

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.**