

**MINUTES**  
**LANDMARK COMMISSION**

**SPECIAL MEETING**  
**December 16, 2020**

---

**MEMBERS PRESENT:**

Michele Derr  
Christy Graham  
Joel Hartmangruber  
Andy Lee  
Nadine McKown  
Marcela Trice

■ Chairperson  
■ Vice-Chairperson  
■ Member  
■ Member  
■ Member  
■ Member

Amy Gardner, Legal  
Karen Gagné, Planning Administrator  
Christal Ashcraft, Development Services Asst.

■ City Staff  
■ City Staff  
■ City Staff

**MEMBERS ABSENT:**

John Dickinson  
Blake Haney  
Janel Ponder Smith  
Tim Brewer

■ Member  
■ P&Z Liaison  
■ Member  
■ Council Liaison

**Guests:**

Shawn Wiltse, Applicant

1717 Hayes Street

---

**I. Call to Order, Welcome and Introductions**

Chairperson Michele Derr called the meeting to order at 11:59 a.m. Ms. Derr had Commission members, staff and guests introduce themselves.

**II. Action Item: Design Review – 1717 Hayes Street (*West Floral Heights Historic District*)**

- Replacement Fence
  - Increase Height; Install 8 Foot Fence; Board on Board; Top Rail; Panels Along North Property Line

Ms. Karen Gagné presented the case and stated the subject property was located in the very southwest portion of the West Floral Heights Historic District, on the corner of Hayes St and Ave H. Mr. Shawn Wiltse is the owner of 1717 Hayes Street, a Tudor style home on a double lot and is requesting to increase the height of a replacement fence. Ms. Gagné stated the fence was constructed of masonry and wood and not original to the property but old enough to have severe deterioration. The owner had already removed the existing wooden privacy fence when it was decided that he would like to increase the height of fence and at that time contacted staff.

There are civil concerns between the owners of abutting properties at 1717 Hayes and 1711 Hayes which have the subject fence along a shared north/south property line. The subject fence/footer is to be placed completely on the property owned by 1717 Hayes (Mr. Wiltse). Staff referenced photos provided by the applicant in the meeting packet and power point illustrating where the pickets had deteriorated and neighbors have stuffed materials

into the broken areas. Mr. Wiltse had informed staff he requested the increased fence height of 8ft. with masonry footer to avoid visibility of nasty notes on the windows of the neighboring home where they have a common side property line. He stopped work on the fence when he realized an approval would be needed (Landmark and Building Inspection). Staff stated due to the amount of deterioration (age, termite damage and rot), the fence and wooden support posts were beyond repair and would need to be replaced. The owner has agreed to replace fence with like materials selecting a cedar fence with board on board and top rail design, replacement concrete footer and use of metal support posts for greater stability and less potential for deterioration. Staff commented that potential approval of the request should not negatively impact the historical character of the home.

Ms. Gagné introduced the owner/applicant, Mr. Wiltse, and turned the floor over to him. Mr. Wiltse stated he didn't have anything further to add but would be happy to answer any questions from the Commission. Ms. Marcela Trice asked for clarification on the location of the fence to be replaced. Mr. Wiltse explained the location. Chairperson Derr asked if there were any other questions or comments. Ms. Christy Graham made a motion to approve the request as outlined with Mr. Joel Hartmangruber seconding the motion. The motion was passed unanimously.

### III. Other Business:

#### a) Monthly Reports

##### Depot Square:

Ms. Derr gave updates:

- Dec. 18<sup>th</sup> & 19<sup>th</sup> – Kell House – Candlelight Tours
- Dec. 19<sup>th</sup> & 20<sup>th</sup> – Kell House – Santa House
- Dec. 19<sup>th</sup> – Holiday Market at the Farmer's Market
- Dec. 19<sup>th</sup> – Wichita Theater: Home for the Holidays; Dec 20<sup>th</sup> – An Elvis Kind of Christmas
- Former Eastern Treasures building renovations (Ohio) moving ahead & look good.

##### West Floral Heights:

Mr. Andy Lee stated no announcements.

#### b) Updates:


- **713 Indiana** - Ms. Gagné gave a brief update regarding the city council public hearing for demolition on Dec. 15<sup>th</sup> that included 713 based on documented building conditions. Council approved the demolition order and owners (713 Indiana LLC) have a set timeline to comply.
- **First United Methodist Church** - Ms. Gagné stated the THC/Landmark authorized major rehab/maintenance project had begun with many permit requests to the city.

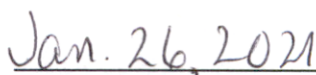
#### c) Design Review – Staff Authorized – Minor Alteration/Repairs

- 1407 Buchanan (*West Floral Heights*) – replacement roofing; composition
- 1410 Grant (*West Floral Heights*) – interior remodel
- 1708 Grant (*West Floral Heights*) – replacement roofing; composition/change color
- 909 10<sup>th</sup> Street (*CWF/RTHL Landmark*) – FUMC – HVAC replacement

### IV. Adjourn

Next regularly scheduled meeting Jan. 26, 2021 - 12 p.m. Meeting adjourned at 12:13 p.m.

  
Michele Derr, Chairperson

  
Date