historic district?
☐ yes
☐ no
☐ proposed
☐ NR district
☐ SR district
☐ local district

Name of district (080)

☐ contributing ☐ noncontributing

29. Brief statement of the property s history

See attached

30. Brief description. If a thorough description has been prepared separately, disregard this section and check here ☐.

See attached

31. Additional remarks or continuation of other sections

32. Sources of information

Hutchinson Record, July 23, 1937; January 12, 1945
Mann & Company Files
Semi-Centennial Methodist Espicopal Church,
Gazette Printing Co., Hutchinson, 1922

33. Sketch of site plan. (Include north arrow. Show outline of building shape, locations of outbuildings, and locations of roads or streets.)

34. Photographer or photo source

City of Hutchinson

35. Photo roll and frame number(s)

Roll 3; Frame 6

36. Photo date

October 1988

37. Inventory form completed by (name and organization)

City of Hutchinson

38. Survey project name

Hutchinson Scattered Sites

39. Date form compiled

November 1988

THIS SECTION FOR KSHS USE ONLY

40. Attached supplementary materials

41. Date logged, HPD	42. Logged by

TRINITY UNITED METHODIST CHURCH

Property History

In 1923, 400 members of the First Methodist Church at First & Walnut founded a new Methodist church in the northern part of Hutchinson. In January, 1920, the official board of First Methodist Church appointed a committee which included A.M. Jewell, W.S. Randle and Albert Thompson to select a site. A lot at 16th and Main was purchased on April 20th for $4,350. Members of First Methodist pledged $3,237 in November, 1921. The deed was delivered to the trustees of First Methodist on March 27, 1922. Dr. A. E. Henry of Liberal was appointed as the first minister of the Sixteenth Street Methodist Church on March 19, 1923. Volunteers were called September 1, 1923 to give time and money to build a temporary church. Working in groups of 50 men each, they built a frame structure forty feet by one hundred and thirty feet.

Sunday School and church services were held for the first time on September 30, 1923. $6,800 was subscribed that day toward the cost of the building. A twenty-four foot by thirty-two foot addition was built in November. The Ladies Guild gave $800 toward a more permanent building in July, 1924. On September 29, the committee hired the architectural firm of Mann & Co. to design a church to cost not more than $100,000. By October 26, 1924, more than $71,000 had been subscribed.

The deed for the lot north of the frame structure was purchased on October 24, 1925, giving the church the half block between 16th and 17th. M. C. Foy Construction was awarded the contract on November 4, 1925.

A new sanctuary was dedicated October 3, 1926 and a new pipe organ was dedicated at a recital given by Dean Hirschler of the University of Kansas School of Music. The building committee for the education wing held it's first meeting in December 1926. The contract for this wing was awarded to M. C. Foy Construction in September, 1927.

In 1929, the membership was 1,000. The original building had cost $105,000. That year a flood in 1929 damaged the building, lawns and organ. By September, $45,000 had been secured for a new educational wing and the temporary Sunday School building was razed. Foy Construction was at work by October.

The stock market collapse prompted the decision in March 1930 to leave the upper floors of the educational unit unfinished. Not until 1937 was this completed by M.C. Foy & Son contractors at a cost of $4,300.

In 1944 the congregation set a goal to pay off the remaining church debt. A Sunday in January was set as Victory Day and contributions totaled $36,976.85, leaving a debt of $34,700.

In 1953 the sanctuary and parlor were air conditioned. Groundbreaking for the church's third addition occurred on April 3, 1960. The move into the new east wing was on April 9, 1961. In 1968, the Methodist church merged with the Evangelical United Brethern.

Property Description

Two story, buff stretcher brick, church. Irregular J plan with bell tower in central front pavilion. Decorative elements consist of bay windows, buttresses and engaged columns, stained glass windows, half timbering, inscriptions, quoins at some windows. Roof is high gable with slate roofing, returned eaves. Bell tower has crenellated parapet. Most common are 8/20 metal casement windows with concrete surrounds and lug sills and arched stain glass windows. Main entrance ogee with moulded concrete surrounds, double, solid, vertical board doors with large metal fittings. Additions are sensitive to the original structure.

Exhibit B

2016 LANDMARKS COMMISSION HISTORIC REVIEW APPLICATION

CITY OF HUTCHINSON

CITY OF HUTCHINSON
Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
620-694-2639 phone ~ 620-694-2673 fax

FOR OFFICE USE ONLY

DATE RECEIVED: 10/21/14

CASE #: 16-LM-12 / LM16-000001
file Citizen Serve

LANDMARKS COMMISSION DETERMINATION:

_____ **APPROVED** _____ **DISAPPROVED** **FEE: ($20)**_____

_____ **(PLANNING STAFF)** _____ **(DATE)**

PROJECT INFORMATION

Project Address 1602 North Main Street, Hutchinson, KS 67501

Applicant Trinity United Methodist Church

Mailing Address 1602 North Main Street, Hutchinson, KS 67501

Phone (620) 665-5547 E-Mail fsummervill@sbcglobal.net

Property Owner Trinity United Methodist Church

Mailing Address 1602 North Main Street, Hutchinson, KS 67501

Phone (620) 665-5547 E-Mail fsummervill@sbcglobal.net

PROJECT TYPE (Type of work proposed):

- ☐ Major exterior building changes or alterations.
- ☐ Exterior building changes or alterations **using unlike materials** and/or those involving a modification of the existing size or appearance of the property.
- ☒ Electronic message board signs / digital signs.
- ☐ New development, if not included under Administrative Review.
- ☐ Major interior alterations/remodeling (e.g. remodeling of a historic floor).
- ☐ Major zoning changes (e.g. those that have the potential to change use types in a historic district.)
- ☐ Mechanical, plumbing and electrical changes that require major changes.
- ☐ Demolition of structures, unless specifically listed under Administrative Review.
- ☐ City infrastructure projects that have the potential to impact historic resources (e.g. paving over brick streets or sidewalks).
- ☐ Painting of murals (building permit not required). Painting, other than murals, shall be exempt from Historic Review.
- ☐ Any other project type not specifically listed as an Administrative Review Project. See the "2016 Administrative Historic Review Application" for projects that require only administrative review.

LANDMARKS COMMISSION HISTORIC REVIEW SUBMITTAL REQUIREMENTS (CHECK ALL ITEMS SUBMITTED.)

- ☒ **Complete Landmarks Commission Historic Review Application.**
- ☒ **Site or sketch plan.**
- ☒ **Elevation drawings, including description of materials.**
- ☐ **Floor plan or building outline.**
- ☒ **Photographs.**
- ☐ **Historic Register Description.**

HISTORIC STATUS

- ☒ **Local Landmark**
- ☐ **State Register, Individual**
- ☐ **National Register, Individual**
- ☐ **National Register District** _____

Revised 3/5/2016

CITY OF HUTCHINSON

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

GENERAL DESCRIPTION OF THE PROJECT (attach additional pages, if needed)

We are proposing to upgrade our existing sign located at 17th Avenue and Main Street that currently has a changeable copy display to a full color 16 mm LED electronic message center. The existing structure will remain the same with no alterations to the length, width or height. The only change will be the removal and replacement, on site, of the message display section of the sign.

The existing sign was installed in 2008 by Luminous Neon of Hutchinson.

PROJECT MATERIALS

List all components of the proposed project in the space provided. Attach additional pages, if needed.

Item	Existing	Proposed
Example *Storefront*	***Example*** *Recessed aluminum door with display window at sidewalk. Transom area over door is covered. No transom over window. Display window is double-paned. Exterior is metal framed. Interior window is wood framed.*	***Example*** *Aluminum display window and doorway (dark bronze) to be placed at street level. Glass to be ¼" tempered glass. Glass transom to be installed over doorway and display window.*
Sign	Changeable copy display in middle section.	Upgrade to full color 16 mm LED electronic message center in same section.

CITY OF HUTCHINSON

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

SITE PLAN CHECKLIST

THE SITE PLAN DRAWING SHALL CONTAIN THE FOLLOWING:

- ☐ The name and mailing address of the applicant and owner of record, if not the same as the applicant.
- ☒ The legal description of the property.
- ☒ Date, scale, north arrow, title and preparer's name.
- ☒ Location and dimensions of:
  - Property lines
  - Easements
- ☒ Location and dimensions of existing and proposed:
  - Structures
  - Parking spaces and drive aisles
  - Driveways
  - Loading areas
  - Trash receptacles
  - Fences
  - Screening
  - Signs
  - Lighting
  - Stormwater storage and conveyance facilities
  - Utilities (e.g. water, gas, electrical, sanitary sewer)
- ☒ Use of existing and proposed structures.
- ☒ The approximate location of structures on adjoining properties.
- ☒ Location and extent of outdoor display/storage areas, existing and proposed.

ELEVATION DRAWINGS CHECKLIST

THE ELEVATION DRAWINGS SHALL CONTAIN THE FOLLOWING:

- ☒ The name and mailing address of the applicant and owner of record.
- ☒ Date, scale, title and preparer's name.
- ☒ Height of the structure, both existing and proposed.
- ☐ Description of exterior materials, both existing and proposed.
- ☐ Drawings of all sides of the building proposed for modification.

SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION REVIEW

(The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility).	MEETS	DOES NOT MEET
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	X	
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	X	
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features ore architectural elements from other buildings, shall not be undertaken.	X	
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	X	
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	X	
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.	X	

CITY OF HUTCHINSON

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

***SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION* REVIEW (CONTINUED)**	**MEETS**	**DOES NOT MEET**
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	X	
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	X	
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	X	
10. New additions and adjacent or related new constructions shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	X	

LANDMARKS COMMISSION HISTORIC REVIEW PROCESS

1. Submit the **Landmarks Commission Historic Review Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 5.
2. Prior to scheduling the case for Landmarks Commission review, a design meeting between the applicant, staff, and Landmarks Commission representatives will be required. Staff will assist the applicant in arranging the meeting.
3. Following receipt of a complete **Landmarks Commission Historic Review Application**, attendance at the design review meeting, and receipt of revised plans, if required, planning staff will schedule the application for the next available Landmarks Commission meeting.
4. Planning staff will evaluate the proposal based upon the application materials provided and the *Secretary of the Interior's Standards for Rehabilitation*. The applicant may be required to provide additional materials or information. In addition, staff may request modifications be made to the project to meet the standards.
5. Planning staff will prepare a staff report for the Landmarks Commission containing a description of the project, a copy of the application materials submitted and a recommendation.
6. The Landmarks Commission will conduct a public meeting to consider the project. **The applicant MUST be present at the meeting in order for the application to be considered. The application will be tabled if the applicant is not present.**
7. If the Landmarks Commission finds that the proposed project meets the *Secretary of the Interior's Standards for Rehabilitation* and will not damage or destroy the historic property and/or historic district, the project may proceed. If the Landmarks Commission finds that the project does not meet the standards, the applicant may: 1) Modify the project and resubmit the application; 2) Appeal the Landmarks Commission decision to the City Council; or 3) Not do the project. Appeals must be submitted within 15 days on forms provided by the City.

UNDER NORMAL CIRCMSTANCES, A MINIMUM OF 10 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct. (Signature of property owners)

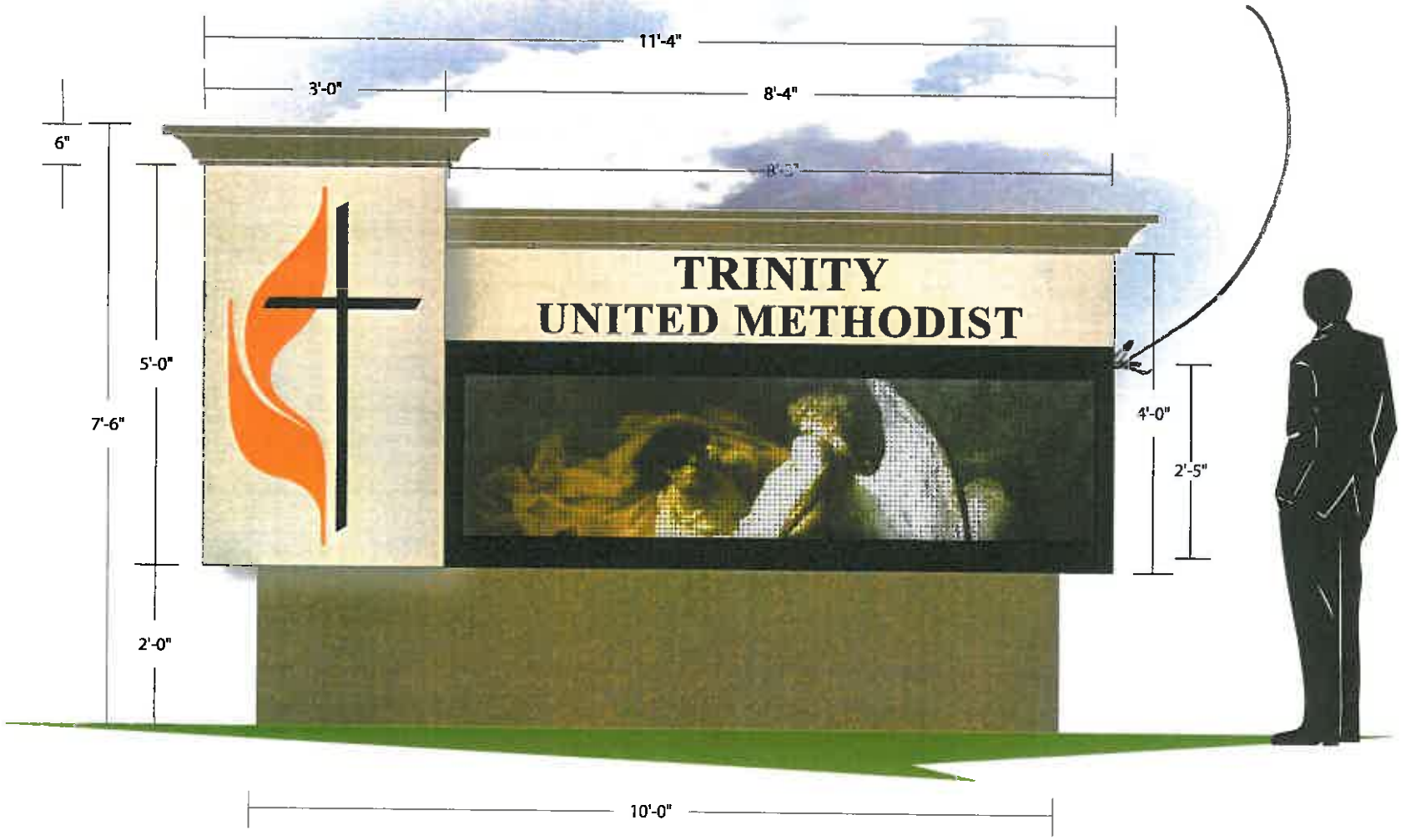
Faye Summervill
Signature

Faye Summervill, Church Administrator, Trinity UMC
Printed Name

Sue Wagerle
Signature

Sue Wagerle, Chair of Board of Trustees, Trinity UMC
Printed Name

Proposed change to message display section



SPECIFICATIONS:

- 16 MM EMC TO REPLACE EXISTING CHANGEABLE COPY SECTION IN EXISTING MONUMENT SIGN

CUSTOMER:	TRINITY UNITED METHODIST	**DATE:**	08/29/15
NAME:	**FAYE SUMMERVILL**	**DESIGN NO.:**	MM-23129
LOCATION:	HUTCHINSON, KS	**ARTIST:**	MH
		SCALE:	1/2" = 1'
APPROVED:		**DATE:**	

LUMINOUS Neon Inc
ART & SIGN SYSTEMS

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N ↑ S

Existing sign viewed from south

original sign installed 2008

SPECIFICATIONS:

- DOUBLE FACE, INTERNALLY ILLUMINATED, ROUTED MONUMENT SIGN WITH CHANGABLE COPY SECTION - THREE ROWS OF 6" COPY. REVERSE CHANNEL BACK LIT LOGO.
- COLORS: TAN, 313E DK. BRONZE, 3630-53 RED, BLACK PERFORATED VINYL
- FONTS: CUSTOMER LOGO, TIMES NEW ROMAN BOLD

CUSTOMER:	TRINITY UNITED METHODIST	**DATE:**	10/17/08
NAME:	**MITCH BROWN**	**DESIGN NO.:**	MJ-15294
LOCATION:	HUTCHINSON, KS	**ARTIST:**	MH
		SCALE:	1/2" = 1'

Faye Summerville
APPROVED: by TUMC **DATE:** 11-14-08

LUMINOUS Neon Inc
ART & SIGN SYSTEMS

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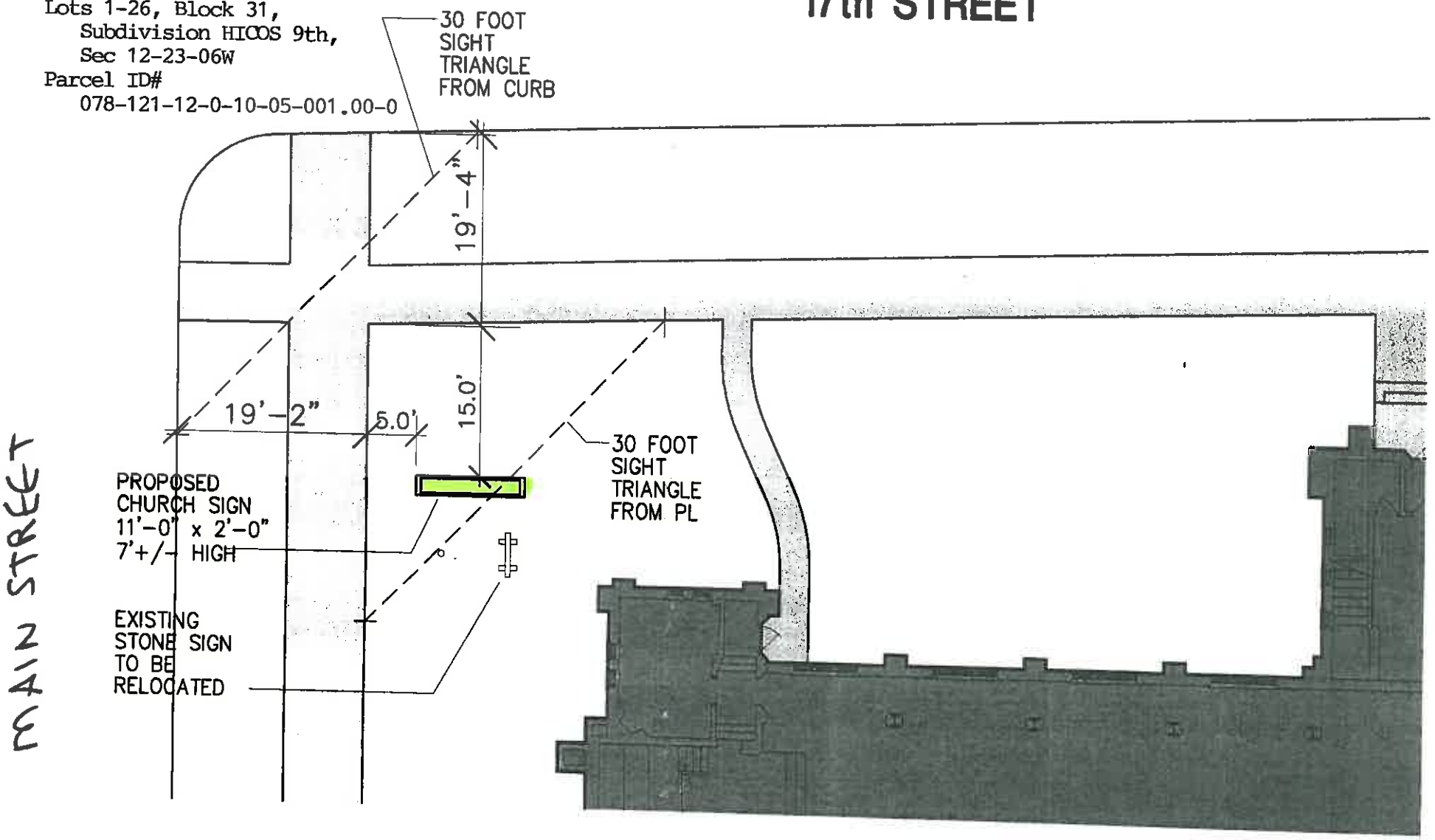
WALNUT STREET
17th STREET
16th STREET
MAIN STREET
SITE PLAN - TRINITY UNITED METHODIST CHURCH
SCALE 1/16" = 1'-0"
TRINITY UNITED METHODIST
MECHANICAL RENOVATION & REMODEL
MANN & COMPANY, P.A.
ARCHITECTS & PLANNERS

COPY
Original site plan drafted
10-17-2008
Mann & Company, PA

Legal Description:
Lots 1-26, Block 31,
Subdivision HICOS 9th,
Sec 12-23-06W
Parcel ID#
078-121-12-0-10-05-001.00-0



Zoning Map
08-SC-05

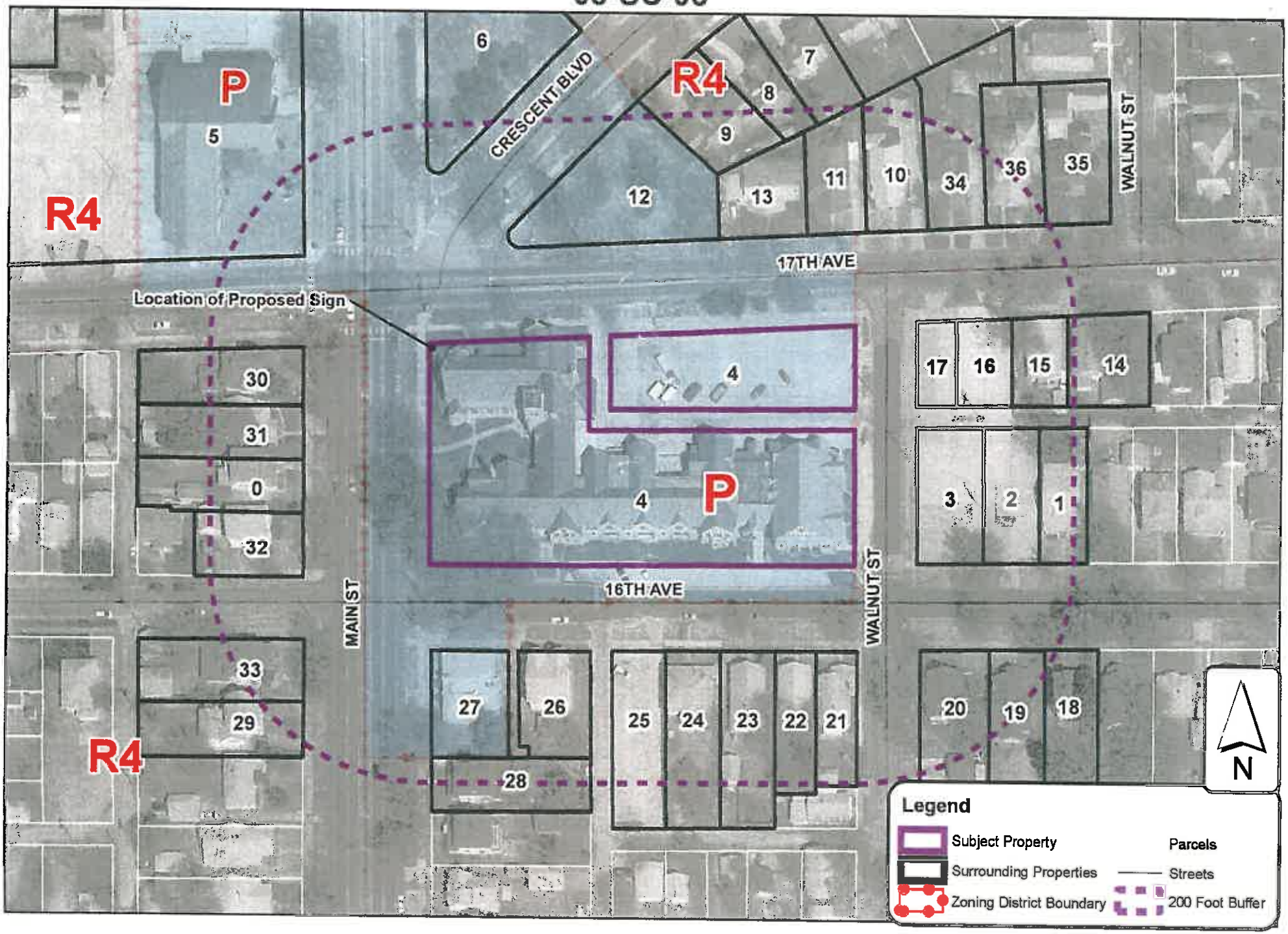


Exhibit C

HUTCHINSON LANDMARKS COMMISSION

DESIGN REVIEW COMMITTEE

Thursday, October 27, 2016 – 3:30 p.m.

Property: 1602 N Main St, Trinity United Methodist Church, Local Landmark
Owners: Trinity United Methodist Church (Faye Summervill, Church Administrator)
Contractor: Mike McQueen, Luminous Neon
Members Present: Jo Higgins, Shannon Whetzel, Wes Bartlett and Tony Karam
Staff Present: Casey Jones, Aaron Barlow and Stephanie Stewart

Current condition: The church is a Local Landmark.

Project: Mike McQueen of Luminous Neon was contracted by the church to upgrade the existing changeable copy sign to an electronic message or LED sign. The sign will be very similar to the Hutchinson Public Library sign. McQueen stated that the new sign will be programmable for content, brightness, movement and working hours. The LED sign will have filler along the sides due to being smaller than the existing changeable copy board. Summervill stated that the church holds many events and would like to upgrade to the new sign to promote all the upcoming events. The church will accommodate any requests the commission may have and will comply with the City's applicable regulations.

Outcome: The Design Review Committee members had questions on when the existing sign was approved and asked about examples of other signs in town similar to the proposed. Staff indicated that the church is on the local landmark register and is not within a historical district. The existing sign is not historic and was not on the property at the time of its nomination to the local register. Committee members indicated that the position of the sign will have minimal impact on neighbors, and if the sign were removed it would have no impact on the significance of the actual church building.

The Committee asked Staff to research the City's records on the original sign permit from 2008 and to review the City's files on the Hutchinson Historic Fox Theater marquee sign to understand how those signs were reviewed and approved. Staff will provide information about these signs to the Landmarks Commission at its next meeting. Staff will also provide photos of the Hutchinson Public Library sign.

Bartlett asked the applicant for information about how the sign's brightness will be measured and controlled. McQueen stated that he will provide more detailed information about the sign for the Landmarks Commission members to review.

Hutchinson Public Library Electronic Message Center

Exhibit D

Exhibit E

watchfire

Engineered and Built for Reliability and Quality

Every module is encapsulated in silicone to be ruggedly durable in all kinds of weather.

Components are rigorously tested for 180 consecutive days of underwater immersion and 60 consecutive days of salt spray. Cabinets are rated for temperatures ranging from -40°F to 140°F. Electronics are rated from -40°F to 185°F.

Extruded aluminum, precision-mitered corners, solid welds, and stainless steel fasteners make our cabinets strong, yet lightweight and stand up to corrosion for years of worry-free performance.

Average energy use equals about 1/3 of maximum amperage. All signs are UL 48 and CUL48 listed and UL Energy Efficiency Certified.

Ignite®

Ignite® software comes free with every sign, offering convenient scheduling and content management. We made improvements to the user interface, and enhanced our free EasyArt package, data feed integration and advanced diagnostics, Ignite is a comprehensive content manager for digital novices and tech-savvy programmers, now with a cloud-based option.

	Ignite OP v. 12+	Ignite OPx v. 2+
Installed software	✓	
Cloud-based platform		✓
Internet connection required		✓
Advanced content creator	✓	COMING SOON
Upload, schedule and manage content	✓	✓
EasyArt, 1000+ stills and animations	✓	COMING SOON
Control multiple Watchfire signs	✓	✓
Access sign diagnostics	✓	✓
Create conditional and dynamic content	✓	✓
Access data through RSS	✓	✓
Manage multiple data feeds		✓
Structured user rights management		✓

Warranty

Watchfire's industry best 5-year warranty covers all Watchfire manufactured parts and factory labor. It comes standard with every LED sign we sell.

For more information, contact your Watchfire representative.

XVS 19mm *176 x 304 • 11' x 19'*
The Villages High School • The Villages, FL

W 19mm *64 x 128 • 4'5" x 10'3"*
Devitt's Nursery & Supply • New Windsor, NY

"We knew the sign made a difference, but when we sold out of sale items that were only advertised on our Watchfire sign, we confirmed that it was measurably effective."

CHRIS FITCH
DEVITT'S NURSERY & SUPPLY | NEW WINDSOR, NY

19mm Color LED Sign

watchfire

The 19mm LED sign produces detailed, true-to-life images and full video capability that make a strong impression. It is Watchfire's best-selling model to date.

The 19mm sign modules follow the same form factor as Watchfire's other sign models. The universally sized modules make design, upgrade, and installation easier.

Features

Through-hole LED construction is proven to maximize image clarity and lengthen LED life.

Excellent resolution accommodates any level of viewing, near or far, and any type of traffic.

High-efficiency components deliver eye-catching brightness and reduce operating costs to maximize return on investment.

Vivid colors produce true-to-life images on every XVS and W series sign.

The XVS advantage is an available option, providing live video capability, multi-channel data, whole-sign calibration, and Automated Sign Diagnostics.

XVS 19mm *96 x 288 • 6'5" x 18'3"*
Montgomery Mall • North Wales, PA

19mm Sign Features	W	XVS
Pixel Pitch	19.05 mm (.750")	19.05 mm (.750")
Pixel Configuration	True Pixel, 1R, 1G, 1B	True Pixel, 1R, 1G, 1B
Character Height	5" & larger	5" & larger
Module Dimensions (HxW)	12" x 12"	12" x 12"
Matrix Configuration	16 x 16 pixels	16 x 16 pixels
LED Lifetime (50% brightness)	100,000 hours	100,000 hours
Color Capability	18 quadrillion	73.8 quintillion
Viewing Angle	140° horizontal x 70° vertical	140° horizontal x 70° vertical
Video Frame Rate	Up to 30 frames/second	Up to 60 frames/second
Field-Adjustable Brightness	Up to 10,000 NITs	Up to 10,000 NITs
Power	120 or 240 volt single phase 60Hz	120 or 240 volt single phase 60Hz
Communications Options	RWF, High Security Radio, broadband wireless & DSL, XVS fiber, FiberCom, phone control	RWF, High Security Radio, broadband wireless & DSL, FiberCom, phone control

Watchfire manufactures LED signs to fit almost any application. Sign sizes are based on a module size of approximately 12" x 12". Contact your Watchfire representative for more information.

"Our Watchfire sign is exactly what I thought it would be. It looks great, works without issues, and helps promote our property and its tenants."

CHRIS FITCH
MONTGOMERY MALL | NORTH WALES, PA

watchfire
Time-O-Matic

10 Facts About Electronic Message Centers

Helping to Build Safe, Vibrant, Growing Communities

See fact #9

©2012 1015 Maple Street, Danville, IL 61832 · 800-637-2645

Introduction

If you are a member of a citizen review board for community planning or zoning appeals, a professional planner, or a municipal attorney, please view the information in this white paper as a straightforward attempt to present the facts about electronic message centers (EMCs).

On-premise EMCs have many potential benefits for a community — their unique visual power leads to thriving businesses and a growing tax base. But too often the discussion about EMCs gets infected with misinformation, preconceived attitudes, and the repetition of disproven myths.

This white paper examines 10 facts about electronic message centers. We hope it will form the beginning of a new and respectful conversation about how to effectively approve, install and use EMCs. After you have read this brief but informative document, we believe there will be new agreement on one central goal: that planners and businesses should work together to build safe, vibrant, growing communities.

Examples of typical electronic message centers.

© 2012 **Watchfire Signs** by Time-O-Matic, Inc.

Fact 1: EMCs Help Build Successful Businesses

Effective signage has four primary functions that support local businesses: identify, inform, direct and promote.

In today's noisy and often chaotic mobile society, businesses are searching for effective tools to convey unique messages to the public, especially to potential customers. Many decisions are made at the street level, and the connection between a business and a customer must be made effectively, efficiently and safely.

To support these critical functions, EMCs create the means for a retailer or other business or organization to quickly form a connection between store and shopper, between a driver and a decision. Information is delivered cost-effectively to a broad number of consumers. Customers find their way to the business, and that business thrives. EMCs make this connection possible in real time, in the real world. And those thriving businesses become the foundation of vibrant, growing communities.

Local governments work hard to construct sign codes that support businesses, which helps local economies. The American Planning Association reports that more communities around the country, communities like San Antonio and Seattle, are recognizing that digital signage can support and grow the local economy[1].

"Our Watchfire sign helps us attract new retailers and customers. Our leasing activity has increased, and our tenants are reporting increased sales."

— Clark Gilhart, Executive Property Manager
Tri-County Towne Center

[1] Marya Morris, AICP, "Looking Ahead: Regulating Digital Signs and Billboards," *Zoning Practice*, April 2008, http://www.planning.org/zoningpractice/2008/pdf/apr.pdf.

© 2012 **Watchfire Signs** by Time-O-Matic, Inc.

Fact 2: EMCs Inform and Help Drivers

Some critics consider EMCs disruptive to traffic, but the Federal Highway Association and research organizations have found no link between accidents and EMCs[2]. In fact, organizations such as the California Highway Patrol and the North Carolina Department of Transportation rely on electronic message centers to inform drivers of adverse weather, dangerous traffic conditions and other emergencies[3,4].

Why? EMCs broadcast information to busy roads and highways, so drivers are aware of conditions no matter where they are. Unlike static signs, digital signs allow updated information to be delivered clearly and consistently to multiple locations at once.

It's simple. They work.

Fact 3: EMCs Reduce Visual Clutter

Consider the plight of the neighborhood retailer who wants to effectively market to the community. Of course, an investment in an on-premise sign is one place to start. But many businesses resort to unfortunate and unnecessary steps to advertise to passing drivers. Consider the business that:

- Plasters its windows with posters (unsightly and often unsafe)
- Displays tacky yard signs or sidewalk signs
- Strings pennants and banners across its sign or front façade
- Still uses "portable arrow" reader boards
- Employs a sign spinner, man in a gorilla suit or other distracting "attention-getter"

There is a better solution. Electronic message centers can clean up the visual clutter found on many streets, both at the pedestrian and driver level. They allow a business or organization to present a consistent brand and professional face to the community. EMCs support strong businesses while following reasonable guidelines that stipulate message duration, transition time, colors, sizes and designs.

Well-written sign codes address unsightly visual clutter, cleaning up a community's image and outward appearance. But these same thoughtful codes can allow EMCs precisely because they are such a powerful tool for building business. Imagine your local landscape without letters falling off a manually adjustable reader board and without more "make do" window signs trying to pass for advertising.

The best digital sign manufacturers have experience working with local governments and design their EMCs with features that ensure signs comply with local codes. That way, everyone is satisfied with the new EMC — residents, public officials and business owners.

BEFORE

AFTER

[2] John E. Farbry et. al., *The Effects of Commercial Electronic Variable Message Signs (CEVMS) on Driver Attention and Distraction: An Update, Virginia: National Technical Information Service*, (February 2009):14, http://www.fhwa.dot.gov/realestate/cevms.pdf.

[3] University Enterprises, Inc., "Sacramento State Digital Sign: Frequently Asked Questions," California State University, Sacramento, accessed October 11, 2012, http://www.enterprises.csus.edu/sign/faq.html.

[4] Morganton News Herald Staff, "I-40 DOT digital signs will provide road information," *Morganton News Herald*, July 26, 2012, http://www2.morganton.com/news/2012/jul/26/i-40-dot-digital-signs-will-provide-road-informati-ar-2466602/.

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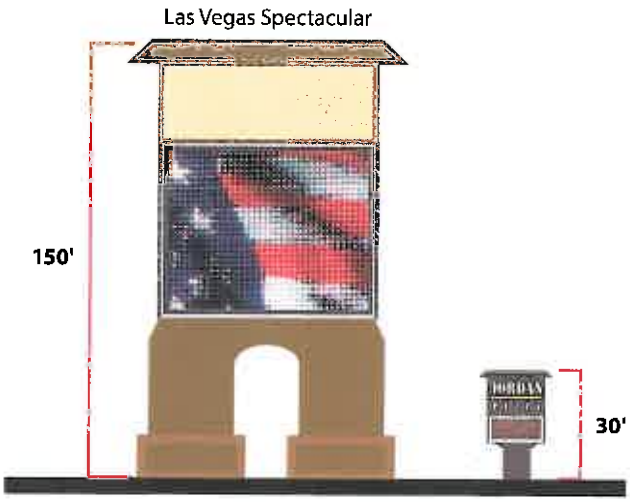
Fact 4: Towns with EMCs Don't Look Like "Vegas"

Your town won't look like Las Vegas just because you have EMCs. Each community's sign codes are different, and a good code will determine reasonable guidelines on sign design and size. But if this argument has been made in your town, we think this simple visual will illustrate the difference between Las Vegas and a typical Main Street EMC.

See the difference between a 150 foot tall, Las Vegas "spectacular" and a 30 foot tall sign that is typical of an electronic message center on most any Main Street? The scale of the Main Street sign is not even in the same stratosphere as the Las Vegas spectacular.

But the two signs do have one similarity: effectiveness. Las Vegas signage is designed to catch attention, without a doubt. While on a considerably smaller scale, Main Street markets are finding that electronic message centers deliver similar visual power.



Typical Main Street sign with Electronic Message Center

Fact 5: EMCs Don't Flash, They Advertise

"No flashing signs." If this term is still in your sign code, it is outdated and applies to a restriction which is meant for older and now increasingly ineffective signs. Consider the current standard established by the Federal Highway Administration which states that electronic message centers are not "flashing" signs[5].

The U.S. Coast Guard defines a flashing light as "A light in which the total duration of the light in each period is clearly shorter than the total duration of the darkness and in which the flashes of light are all of equal duration[6]." Clearly, that doesn't describe the appearance of an electronic message center.

EMCs display advertising, and two new terms describe the way the sign behaves. "Hold time" is the duration of each advertisement. A typical on-premise sign code will stipulate a hold time from 8-10 seconds, but hold times can vary from a few seconds to a minute or more. "Transition" describes the manner in which the advertisement changes from one message to another.

Since the days of codes that stipulate "no flashing signs", sign technology has changed and improved. It's time to update outdated sign code language, too.

[5] Shintaro Okazaki, ed., "Public Opinion Towards Digital Billboards in the United States," *Advances in Advertising Research (Vol. 2): Breaking New Ground in Theory and Practice (2011)*: 377, DOI: 10.1007/978-3-8349-6854-8_24.

[6] U.S. Coast Guard, *U. S. Coast Guard Light List: Volume One Atlantic Coast (St. Croix River, Maine to Shrewsbury River, New Jersey)* (2012): XVIII, http://www.navcen.uscg.gov/pdf/lightLists/LightList%20V1.pdf.

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Fact 6: EMCs Are the Future of Advertising

Electronic message centers are a big improvement over less dynamic advertising methods. It's not unusual for business owners to experience both sales increases and advertising cost reductions after switching to EMCs. That is what makes an electronic message center such a powerful tool for business-building.

EMCs' flexible advertising capability makes them popular in industries like quick-service restaurants, where changing menu items and promotions can be easily featured[7]. User-friendly digital signage software gives business owners greater control over advertising, potentially boosting its effectiveness and building their business faster. The best EMC software will allow a sign owner to easily customize their ad design, even providing artwork 'clips' and design advice to enhance advertising impact. Advanced features, such as ad content based on RSS feeds, social media and custom-designed art can make the most of an electronic message center's advertising capability.

EMCs are tools to build local businesses and communities, helping planners and government officials fulfill an important mission.

Updating an electronic message center: easy, professional, safe.

The old way: inefficient, clumsy, uncomfortable, and labor-intensive.

[7] Alicia Kelso, "Not just menu boards: QSR letterboards going digital," *Digital Signage Today*, May 29, 2012, http://www.digitalsignagetoday.com/article/195125/Not-just-menu-boards-QSR-letterboards-going-digital.

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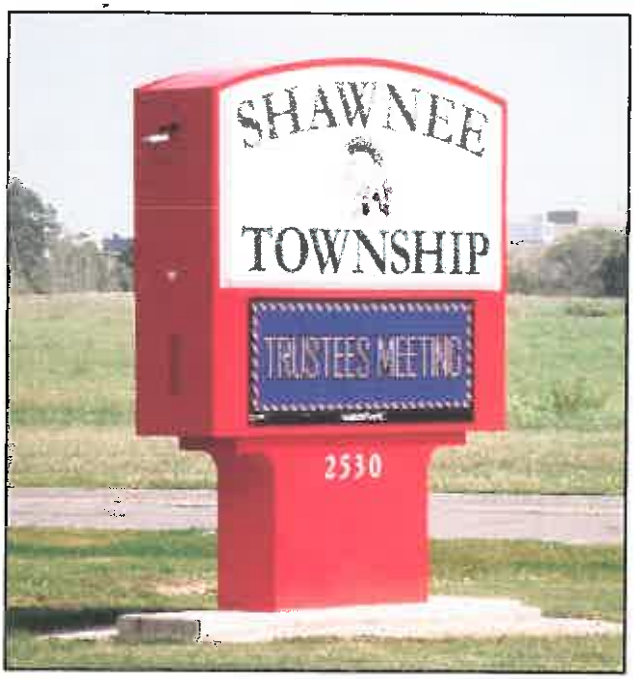
Fact 7: EMC Model Codes Build Community Consensus

Model sign codes give planners and government officials examples of functional sign laws. These model codes, like the one designed by the International Sign Association, were designed to help communities craft sign regulations that work for the city, residents and the business community. Model codes provide information — based on real sign codes in communities across the country — about land use, sign design and related issues[8].

As Craig Vogel from the University of Cincinnati stated recently, "City planners and designers at all levels must navigate the ocean of issues that confront stakeholder tension: companies attempting to communicate, the signage industry looking for growth and new revenue models, and communities and individuals attempting to design the quality of their living environments… These positions require thoughtful compromise and the ability to find new solutions."[9]

Model sign codes can serve as an important starting point for consensus-building and compromise, so city planners and business leaders can work together to create a path for growth.



"The main goal of the sign was to reach more people with messages about township information and events, and the sign most definitely delivers."

— Missy Van Meter
Shawnee Township

[8] David L. Williamson, "Sign Law and Policy: A Second Model Sign Code," *Sign and Digital Graphics*, February 1, 2010, http://sdgmag.com/article/business-marketing/sign-law-and-policy-second-model-sign-code.

[9] Craig Vogel, "The Culture Value of Signage: Using Social, Economic and Technology Factors to Drive Pragmatic Innovation and Effectively Find Our Way Through Time & Space," presented at the University of Cincinnati, 2012 National Signage Research & Education Conference, October 2012

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Fact 8: EMCs Improve Public Safety

Fire and police stations, hospitals, town halls and schools across the country use electronic message centers to educate and inform their communities. That's because EMCs can be updated immediately to keep residents informed. And EMCs throughout a fire protection district or municipality can be networked to provide a single source of vital emergency information that can be updated easily and consistently.

EMCs can keep a community informed about:

- Road closures and weather bulletins
- Shelter locations, boil orders, and emergency instructions
- Crimestopper information, public safety information
- Educational programs, fire safety week and blood drives
- Events, fundraisers, parades
- City regulations and policies
- Amber Alerts and Silver Alerts

In fact, the Federal Emergency Management Association (FEMA) and the Office of Homeland Security provide grants for digital signage and their backup generators because EMCs are effective tools to inform communities[10]. In past emergencies, EMCs were especially informative when traditional media was overburdened or inaccessible to the local population[11]. Electronic message centers help schools, police departments and other municipal buildings display useful information 24/7.

Fact 9: EMCs Have Adjustable Brightness Settings

A community may consider certain reasonable restrictions on electronic message center displays. One concern that is sometimes expressed is that EMCs will emit too much light at night. The best EMCs have internal brightness settings that are set to automatically adjust brightness to be higher in the day and lower in the evening. Nighttime settings are typically 5–7% of daytime brightness.

Some of the best sign manufacturers can also set brightness limits at the factory according to your particular sign code. That way, EMCs will communicate clearly and fit into your community, not fight against it.

[10] Federal Emergency Management Association, "Welcome to the Assistance to Firefighters Grant Program," U.S. Department of Homeland Security, 2012, http://www.fema.gov/welcome-assistance-firefighters-grant-program.

[11] Federal Emergency Management Association, *Outdoor Warning Systems Technical Bulletin (Version 2.0)* January 12, 2006: 12, http://www.midstatecomm.com/PDF/FEMA_guide.pdf.

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Fact 10: EMCs Become Community Landmarks

Electronic message centers can become rallying points for, and landmarks within, a community. No wonder so many schools, churches and government facilities use electronic message centers to proudly display messages valued by the community. Shaping your city's identity and building your tax base are just a few of the things an EMC can do for your community. Use EMCs to:

- Welcome new residents and visitors
- Highlight local events
- Give businesses a targeted advertising tool
- Generate ongoing municipal revenue
- Spark interest in local attractions
- Engage and serve the community with PSAs

Electronic message centers offer an unmatched ability to captivate, to sell, and to serve a community and its businesses. We support your efforts to create a safe, vibrant, growing community. Harness the visual power offered by electronic message centers to create a contemporary signage solution for your community.

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10 Facts Recap

ELECTRONIC MESSAGE CENTERS:

1: EMCs Help Build Successful Local Businesses

2: EMCs Inform and Help Drivers

3: EMCs Reduce Visual Clutter

4: Towns with EMCs Don't Look Like "Vegas"

5: EMCs Don't Flash, They Advertise

6: EMCs Are the Future of Advertising

7: EMC Model Codes Build Community Consensus

8: EMCs Improve Public Safety

9: EMCs Have Adjustable Brightness Settings

10: EMCs Become Community Landmarks

When Ten Facts Aren't Enough

Watchfire understands that you need detailed information to make digital signage work for your city or town. EMCs are not only the fastest, most effective way to build business; they can be an informative and attractive addition to any community.

Call us today. We're happy to answer your questions and provide more facts about electronic message centers.

Bring the power of EMCs to your community.

Call 800-637-2645 or learn more at watchfiresigns.com.

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Exhibit F

CITY OF HUTCHINSON
PROJECT REVIEW LIST FOR HISTORIC RESOURCES
Projects under review per K.S.A. 7-2724

Approved 9/12/2013 – City of Hutchinson Landmarks Commission

Historic Review is required for projects **requiring a Building Permit** for **all properties** listed on the **State or National Register**. The following list contains project types that City staff will have the authority to review administratively, as well as those that require review by the Hutchinson Landmarks Commission. All projects proposing to use State or Federal Tax Credits, shall be reviewed by the Kansas State Historical Society.

List of Project Types for Administrative Review

(Note: For approval, all projects shall meet the *Secretary of Interior's Standards for Rehabilitation.*)

1. Minor exterior building changes and repairs **using like materials and involving a minimal modification of the existing size or appearance of the property**:
   a. Windows, doors and fascia.
   b. Walls, porches and chimneys.
   c. Roofing, siding, gutters and downspouts.
   d. Building details, such as cornices, porch rails and pediments.
2. Signs (except electronic message boards/digital signs).
3. Minor exterior building additions **that do not damage or alter the historic structure**:
   a. Small additions to primary structures (e.g. removable wheelchair access ramp).
   b. Small accessory structures.
   c. Additions to accessory structures.
   d. Installation of new decks.
4. Minor zoning changes (e.g. zoning variance for a front yard setback).
5. Minor interior alterations/remodeling (e.g. partial remodeling of a non-historic floor).
6. Mechanical, plumbing and electrical changes that require minor changes.
7. Demolition of small outbuildings that are not individual landmarks or do not contribute to a historic district.
8. City infrastructure projects that have minimal impact on historic resources (e.g. replacing sewer and water lines; replacing streets with like materials; replacing sidewalks with like materials).

List of Project Types requiring Landmarks Commission Review

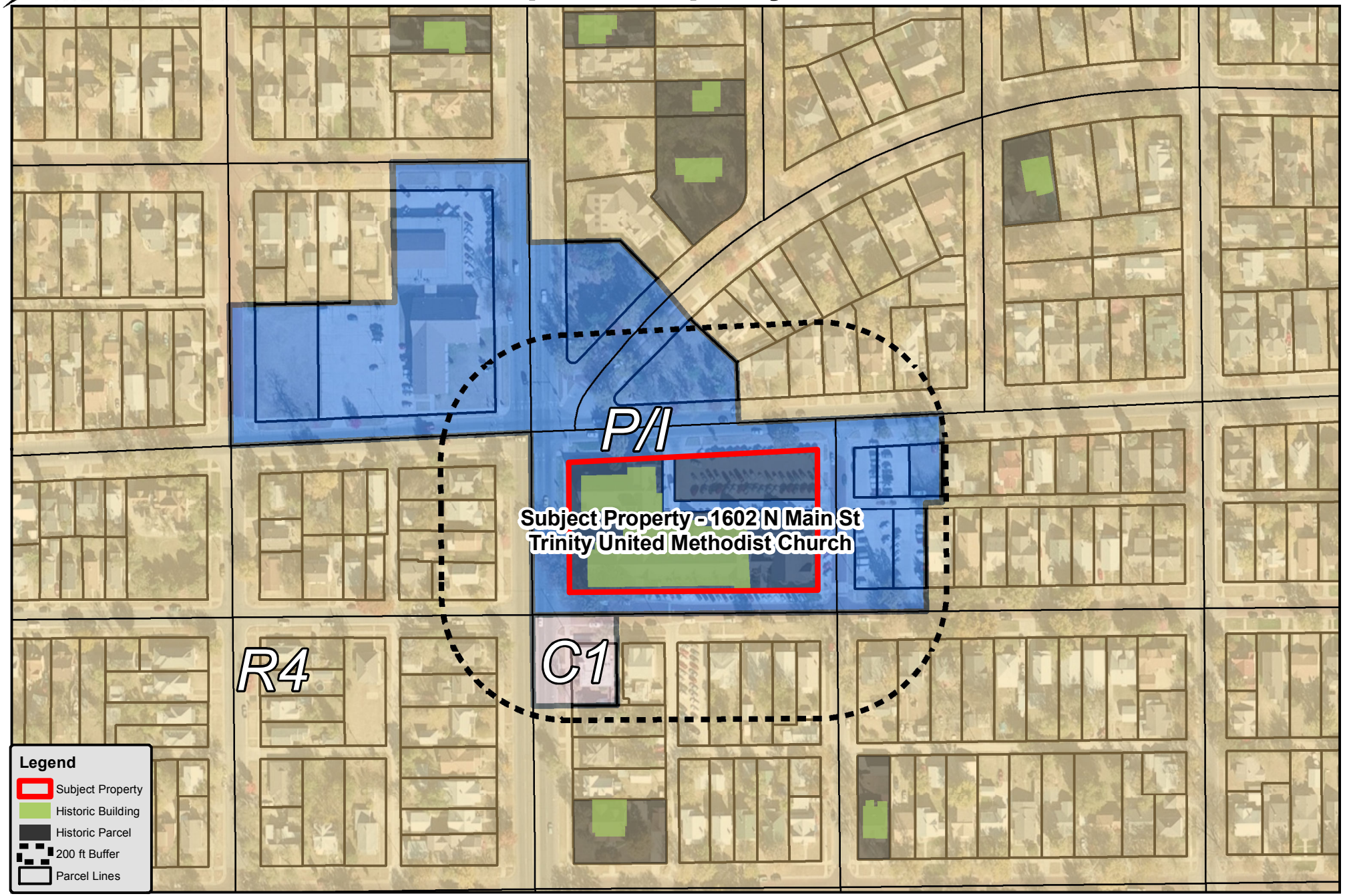
(Note: For approval, all projects shall meet the *Secretary of Interior's Standards for Rehabilitation.*)

1. Major exterior building changes or alterations.
2. Exterior building changes or alterations **using unlike materials and/or those involving a modification of the existing size or appearance of the property**:
3. Electronic message board signs / digital signs.
4. New development, if not included under Administrative Review.
5. Major interior alterations/remodeling (e.g. remodeling of a historic floor).
6. Major zoning changes (e.g. those that have the potential to change use types in a historic district).
7. Mechanical, plumbing and electrical changes that require major changes.
8. Demolition of structures, unless specifically listed under Administrative Review.
9. City infrastructure projects that have the potential to impact historic resources (e.g. paving over brick streets or sidewalks).
10. Painting of murals (building permit not required). Painting, other than murals, shall be exempt from Historic Review.
11. **Any other project type not listed as an Administrative Review project.**

CITY OF HUTCHINSON

16-LM-12: Map of Property

Exhibit G



2801 Dillon Ave., Hutchinson, KS

Prepared 7/26/2016

Property Record Card

Parcel ID: 078-121-12-0-10-05-001.00-0 **Quick Ref:** R13451 **Tax Year:** 2016 **Run Date:** 3/3/2016 12:34:13 PM

OWNER NAME AND MAILING ADDRESS

TRINITY UNITED METHODIST CHURCH, I

1602 N MAIN ST
HUTCHINSON, KS 67501

PROPERTY SITUS ADDRESS

1602 N MAIN ST
Hutchinson, KS 67501

Image Date: 12/06/2013

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/03/2013	2:55 PM	5	P	268		
11/30/2011	10:47 AM	10	LD	262		
09/29/2011	9:30 AM	1	17	261		

Exhibit H

LAND BASED CLASSIFICATION SYSTEM

Function:	6610	Church / place o	**Sfx:**
Activity:	6600	Religious, social, cultural ass	
Ownership:	6300	Nonprofit religious	
Site:	6000	Developed site - with building	

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
79738	167,600	Commercial Remodel	08/17/2015	O	0
71778	3,500	Roof	05/15/2013	C	100
62653	1,600,000	Commercial Remodel	08/27/2009	C	100

GENERAL PROPERTY INFORMATION

Prop Class:	E	Exempt - E
Living Units:		
Zoning:	P	
Neighborhood:	509	509
Economic Adj. Factor:	25	
Map / Routing:		04001
Tax Unit Group:	005	

PROPERTY FACTORS

Topography:	Level - 1
Utilities:	All Public - 1
Access:	Paved Road - 1,Sidewalk - 6
Fronting:	Residential Street - 4
Location:	Major Strip - 4
Parking Type:	On and Off Street - 3
Parking Quantity:	Adequate - 2
Parking Proximity:	On Site - 3
Parking Covered:	
Parking Uncovered:	

2016 APPRAISED VALUE

Cls	Land	Building	Total
E	148,100	690,250	838,350
Total	148,100	690,250	838,350

2015 APPRAISED VALUE

Cls	Land	Building	Total
E	148,100	707,530	855,630
Total	148,100	707,530	855,630

TRACT DESCRIPTION

H I COS 9TH, S12, T23, R06W, BLOCK 31, Lot 1 - 26

PARCEL COMMENTS

GenCom: 1350-05-134 CENSUS TRACT#; **Prop-Com:** TRINITY UNITED METHODIST CHURCH; BOTA# 1384-78-TG; BOTA# 658-82-TX

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Sqft	1-Primary Site - 1	74,052				5	125						9	21,000.00	1.60	1.60	1.60	148,100

Total Market Land Value 148,100

Parcel ID: 078-121-12-0-10-05-001.00-0 **Quick Ref:** R13451 **Tax Year:** 2016 **Run Date:** 3/3/2016 12:34:14 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 3500-Churches, synagogues, temples, mosques, etc

Bldg No. & Name: 1

Identical Units: 1 **No. of Units:**

Unit Type:

MS Mult: **MS Zip:**

APARTMENT DATA

	1	2	3	4	5	6	7	8
Units:								
BR Type:								
Baths:								

IMPROVEMENT COST SUMMARY

Building RCN:			7,798,750
Mkt Adj:	100	**Eco Adj:**	25
Building Value:			690,250
Other Improvement RCN:			0
Other Improvement Value:			0

CALCULATED VALUES

Cost Land:	148,100
Cost Building:	690,250
Cost Total:	838,350
Income Value:	0
Market Value:	
MRA Value:	

FINAL VALUES

Value Method:	COST
Land Value:	148,100
Building Value:	690,250
Final Value:	838,350
Prior Value:	855,630

No Sketch Available

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCls	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	308-Church w/ Sunday School	C	3.00	1923		01 / 02	2	7,892	295	10	3	3				063			2,047,974	44.0	225,280
2	308-Church w/ Sunday School	C	3.00	1960		01 / 01	1	5,225	299	20	3	3				063			939,194	44.0	103,310
3	308-Church w/ Sunday School	C	3.00	1960		01 / 02	2	3,964	178	10	3	3				063			1,045,624	44.0	115,020
4	173-Church Educational Wing	C	3.00	1980		01 / 02	2	5,942	257	10	3	3				063			1,513,366	25.0	94,590
701	173-Church Educational Wing	C				1		5,942	257	8											
5	173-Church Educational Wing	C	3.00	2002		01 / 02	2	6,013	276	10	3	3				063			1,470,660	27.0	99,270
701	173-Church Educational Wing	C				1		6,013	276	8											
6	173-Church Educational Wing	C	3.00	2002		01 / 01	1	4,373	169	20	3	3				063			781,936	27.0	52,780
701	173-Church Educational Wing	C				1		4,373	169	8											

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	805-Brick with Block Back-up		100				
2	612-Warmed and Cooled Air		100				
2	805-Brick with Block Back-up		100				
3	612-Warmed and Cooled Air		100				
3	805-Brick with Block Back-up		100				
4	612-Warmed and Cooled Air		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
4	651-Passenger #	1					
4	805-Brick with Block Back-up		100				
5	612-Warmed and Cooled Air		100				
5	805-Brick with Block Back-up		100				
6	612-Warmed and Cooled Air		100				
6	805-Brick with Block Back-up		100				

Exhibit I

Photos of 1602 N Main St

Subject Property and Sign

Current Sign

Exhibit J

Photo of Fox Theater Marquee