

**LANDMARK COMMISSION
MINUTES
June 24, 2025**

MEMBERS PRESENT:

Christy Graham

John Dickinson

Bill Enlow

Joel Hartmangruber

Janel Ponder Smith

JD Dixon

■ Chairperson

■ Member

■ Member

■ Vice-Chair

■ Member

■ Member

Monica Aguon, Assistant City Attorney

Robin Marshall, Admin. Assistant, Dev't Services Dept.

Karen Montgomery-Gagné, Principal Planner/HPO

■ City Staff

■ City Staff

■ City Staff

ABSENT:

Dr. Dawn Ferrell, Maj. Gen.(retired)

John Yates

Whitney Flack

■ Member

■ Member

■ Council Liaison

GUESTS:

Sandra Lawson (2806 Ave E)

Danny Lawson (2806 Ave E)

Dylan Bussey - contractor (2806 Ave E)

■ Applicant

■ Applicant

■ Representative

I. Call to Order, Introductions and Welcome:

Chairperson Christy Graham called the meeting to order at 12:05 p.m.

Ms. Graham welcomed guests and Commission members provided introductions.

II. Review & Approval of Minutes from May 20, 2025:

Chairperson Graham called for review and approval of the May 20, 2025, Landmark Commission meeting minutes. Ms. Janel Ponder Smith made a motion to approve the minutes as presented, Mr. Joel Hartmangruber seconded the motion. Minutes were unanimously approved.

III. Action Item: Design Review Case – 2806 Ave. E:

Request authorization to construct a free-standing carport composed of metal and steel (20x14 ft; height 8 ft in rear and sloping to 7 ft in front). Sample Carport: 1609 Tilden

Applicants: Mr. & Mrs. Lawson

Ms. Montgomery-Gagné informed board members this case was modified from the proposal presented in May. Staff indicated an unusual property location on Ave E, style of house was non-descript/undetermined architectural style. Property originally had a rear garage apartment pending construction of a primary residence fronting on Tilden

which was never built. The rear garage apartment/lot was split from the portion at Tilden/Ave E at some point and converted to traditional residence along with the garage as additional living space. Staff referenced inventory photos noting changes throughout the years and unique details, such as the curved driveway access. This particular driveway design complicates the request for a carport in order to fit the structure on the property within setback parameters and be functional for vehicle access. Staff referenced additional photos showing proposed site plan for the new carport. The new construction will not be attached to the house, placement will be approximately 2ft from the house, and 1ft from attached single car garage. The proposed carport will be 20x14ft with a minimal 1ft slope from rear to front of carport allowing drainage runoff. The carport will not extend beyond the front building line of the house and should maintain a 10ft side yard setback. Ms. Montgomery-Gagné indicated the owner's primary reason for requesting a carport was to reduce damage to vehicles as a result of: a) falling trees/limbs, and b) hail and windstorms.

Proposed carport would be 100% metal and detached from the house, as stated before, maintaining a front setback of approximately 18ft from edge of property along Ave E. A sample drawing prepared by the contractor, Marant Construction, was referenced which allowed the Commission a better view of how the metal carport will appear and be positioned on the lot. The carport will be rectangular with metal framework/support system and a standard R-panel metal roof, (hidden by metal trim work) and maximum height of 8ft (follows zoning requirements for carports).

Staff noted with all the questions last month about carports in West Floral Heights Historic District, the HPO conducted carport research. It was discovered, of the 213 properties in the district, five of those (as of 2025) still being exempt from original 2005 ordinance requirements, there were 48 carports. More extensive research conducted and 37 carports were pre-existing historic district designation. This is a significant number the Landmark Commission had no design review input as to whether the materials/design were appropriate. Many property owners within WFH historic district assume all carports were approved by the Commission and meet design standards for materials, placement, design, etc. However, that is not the case. Staff provided slides showing some of the pre-existing carports and a location map of all WFH historic district carports including illegal ones marked in red. The HPO spoke about some of the illegal carports, why they were illegal, and if the Commission subsequently heard a case on them. Since 2005 district formation, 11 carports have come before the Landmark Commission with only 5 being 100% metal.

Ms. Montgomery-Gagné noted the proposed carport will be constructed using 11-gauge steel posts welded to 6x6 anchor plates that would be drilled into existing concrete driveway with full metal wrap trim. The owners are looking to utilize the dark gray metal

for the roof to blend with garage roof. Spacing between support posts will be 13-15ft. Staff highlighted key areas for consideration when assessing the proposal:

- How does the proposed alteration fit within the historic district?
Height of new construction should not exceed the tallest contributing buildings. Which in this case, it will not. Focus on the quality of construction and type of materials should be prioritized over style.
- Design new accessory buildings so compatible with the scale of the associated primary building and historic character of the district. Materials and finish used for these outbuildings should correspond to overall character of the district.
- What is currently in the district, was it there prior to the design standards, and what has the Commission considered since then (consistency)? As stated, the proposed carport meets zoning requirements. Potential question of whether the "all metal" carport materials correspond with overall character of this residential district. Ms. Montgomery-Gagné noted just over 48% of carports in WFH historic district, and built pre-district, are 100% metal. Out of carports constructed post-district creation (and were reviewed by Landmarks), 45% were all metal (5 of 11).

Chairperson Graham asked if there were any questions.

Ms. Janel Ponder Smith asked about a detail on the submitted drawing of the carport that extended from the support posts. She stated liking the added detail because it gave some character to the project. She also pointed out the S-curved metal detail on the house front porch columns and asked if that could be added to the carport columns. Using this simple design detail would tie the carport and house together with similar style. Contractor indicated that two metal scrolls could be added under the overhang and the owner agreed.

Slope of the roof was discussed, and the contractor said the proposed slope was common, and that it is usually two inches of slope per foot. Mr. Dixon commented a 3/8" per foot slope would result in a 7-8" drop based on quick calculations. The contractor stated the slope could be modified if needed. There was some question whether the slope was sufficient for adequate runoff. The location of the slope was discussed (long direction vs sideways) and the contractor stated location of the slope chosen to ensure water runs away from the house to avoid water damage. It was agreed the contractor could make the slope for runoff work with a 6" drop so carport will be 8ft rear height and drop to 7.5ft at the front.

Roof concerns were noted regarding use of the R-panel. Contractor confirmed it would be 26-gauge steel R-panel on top, MetalMart pre-painted with forty-year paint guarantee. Mr. Hartmangruber discussed the materials and thanked the owners/contractor for redesigning the carport request. As an architect, Mr. Hartmangruber noted he is opposed to using metal R-panel on other carports in the

district but based on this unique case with the simple design of the house coupled with metal awnings, it seemed the metal carport was a more fitting design/material. This type of carport would not work on most properties within the district but was an acceptable design fit for this situation.

Chairperson Graham called for public comments. There being no public comments, Mr. Bill Enlow introduced a motion to approve the requested metal 20x14ft carport as presented with the stipulation decorative truss pieces be installed, similar in design and scale to the house front entry with black metal 'S' style curve pieces, on the front two carport columns facing Ave E. and rear carport support columns are 8ft height and provide at least 7ft clearance total in the front portion of the carport. Ms. Ponder Smith seconded the motion. Chairperson Graham took the motion to vote, which passed 6-0.

IV. Other Business:

Depot Square Update:

- Chairperson Graham noted city workers preparing for installation of new lighting and poles in the downtown historic area along with Farmers Market being open on Saturdays 9am-1pm. Wichita Theatre getting ready for 'Annie' in September, and Little Shop of Horrors in October. Tarzan currently running on main stage.
- Backdoor Theatre youth musical is called "Back to the 80's" and June 28th at 7:00 will be an evening of the improv.
- Art Walk runs through September, 1st Thursdays from 5:00-9:00pm.
- Wichita Brewery offering entertainment weekends on their patio; more info online.

Ms. Montgomery-Gagné noted City Council conducted a public hearing for demolition of numerous properties deemed a life, health and safety threat. City Landmark (Ord. No. 115-85) Berry Brown House, situated downtown, was on demo listing which is unfortunate because the owner has presented various design review requests to the Commission over the years for renovation/maintenance. The last time a case was brought to the Commission was 2011 to fix a gaping hole in the roof but there were no funds to accomplish numerous repairs and the property has continued to deteriorate to the point of becoming a public hazard. HPO stated when City Council authorizes a structure for demolition due to life, health and safety issues it supersedes the Commission's authority under Chapter 62 (Historic Preservation Ord.)

Ms. Ponder Smith said the West Floral Heights HD Volunteer Design Review Committee will convene May 25 to conduct a basic overview and review a proposed design review application. They are trying to find a better way to mobilize to get information to neighbors so property owners understand the design review process while also providing feedback to the City on design review cases.

Ms. Montgomery-Gagné updated the Commission about a Section 106 review for a

telecommunication tower in Jolly which is deemed as no impact since no additional height and the ground won't be disturbed. The tower will only have components at a height of 190ft altered, however, since it triggers "modification to telecommunications", the company was required to conduct a review with closest municipality.

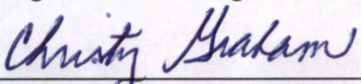
Chairperson Graham asked Ms. Montgomery-Gagné to discuss legislative updates. Staff tracking some preservation bills, particularly Bill 4809, which is the Property Tax Reductions for Locally Designated Historic Properties. It basically gives an opportunity to appeal the appraisal of a designated property and/or structures due to additional requirements/costs associated with complying with design standards. However, the added design standards provide a level of protection from inappropriate alterations to property and can stabilize valuations in a neighborhood. Essentially, the design standards were deemed a 'burden' and impact comparable appraisals. The bill passed the House 40-1 (two members abstaining); it then passed the Senate 30-1 May 21st. Staff following to determine if signed by the governor.

Ms. Montgomery-Gagné informed the Commission there may be a special meeting in July to address various pending projects in West Floral Heights HD.

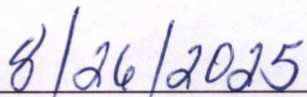
- a) 1401 Garfield (corner of 10th/Garfield) - owner wants to replace class 4 composition shingle roof with architectural style metal shingles (substitute material) which triggers design review as visible from public ROW.
- b) 3006 10th St – numerous modifications; Police Dept. involved as three citations issued to remove construction materials stored on 10th St. (transport load of sod, dump truck load gravel and dirt). Staff referenced recent photos of materials stored on-street and numerous complaints to planning and code compliance of blocked driveways. Ongoing design review & permitting violations; currently waiting for Dr. Karen Reed's estate attorney to respond to phone calls authorizing a design review application. Visible alterations are an evolving situation.
- c) 1501 Tilden – owners obtained an insurance claim totaling roof on main house, they also want to remove tile roof on two-story accessory building so it will match composition shingles on house. HPO stated this modification would require Commission determination as it involves removal of original tile roofing and replacement with alternate material (composition shingle). Therefore, no building permit can be issued for replacement roofing on primary structure unless design review authorization is obtained due to potential for unauthorized work.

V. Adjourn:

Chairperson Graham adjourned the meeting at 1:08 pm and stated the next scheduled meeting would be August 26, 2025, at 12:00 pm.



Christy Graham, Chairperson



Date