
MINUTES**HUTCHINSON LANDMARKS COMMISSION**

City of Hutchinson

Thursday, January 12, 2017 – 4:00 p.m.
City Council Chambers
125 E. Avenue B, Hutchinson, Kansas

1. Roll Call

Members present: Jo Higgins (1/1), Tony Karam (1/1), Wes Bartlett (1/1), Shannon Whetzel (1/1) and Greg Holmes (1/1). Chelsey Dawson (0/1) and Gale Wall (0/1) were absent.

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

2. Welcome by Chairperson – Bartlett welcomed all who were in attendance.

3. Approval of Minutes

Higgins motioned to approve the December 8, 2016, minutes. Holmes 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. Contributing/non-contributing status recommendations for properties in the Houston Whiteside National Register Historic District**

Barlow reported on the findings of the exterior survey of the Houston Whiteside Historic District carried out by the Landmarks Commission and staff over the previous year. Seven homes have undergone non-historical modifications that do not appear to be reflected on the current list of district properties maintained by the Kansas State Historical Society and last updated in April 2015. The following homes are currently listed as contributing, and staff recommended changing their status to non-contributing:

- 1) *411 E 1st Ave*, owned by Colt and Laura Word: The original dormer on the front of the house has been removed, and the roofline has been altered significantly.
- 2) *607 E Sherman Ave*, owned by Meryl Bromwell c/o Larry Bromwell: The original square porch columns have been replaced with round columns, and vinyl siding has been installed on the north elevation.
- 3) *505 E Avenue A*, owned by Jerry and Gaylynn Boone: Vinyl siding has been installed.
- 4) *514 E Avenue A*, owned by Sri Vallabh Krupa LLC: Vinyl siding has been installed.
- 5) *606 E Avenue A*, owned by William Weesner: Vinyl siding has been installed, and the original wood porch railing has been replaced with vinyl porch railing.
- 6) *612 E Avenue A*, owned by Gary and Darla Bigger: Vinyl siding has been installed, and the original windows have been replaced with vinyl windows.

- 7) *700-702 E Avenue A*, owned by Tracy Metzger: The original wood windows have been replaced with vinyl windows.

Planning Staff mailed a letter to each of the above-listed property owners to notify them of today's meeting and the potential change in status of their property. Staff received no responses or written comments from any of the property owners. The Commission noted that no members of the public were in attendance. Discussion ensued.

Higgins made a motion to recommend to the Kansas SHPO, based on the exterior survey of the Houston Whiteside Historic District, that the status of the following properties in the district be changed from contributing to non-contributing: 411 East 1st Avenue, 607 East Sherman Avenue, 505 East Avenue A, 514 East Avenue A, 606 East Avenue A, 606 East Avenue A, 612 East Avenue A and 700-702 East Avenue A. Holmes seconded the motion and it passed by unanimous vote.

b. Update on the Houston Whiteside District Boundary

Barlow stated that staff sent three different proposals for changing the Houston Whiteside District boundaries to the State for review and comment. At this time the State will not support any amendments to the district. If 50 percent of the structures in the entire district were to become noncontributing, the district could be in danger of losing its national listing. A cursory count of homes and accessory buildings within the district indicated that there are approximately 160 contributing structures and 139 non-contributing structures. A majority of the non-contributing structures are accessory buildings, and many buildings are non-contributing because of changes that are easily reversible, such as the addition of vinyl siding. Removing properties from the district would deter the owners from restoring them back to contributing status because of the loss of eligibility for state tax credits and local tax rebates that may be available for historically designated properties. Barlow added that the Hutchinson Community Foundation will be hosting a seminar on historic preservation, and the Houston Whiteside District is a target neighborhood. Discussion ensued.

c. Update on the 2016 Historic Preservation Fund (HPF) Grant

Jones stated that in December 2016, Staff held a conference call with Bob Yapp, Preservation Resources, Inc., to discuss the proposed scope of work and timeline for developing the cost comparison tool, and by March 2017, the tool will be in draft form. Postcards were mailed to the owners of all properties in the Houston Whiteside District to advise them of the availability of preservation consulting services offered by William Morris Associates. Three property owners have called about the consulting services, and two have taken advantage of the services. Each home owner will be allotted up to four hours of consulting time with William Morris Associates. The City reviews and authorizes each consultation beforehand. If the program is successful, Staff will look into requesting an extension of funds for next year's department budget. Discussion ensued.

d. Review and update the Hutchinson Historic Preservation Action Plan

Jones stated that staff will have a formal report for review at the next meeting.

e. Nomination of Chair and Vice Chair

The commission decided to wait for all members to be present before taking action on this item. Until then, Bartlett will remain Chair and Higgins will remain Vice Chair.

f. **Appoint 3 members and 1 alternate to the Design Review Committee**

Jones said that the Commission must formally appoint members to the Design Review Committee because it is required by the City's preservation ordinance. One reason for the formal appointments is to ensure that we do not end up with a quorum of Landmarks Commission members attending a Design Review Committee meeting.

Bartlett made a motion to appoint Whetzel, Higgins, and Karam to the Design Review Committee with Holmes and Bartlett as alternates. Holmes seconded and the motion passed unanimously.

8. **Old Business** - None.

9. **Other Business**

Barlow said Darryl Peterson, Planning Commission Member, is having an open house to see the renovations of their home at 805 E Avenue B, the old Winans School, which is now called The Zone, on January 21, 2017, from 2:00 to 5:00 p.m. (come and go).

Bartlett stated that the Downtown Hutchinson Revitalization Partnership Board would like to set up tours of Downtown lofts in March 2017. He will let the members know more once plans are set.

a. **Open Comments from the audience.**

None.

10. **Adjournment** – The meeting was adjourned at 4:50 p.m.

Respectfully Submitted,
Stephanie Stewart, Planning Technician

Approved this 9th day of February, 2017.

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