
MINUTES**HUTCHINSON LANDMARKS COMMISSION**

City of Hutchinson

Thursday, February 9, 2017 – 4:00 p.m.
City Council Chambers
125 E. Avenue B, Hutchinson, Kansas

1. Roll Call

Members present: Jo Higgins (2/2), Wes Bartlett (2/2), Chelsey Dawson (1/2-arrived at 4:12 PM), Shannon Whetzel (2/2) and Greg Holmes (2/2). Gale Wall (0/2) and Tony Karam (1/2) were absent.

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

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

3. Approval of Minutes

Higgins motioned to approve the January 12, 2017 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. Nomination of Chair and Vice Chair**

Holmes motioned and Higgins seconded the nomination of Bartlett for 2017 Chair. The motion passed unanimously.

Holmes motioned and Whetzel seconded the nomination of Higgins for 2017 Vice Chair. The motion passed unanimously.

b. Monthly report on the 2016 Historic Preservation Fund (HPF) Grant

Consulting services.

Jones presented an update on the 2016 HPF grant progress. He indicated that four individuals have been approved for consultations with William Morris Associates. Each approved property is allowed up to four hours of free consultation time. Whetzel asked if there has been any feedback. Jones indicated we have not heard any feedback to date. Holmes inquired about the cost if the homeowner wants to contract for additional time beyond the four hours allotted. Jones stated staff would have to get back to the Commission with that figure. Higgins said the primary issue she is aware of is finding a contractor who understands preservation and is qualified to do the work.

Cost comparison tool.

Jones reported that Mr. Yapp is expected to have a draft tool ready by early March.

c. State updates to contributing/non-contributing status of Houston Whiteside District Properties

Jones indicated that the State has updated the status of numerous properties based upon the recommendations of the Commission, as well as the results of a visit they made to the District last year. As a result, 11 properties have been changed from Contributing to Non-Contributing and 1 property has been changed from Non-Contributing to Contributing. Photos of all of the properties with status changes were included in the packet. This reduces the number of Contributing structures in the district to just slightly more than 50%. Discussion ensued about options for the District in the future.

d. 2016 Landmarks Commission Annual Report

Jones provided a report of the historic reviews performed during 2016. There were 14 total, with 2 reviewed by the Commission, 2 reviewed by the State and the remainder reviewed by Staff. Higgins mentioned her house was on the list. McCarron stated there were no appeals during 2016. Jones said the City has begun charging for appeals, which did not happen in the past, and this may serve as a deterrent. Higgins asked about progress on the 519 E Avenue A project approved by the Commission. Bartlett indicated he drove through the alley and noted some progress being made on the rear of the property.

e. Review and update the Hutchinson Historic Preservation Action Plan

Jones gave a detailed progress report on the 2016 Historic Preservation Action Plan. Timelines have been changed since the Department was without a preservation planner for half of 2016 and Staff has been working on the Comprehensive Plan. A few items of note include:

- 1) The Commission selected the date of June 17, 2017 for a Historic Preservation Educational Workshop. The topic will be "How to Select and Oversee a Contractor for your Preservation Project".
- 2) Bartlett reported that a few members of the Landmarks Commission are working on getting the Friends of Preservation Group reestablished.
- 3) Jones indicated that a full listing of the City's 312 historic properties has been added to the City's website.

8. Old Business - None.

9. Other Business

a. Open Comments from the audience.

Councilmember Steve Dechant addressed the Commission. He thanked Higgins and the rest of the Commission for their hard work on the Houston Whiteside study. He said he was disappointed and disheartened by the changes that have taken place in the District and hoped that the District could be moved toward compliance. He asked the Commission to consider the option of alternative materials for siding. He also invited the Commission to look at his updated porch and said he could recommend a good contractor.

10. Adjournment – The meeting was adjourned at 5:12 p.m. on a motion by Dawson, seconded by Holmes.

Respectfully Submitted,
Jana McCarron, AICP, Director of Planning and Development

Approved this 13th day of April, 2017.

Attest: 

Casey A. Jones, AICP, CFM, Senior Planner