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**MINUTES****HUTCHINSON LANDMARKS COMMISSION**

City of Hutchinson

Thursday, August 8, 2019 – 4:00 p.m.  
City Council Chambers  
125 E. Avenue B, Hutchinson, Kansas

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**1. Roll Call**

The meeting was called to order at 4:00 PM.

Members present: Jo Higgins (5/5), Joel Haag (4/5), Wes Bartlett (5/5), Greg Holmes (5/5), Chelsey Dawson (3/5), and Gale Wall (4/5). Shannon Whetzel (4/5), was absent.

Planning Staff present: Jim Seitnater, Housing and Downtown Coordinator, Aaron Barlow, Associate Planner; Trent Maxwell, Building Official; John Vetter, Code Enforcement Officer; and Charlene Mosier, Planning Technician.

Others present: Carolyn Corrick and James Anderson of 429 East 1<sup>st</sup> Avenue; Mark Murphy, The Remodel Guys, LLC; and Sebastian Caudillo II of 522 East 1<sup>st</sup> Avenue.

**2. Approval of Minutes**

Higgins motioned to approve the minutes from July 25, 2019 seconded by Holmes, passed unanimously.

**3. Written Reports**

- a. Projects Approved Administratively - None
- b. Projects Approved by the SHPO – None
- c. Projects Approved by the City Council – None
- d. Other Reports – None

**4. Action Plan Reports - None**

**5. NEW BUSINESS** – Staff requested that that the Commission switch the items under New Business to give John Vetter, Code Enforcement Officer, time to retrieve photos of 522 East 1<sup>st</sup> Avenue (Item 5.a.) for the Commission to review. Bartlett announced the change and the meeting continued as follows:

**b. LM19-000004 - 429 East 1<sup>st</sup> Avenue – Request to Install Addition for External Elevator**

Barlow reviewed the request. He said the applicant, Carolyn Corrick, is requesting historic review for the installation of an exterior elevator on the rear of the building located at 429 East 1<sup>st</sup> Avenue. The structure was constructed in 1888, is located in the Houston Whiteside Historic District and is a key contributing structure. The property is not individually listed.

Photos of the building were presented as well as a site plan of where the elevator would be located. There are columns, railings, and features that will be removed; however, the proposed elevator would be located in the back of the structure and will have no effect to the front elevation of the home. Cedar lap siding of the same color as the house will be integrated to blend in with the home where the columns are removed.

The contractor, Mark Murphy, was in attendance and said the elevator will be close to the level of the existing door. The elevator will only be accessible from the inside of the home and will have a self-contained hydraulic unit. The applicant will keep the historical features that are removed.

If the Landmarks Commission approves this request, staff will issue a certificate of appropriateness.

The Landmarks Commission must determine if the proposed project will damage or destroy the historic significance of the structure or the district based on the following factors:

**Staff Analysis of Secretary of the Interior’s Standards for Rehabilitation Required for Landmarks Commission Approval:**

Factor	Staff Analysis	Met   Not Met
<p><b>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.</b></p>	<p>Elevators are a customary use for residential properties and this addition is no different. Adding an elevator will only require minimal changes to the defining characteristics of the building that contribute to the Houston Whiteside Historic District.</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>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.</b></p>	<p>The applicant plans to use an existing porch as the entrance to the proposed elevator. There are two significant columns, an overhang and railings that appear to have at least some historic significance. However, Preservation Brief #14 for Exterior Additions (Exhibit B) indicates that “Generally speaking, preservation of historic buildings inherently implies minimal change to primary or “public” elevations...the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.” Removing historical features, while generally discouraged, is preferred on secondary elevations. The applicant proposes this addition on the rear elevation (see site plan).</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>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.</b></p>	<p>The applicant plans to use cedar lap siding and asphalt roofing that integrates with the existing building. However, there is no plan to add any features that mimic the architectural feature of the structure, which would be consistent to this standard per Preservation Brief #14.</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</b></p>	<p>There have been no changes to the structure that have acquired historic significance in their own right.</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</b></p>	<p>As stated earlier, features on the structures primary elevation will be preserved. The proposed addition will be located on a secondary addition (see standard #2).</p>	<p><input checked="" type="checkbox"/> Met</p>

<p><b>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.</b></p>	<p>No part of this project involves features that have deteriorated beyond repair.</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>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.</b></p>	<p>The applicant does not plan to use any cleaning or abrasive treatments as part of the project.</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</b></p>	<p>There are no known significant archeological resources at the project site.</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>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.</b></p>	<p>The applicant plans to keep the design of the proposed elevator shaft simple without attempts at mimicking the existing structure. The addition will be differentiated from the existing structure. The applicant proposes using cedar lap siding as the siding material.</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>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.</b></p>	<p>Since the proposed addition is not located on a primary elevation, the essential form and integrity of the building and the surrounding environment will not be impaired by the proposed addition.</p>	<p><input checked="" type="checkbox"/> Met</p>

Holmes made a motion, seconded by Wall to approve the proposed installation of an exterior elevator on the back of the building located at 429 East 1<sup>st</sup> Avenue, based on finding that the project meets the Secretary of the Interior’s Standards for Rehabilitation and that the project will not damage or destroy the historic significance of the structure or the Houston Whiteside National Historic District. The motion passed with the following vote: Yes - Higgins, Wall, Holmes, Haag, Dawson, Bartlett.

**a. LM19-000003 - 522 East 1<sup>st</sup> Avenue – Request for Demolition of Property**

Barlow explained the applicant is requesting historic review for the demolition of the house located at 522 East 1<sup>st</sup> Avenue. The structure was constructed in 1905. It is located in the Houston Whiteside District and is a contributing structure. Photos of the building were presented. The structure has multiple building inspection violations. The owner has signed over demolition to the City Inspections Department.

Holmes asked what removing this structure would do for the required number of homes needed to maintain the historic district. Barlow said he would need to do the math to figure out how many historic structures will remain in the district.

The applicant, Sebastian Caudillo, said he had planned to remodel the home but at this point he does not believe he would have enough funds to repair the home to a livable condition. He said there has been illegal activity in this area and break-ins on his property and adjacent properties. He no longer wants to invest money in the property.

Maxwell said his primary violation concerns are the safety of the structure. He does not see the required improvements being made and the property has become a blight to the neighborhood.

Barlow said the options are to repair the structure within the required timeline, sell the property, or demolish the structure. The home would be demolished by a licensed contractor and the cost will be attached to the taxes. The applicant stated he would like to keep the vacant lot when the structure is demolished. According to the Certified Local Government Agreement the City holds with The State Historic Preservation Office, the request for demolition must be denied by the Landmarks Commission, the applicant will need to file an appeal to the City Council to consider all relevant factors and weigh the proposal against the standard of “no feasible and prudent alternative” to the project.

The Landmarks Commission must determine if the proposed project will damage or destroy the historic significance of the structure or the district based on the following factors:

**Staff Analysis of Secretary of the Interior’s Standards for Rehabilitation Required for Landmarks Commission Approval:**

Factor	Staff Analysis	Met   Not Met
<p><b>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.</b></p>	<p>Demolishing the building will significantly change the defining characteristics of the building, its site and environment.</p>	<p><input checked="" type="checkbox"/> Not Met</p>
<p><b>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.</b></p>	<p>Demolishing this structure will completely remove all historic materials that characterize the property. The character of the property will not be retained or preserved.</p>	<p><input checked="" type="checkbox"/> Not Met</p>
<p><b>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.</b></p>	<p>While demolition will not add any conjectural features or new architectural elements to the structure, it essentially erases the physical record of its time, place and use.</p>	<p><input checked="" type="checkbox"/> Not Met</p>
<p><b>4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</b></p>	<p>Any features that have acquired significance in their own right will be removed with demolition</p>	<p><input checked="" type="checkbox"/> Not Met</p>
<p><b>5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</b></p>	<p>Demolition removes any distinctive feature, finish or construction technique. All examples of craftsmanship that characterize the property will be removed with demolition.</p>	<p><input checked="" type="checkbox"/> Not Met</p>
<p><b>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.</b></p>	<p>The applicant has provided evidence that much of the home is beyond repair. However, the applicant has not shown a good-faith attempt at replacing damaged elements, instead intending to demolish the structure.</p>	<p><input checked="" type="checkbox"/> Not Met</p>

<p><b>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.</b></p>	<p>Demolition is a physical treatment that will ultimately damage historic materials.</p>	<p><input checked="" type="checkbox"/> Not Met</p>
<p><b>8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</b></p>	<p>There are no known significant archeological resources on the property.</p>	<p><input checked="" type="checkbox"/> Met</p>
<p><b>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.</b></p>	<p>The proposed project is not a new addition. Demolition will destroy the historic materials that characterize the property.</p>	<p><input checked="" type="checkbox"/> Not Met</p>
<p><b>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.</b></p>	<p>The proposed project is not a new addition. However, demolition will impair the essential form and integrity of the property and its environment will be impaired with demolition.</p>	<p><input checked="" type="checkbox"/> Not Met</p>

Holmes made a motion, seconded by Dawson, to deny the request to demolish the property located at 522 East 1<sup>st</sup> Avenue, based on finding that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation and that the project will damage or destroy the historic significance of the structure and the Houston Whiteside District. The motion passed with the following vote: Yes - Higgins, Wall, Holmes, Haag, Dawson, Bartlett.

## 6. OLD BUSINESS

### a. 2018-2020 Historic Preservation Plan Update

Barlow said an update of timelines and staff was made to the 2018-2020 Historic Preservation Action Plan. No other changes were made. The updates were approved on a motion by Holmes, seconded by Dawson, passed unanimously.

Barlow said a conference will be held in Dodge City, September 19-21. Scholarships are available for registration and lodging. Landmarks members are encouraged to attend.

Wall asked about the Main Street program. Dawson will try to get additional information.

**8. Adjournment**

The meeting adjourned at 4:50 p.m.

The next landmarks Commission meeting is set for 4:00 p.m., Thursday, September 27, 2019.

Respectfully Submitted,

Charlene Mosier  
Planning Technician  
Approved this 10th day of October 2019.

Attest:  \_\_\_\_\_