
MINUTES**HUTCHINSON LANDMARKS COMMISSION**

City of Hutchinson

Thursday, March 10, 2016 – 4:00 p.m.
Executive Conference Room
125 E. Avenue B, Hutchinson, Kansas

Preliminary Discussion

Mr. Dean Hachenberger and the property owners of 519 E Avenue A addressed the Commission prior to commencement of the regular meeting regarding their rehabilitation plans. The proposal is for the front elevation to have replacement wood windows, and the sides and rear elevation windows to be replaced with vinyl windows. In addition, some of the windows would be removed entirely and replaced with matching wood siding. The owner also proposes to replace the front door with a similar wood door. McCarron requested information about the door proposed for replacement and also asked specifically which windows were proposed for removal. Jones stated he would need a complete application showing the entire request by March 17, 2016, so the case can be presented before the Landmarks Commission at the March 24, 2016, meeting. Mr. Hachenberger and the property owners left the meeting room and the formal meeting commenced at 4:20 PM.

1. Roll Call (4:20 PM)

Members present: Jo Higgins, Gale Wall, Ashley Maready, Warren Hixson, Wes Bartlett, and Greg Holmes.

Members absent: Tony Karam.

Staff present: Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; and Stephanie Stewart, Planning Technician.

2. Welcome by Chairperson**3. Approval of Minutes**

The minutes of the February 11, 2016, meeting were approved on a motion by Holmes, seconded by Higgins, passed unanimously.

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

Project #	Address	Description	Local Landmark	District and Contributing Status
16-LM-03	530 E 1st Ave	Reroof, repaint, replace electrical, replace doors, add storm windows, replace/repair front and rear porches, interior remodel/repair, new HVAC, etc.	Yes; listed 2/20/1990; Resolution No. 2551; Filed in Bk. 224, Pg. 120 (5).	Otto H. Foeltzer Home, Houston Whiteside National Register District (C)

Project #	Address	Description	Local Landmark	District and Contributing Status
16-LM-04	206 W 1st Ave	The State has reviewed plans for a proposed ramp and entrance remodel for the Reno County Courthouse.	No	Individually listed in State and National Registers

16-LM-03: Jones stated that Cynthia Wesley, the new owner of 530 E 1st Ave, recently visited with city staff about the process to repair a historical home. Staff informed Ms. Wesley that her project might be eligible for the Kansas Rehabilitation Tax Credit. She submitted a tax credit application to the State on 2/16/2016, and the State approved her scope of work on 3/3/2016. When she obtained her building permit, she said the tax credit application process with the State was fast and simple.

16-LM-04: Jones conducted a walk-through tour of the courthouse with Katrina Ringler and Sarah Hunter from the State Historic Preservation Office last week. They took photos and reviewed the proposed plans with Gary Meagher, County Administrator, and Lynn Schwartzkopf, the project architect with Mann and Company. The proposed wheelchair ramp will be located on the west side of the south entrance, along with a new security vestibule.

Holmes was concerned about the art deco style of the Courthouse being compromised by making the symmetrical building asymmetrical. He asked about using the east entrance for a ramp. Jones said that the east entrance does not have a level entryway once inside the building, and that the interior stairs are too narrow for a ramp and steps. McCarron stated that the State is looking into a less intrusive design and that the proposed ramp will be reversible in that the County plans to set aside and store the removed stone and brick from the Courthouse when adding the ramp.

6. Projects Approved by the City Council: None.

7. Old Business

a. City of Hutchinson Preservation Ordinance and Master Fee Schedule.

On 3/1/2016, the City Council adopted the new preservation ordinance, Chapter 4 of the Hutchinson City Code (Ordinance No. 2016-2). The City Council also adopted a resolution to establish a Master Fee Schedule (Resolution No. 2016 R 8).

b. Inventory of Houston Whiteside Historic District Properties

Higgins showed a presentation of photographs she had taken of properties in the Houston Whiteside Historic District. The Commission reviewed all of the properties located along the north side of Avenue A. Properties deemed to no longer be contributing are 514 E Avenue A, 612 E Avenue A, and 700-702 E Avenue A. Two properties at 708 E Avenue A and 718 E Avenue A were questionable, and Higgins agreed to investigate whether the siding on these houses is original before the members of the Commission make a recommendation.

8. New Business

a. Report on 2/24/2016 Design Review Committee meeting on Case #16-LM-02: A proposal to remove windows and replace windows and doors, 519 E Avenue A

The homeowners and Dean Hachenberger of DH Improvement addressed the design review committee which consisted of Maready, Bartlett and Karam along with staff members McCarron, Jones and Stewart, on Thursday, February 25, 2016. The proposal was to replace certain windows with vinyl, replace others with wood and remove a couple of the windows.

Hachenberger provided the members /with example windows and specifications but did not have details regarding which windows were proposed for removal. The Landmarks members requested staff contact SHPO to discuss the option of replacing wood windows with vinyl on secondary elevations of the house. Jones requested the homeowners decide on what exactly the scope of work would be.

The homeowners and Hachenberger were present at the March 10, 2016 meeting and addressed the Commission prior to the meeting to describe their project in more detail. Please refer to the preliminary discussion section of these minutes.

b. 2016 Historic Preservation (HPF) Grant-Review draft application

A copy of the draft HPF grant application was distributed to the Commission for approval. The application was approved on a motion by Higgins, seconded by Bartlett, passed unanimously.

c. Landmarks Commission training opportunities

The NAPC Forum 2016 will be in Mobile, Alabama, Wednesday, July 27 through Sunday, July 31, 2016, and registration opens April 1, 2016. Staff will provide more information regarding available funding from the City.

The Kansas Preservation Conference 2016 dates and location have not been announced.

d. Historic Preservation Action Plan Status Update

The Action Plan is included on the agenda as a reminder of the Commission's work plan for the year.

9. Other Business

Holmes asked if anyone else brought photos or suggestions of local landmarks that they would be interested in adding to the local historic register, per the February 11, 2016, meeting discussion. He would like the Commission to review the Lustron house at 21 E 27th Ave, the windmill building at 2106 E 4th Ave, and also a couple of Valentine diners located at 2310 N Main St and 1515 E 4th Ave. He stated that the owners of the windmill building have plans to refurbish it.

McCarron stated that if the Landmarks members would like to compile a list of properties for potential listing, this project would be assigned to the new associate planner.

10. Adjournment – The meeting adjourned at 5:20 p.m.

Respectfully Submitted,
Stephanie Stewart, Planning Technician

Approved this 24th day of March, 2016.

Attest: 
Casey A. Jones, AICP, CFM, Senior Planner