



HERITAGE COMMISSION

Heritage Commission meetings will take place via Zoom until further notice. You can view the meetings at the Salina Media Connection YouTube channel:

<https://www.youtube.com/channel/UCdD-ujKcVEmidcSVbGbMS0A>

To participate in the meetings, citizens will need to use the Zoom link – <https://us02web.zoom.us/j/83741394493>

The Zoom meeting can also be accessed by phone at 1-346-248-7799. Enter Meeting ID: 837 4139 4493 when prompted.

If citizens wish to speak, either during the public forum or when the Chair requests public comment on an item, citizens must raise their hand so that the meeting host can allow them to speak.

Citizens can also send written comments or questions to Heritage Commissioners via email at plangroup@salina.org

In order for the Commissioners to have an opportunity to review comments in advance of the meeting, please email your comments or questions by 12:00 p.m. Wednesday, prior to the 4:00 p.m. meeting.



MEETING AGENDA

SALINA HERITAGE COMMISSION
CITY-COUNTY BUILDING, ROOM 107 AND VIA ZOOM
April 28, 2021
4:00 P.M.

1. CALL TO ORDER / ROLL CALL / KOMA CONFIRMATION

- (1.1) Call to Order
- (1.2) Roll Call
- (1.3) Chair requests staff confirmation that Kansas Open Meeting Act required notice has been properly provided.

2. APPROVAL OF MINUTES

- (2.1) Approval of minutes of the special Heritage Commission Meeting held on March 17, 2021.

3. NEW BUSINESS

Public Hearing Items

The applicant or an appointed representative must be present in order for the Heritage Commission to take action on an item.

- (3.1) Application #CA21-2, filed by Jessica Petro-Sakuma, requesting the approval of a Certificate of Appropriateness to allow exterior renovations to be made to a single-family home that was previously used as an eight (8) unit apartment building. The subject property is legally described as the East 130 ft. of Lots 7 and 8 in Block 6 of Beebes Addition to the City of Salina, Saline County, Kansas and addressed as 516 S. 8th Street. This property is a Contributing Property located within the Highland/Prescott & Eighth Street Historic District.

Administrative Items

None

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS

None

5. PUBLIC FORUM

6. ADJOURNMENT

Record of this Meeting

This public meeting will be recorded by Salina Media Connection and available to view online free of charge at <http://www.salinatv.org/index.php/city-of-salina>. To receive meeting packets by email, subscribe to *Email Notifications* at <http://www.salina-ks.gov/content/18160/23455/23473/default.aspx>. Meeting DVDs and paper copies of meeting packets are available upon request (retrieval and/or duplication fees may apply). Please contact the Community and Development Services Department at building.services@salina.org or by phone at 785.309.5715 to request these open public records.



ADDRESSING THE HERITAGE COMMISSION

The public is invited to speak to the Heritage Commission during the public hearing portion of any item under discussion and during the Public Forum. Please raise your hand and after receiving recognition from the Chairman, approach the front, state your name, address and purpose for speaking.

Generally, the order of presentation after introduction of an item by the Chairman will be:

1. Determination if the applicant or his/her representative is present.
2. Brief presentation by the staff.
3. Comments by the applicant.
4. Comments by interested citizens.
5. Additional comments by the applicant and/or citizens, as appropriate.
6. Closing of public comment portion of hearing by Chairman.
7. Heritage Commission discussion and action.

Please note that in some cases, the Heritage Commission action represents a recommendation to be submitted to the City Commission. To file a protest petition on a Heritage Commission case, please contact the City Clerk's Office at 785.309-5735 within 14 days of the Heritage Commission decision. If you have any questions regarding the proposed case, please contact the Community and Development Services Department at 785.309.5720.



MINUTES

HERITAGE COMMISSION
MEETING VIA ZOOM
WEDNESDAY, MARCH 17, 2021
4:00 P.M.

1. CALL TO ORDER / ROLL CALL

(1.1) Call to Order

Chair Silverman called the meeting to order at 4:01 p.m.

(1.2) Roll Call

Commissioners Present:

David Silverman (Chair), Alex Driskell (Vice-Chair), Daniel Baffa, Maggie Gillam, Kyle Martin, Chris Mikesell, Terri Seibel

Commissioners Absent:

Kale Helzer (Youth Member), Elizabeth Young (Youth Member)

City Staff Present:

Dean Andrew, Zoning Administrator; Margy Clem, Development Coordinator (Meeting Moderator)

(1.3) Chair requests staff confirmation that Kansas Open Meeting Act required notice has been properly provided.

Ms. Clem confirmed that the packet was posted and the required notice of today's meeting was provided.

2. APPROVAL OF MINUTES

(2.1) Approval of the minutes of the February 24, 2021 special meeting.

A motion was made to approve the minutes of the February 24, 2021 special meeting by Commissioner Silverman, seconded by Commissioner Mikesell, and carried by vote.

3. NEW BUSINESS

Public Hearing Items

Commissioner Gillam recused herself from Item 3.1 (Application #CA21-1).

(3.1) Application #CA21-1, filed by Maggie Gillam, requesting the approval of a Certificate of Appropriateness to allow the demolition and removal of an existing detached garage and the construction of a new replacement garage. The subject property is

legally described as the East 142.5 ft. of Lots 30 and 32 in Block 8 of Bond's Addition to the City of Salina, Saline County, Kansas and addressed as 860 South Santa Fe Avenue. (Continued from the February 24, 2021 special meeting to allow the applicant to consider making modifications to the design of the proposed replacement garage).

Mr. Andrew presented the staff report with visual graphics which are contained in today's meeting packet.

Mr. Andrew clarified that the dimensions of the existing garage are 19 ft. x 22 ft. not 10 ft. x 22 ft. as noted in today's meeting packet.

Mr. Andrew invited the applicant, Maggie Gillam, to address the Commission.

Ms. Gillam, 860 S. Santa Fe Avenue, stated that she is both the homeowner and the architect for this project. She referred to the rendering of the proposed garage and explained that the two concerns that were brought up in the last meeting were about the replication of the garage doors and the ridgeline of the garage. She stated that the new proposed garage doors will be custom made by Cheney Door to replicate the doors exactly other than the doors will be insulated metal instead of solid wood doors. She stated the new doors will be overhead and designed to be on a special track to help with the weight of the additional trim.

Ms. Gillam stated that she has redesigned the roof to have a small portion of flat roof to make the allusion that the ridgelines matches the existing ridgeline of the roof. She stated that they are unable to organically create a ridgeline like the existing structure, the garage would need to be wider than deep which is not appropriate for their intended use. She stated that she wants to maintain the proportions of the existing garage and not make the garage larger than it needs to be. She continued that this is also not a feasible option. She stated that the last option would be to warp the ridgeline to make it a shallower roof but those are not comparable to other homes in the area.

Chair Silverman stated that with the last option to warp the ridgeline would create an issue with snow load. He asked if there would be gutters on the garage.

Ms. Gillam stated that there will not be gutters on the garage and there are no gutters on the house either.

Chair Silverman asked if the custom garage doors are a more reasonable price with Cheney Door.

Ms. Gillam responded that it will be approximately \$1200.00 per door with the smart trim component compared to \$3000.00 per custom door.

Chair Silverman stated that if it comes out like the rendering, it will be a great renovation and will look amazing. He stated that she has met all criteria that was discussed at the last meeting.

Chair Silverman confirmed there were no further comments or questions from members of the public (there were no members of the public in attendance at the meeting), closed the public hearing and brought this item back to the Commission for discussion and action.

MOTION: Commissioner Silverman made a motion to approve a Certificate of Appropriateness for the replacement construction portion of Application #CA21-1 as proposed

SECOND: Commissioner Baffa

VOTE: Baffa (Yes), Driskell (Yes), Martin (Yes), Mikesell (Yes), Seibel (Yes), Silverman (Yes). Motion carried 6-0 with Commissioner Gillam recusing herself.

Mr. Andrew stated that the next step in the process would be for Ms. Gillam to submit a building permit application and plans. He stated that a written record of today's meeting with the action taken will be provided to Ms. Gillam.

Administrative Items

None

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS

Chair Silverman asked if there was an update for the Underground Railroad application.

Mr. Andrew stated that the federal offices are still operating remotely and staff is not readily available. He stated that there have been no updates provided by the Park Service to staff.

Chair Silverman asked if there was any update on the former St. John's Hospital remodel.

Mr. Andrew stated that they have submitted their application for Low Income Housing tax credits. There will be a preliminary announcement in May regarding the application status. He stated that staff does not anticipate that they will move forward until the tax credit application is approved. He continued that there is a built-in timeline for the state program with a single application stream for these state tax credits.

Commissioner Baffa asked if staff had met with Penny Bettles to discuss the creation of a downtown historic district.

Mr. Andrew stated that they have not met with Ms. Bettles yet. He stated that staff will have to get research pulled together and schedule a joint study session with the Downtown Design Review Board and the Heritage Commission to discuss the possibility of creating a downtown historic district. The last time this was discussed we had representatives from the State Historic Preservation office and a rehabilitation consultant at town hall-type meeting.

Mr. Andrew stated that there has been a Certificate of Appropriateness application filed for a property on S. 8th Street and staff will be in contact with the Commission to set up a special meeting sometime in April.

5. PUBLIC FORUM

Ms. Clem confirmed that no members of the public were in attendance at today's meeting.

6. ADJOURNMENT

A motion was made to adjourn the meeting by Commissioner Baffa, seconded by Commissioner Silverman, and carried by vote.

The meeting adjourned at 4:24 p.m.

Dr. David Silverman, Chair
ATTEST:

Dean Andrew, Secretary

Record of this Meeting

This public meeting was recorded by Salina Media Connection and available to view online free of charge at <http://www.salinatv.org/index.php/city-of-salina>. To receive future meeting packets by email, subscribe to *Email Notifications* at: <http://www.salina-ks.gov/content/18160/23455/23473/default.aspx>. Meeting DVDs and paper copies of meeting packets are available upon request (retrieval and/or duplication fees may apply). Please contact the Community and Development Services Department at building.services@salina.org or by phone at 785.309.5715 to request these open public records.

Salina Heritage Commission — Certificate of Appropriateness Application

City of Salina Heritage Commission
Department of Planning & Community Development
300 W. Ash , City-County Building, Room #201
Salina, KS 67402-0736
785-309-5720 FAX 785-309-5713
john.burger@salina.org

Application No. #CA 21-2
Application Date _____
Received by _____
Site Plan attached (y/n) _____
Building/Sign Permit No. _____

Applicant Please Complete the Following: *Please type or print clearly.*

1. Address of Property 516 S 8th St. Salina, Ks 67401
2. Environs of which National/State Register property (if applies) _____
3. Applicant's Name Jessica Petro-Sakuma
4. Applicant's Address 314 W Prescott ave. Salina, Ks 67401
5. Applicant's Phone (Business) _____ (Home) 5014249744
6. Property Owner Name (if different) _____
7. Property Owner Address (if different) _____
8. Property Owner Phone (Business) _____ (Home) _____
9. Contractor/Architect Jeff Ostmeyer
10. Contractor/Architect Address _____
11. Contractor/Architect Phone 7858200310
12. Heritage Conservation Designation of Property: Heritage Conservation District Resource
 Historic Landmark National/State Register NR/SR Environs Property
 Historic District: Local Landmark Contributing Property Non-contributing Property

13. **Describe each modification or improvement**, using one numbered section for each component of the project. For small-scale projects you must provide a floor plan and elevations that show the location of the proposed work and the final appearance of the completed project. Provide photographs showing the existing structure and the area that will be affected by the proposed work. Provide complete architectural drawings, such as floor plans, elevations, wall sections and detail drawings, for complex or extensive projects. Material and specifications must be listed in detail. Provide a completion date for each component of the project. Attach additional sheets to this application where necessary.

Note: This is not a Building Permit Application. If a building permit is required for this work, a separate application must be completed at the City Building Services Department, Room #201.

1. Describe proposed project:

Restore to single family home (currently 8-plex). Restore original details but with more durable materials. Remove and replace siding. Remove and replace exterior windows except for the two decorative windows (front of the house and south side bay window). Move basement access to inside the house.

Describe condition of existing materials

Poor, house is crumbling on the outside - see attached photos.

Describe replacement or new materials

Wood-grain composite siding and columns. Front porch decking/railin in composite materials. New energy efficient windows similar style to existing.
Front porch to be replaced with retaining wall with thin cut limestone to match current stone around foundation. Replace existing corbels with new ones.

Describe method of rehabilitation

Remove and replace all exterior siding, windows, roof, trim, fascia, and railing. - See attached sheet for more details

Foundation has already been repaired.

Provide a completion date for the project 9-12 months

2. Describe proposed project:

Restore to single family home (currently 8-plex). Restore original details but with more durable materials. Remove and replace siding. Remove and replace exterior windows except for the two decorative windows (front of the house and south side bay window). Move basement access to inside the house.

Describe condition of existing materials

Poor, house is crumbling on the outside - see attached photos.

Describe replacement or new materials

Wood-grain composite siding and columns. Front porch decking/railin in composite materials. New energy efficient windows similar style to existing. Front porch to be replaced with retaining wall with thin cut limestone to match current stone around foundation. Replace existing corbels with new ones.

Describe method of rehabilitation

Remove and replace all exterior siding, windows, roof, trim, facia, and railing. - See attached sheet for more details
Foundation has already been repaired.

Provide a completion date for the project 9-12 months

Property Owner's Signature

Applicant's Signature

Jessica Petro-Sakuma

Jessica Petro-Sakuma

Date
03/11/2021

Date
03/11/2021

For Heritage Commission Use:

Application status _____ Date _____

Legal Description of Property _____

Current Zoning of Property _____ Current Use _____

Heritage Commission Review Date _____ Owner notified _____

_____ *Approved* _____ *Approved with Conditions* _____ *Denied* _____ *Tabled/Date* _____

_____ *Certificate of no material effect* _____ *Administrative Review* _____ *Referred to Commission*

Conditions of approval _____

Reasons for denial _____

Heritage Commission Chair _____ Preservation Planner _____

Date _____ Date _____

List of Proposed Renovations to 516 S. 8th Street

All sides:

- Remove and replace all siding with wood grain composite (prefer to use larger exposure [5" instead of 3"] as this siding is no longer available and will require every board to be "ripped down" to size to match.
- Paint all new siding with same/similar color (Rockwood blue green from Sherwin-Williams historic collection)
- Replace all windows with single hung windows except for the 2 decorative windows mentioned below
- Replace all corbels with new ones made to match but with more durable material
- Keep scalloping detail, replace with similar where old material has rotted, painted to match current
- Replace soffit around entire house (trim color Sherwin-Williams high reflective white)
- Replace/repair gutters (Would like to use custom modern gutters for durability and longevity in frost white)

East/Front:

- Remove existing porch
- Pour concrete slab/retaining wall with thin cut limestone surround to match the rest of the house (4" pitched face limestone from US stone industries)
- Replace all 4 columns with similar round white composite columns upper and lower porch *see sample picture
- Replace railing with similar white spindles/balusters but taller to be up to code. Current balusters are 2 ½". Would replace with 2 ¼" round or 2" square. *see sample picture
- Keep large decorative window on left side of front door
- Replace dental moulding around patio (details will be painted colonial revival gray)
- Three of the current front doors will be closed in to create one large double front door with decorative transom above.
- The doors to the upstairs patio will be closed in to create one large double door to the patio. *see sample picture
- Possibly add two sconce lights on either side of front doors.

North:

- Close in both exterior doors towards the back of the house, possibly replacing one with a window.
- Replace windows in the center with larger more symmetrical windows
- Patch in areas with missing siding

South:

- Closing existing door to the basement (entrance will be move inside)
- May need to close in windows on either side of "mud room" door
- Existing door to the "mud room/kitchen" will preferably be replaced with one of the original doors from the front of the house or similar from thermatru.
- Replace windows above the bay with larger more symmetrical windows
- Keep the decorative window in the center of the bay window.
- Add stairs leading to "mud room"

Back/West:

- remove window on north side of west wall

- May need to remove smaller windows on the addition or make into one large window.

Garage

- Remove existing structure and replace with 24' X 24' two car garage.
- Siding and trim will match main house style and color.

STAFF REPORT
SALINA HERITAGE COMMISSION

Application: #CA21-2

Hearing Date: April 28, 2021

ITEM 3.1

Application #CA21-2, filed by Jessica Petro-Sakuma, requesting the approval of a Certificate of Appropriateness to allow exterior renovations to be made to a single-family home that was previously used as an eight (8) unit apartment building. The subject property is legally described as the East 130 ft. of Lots 7 and 8 in Block 6 of Beebes Addition to the City of Salina, Salina County, Kansas and addressed as 516 S. 8th Street. This property is located within the Highland/Prescott & Eighth Street Historic District.

BACKGROUND

This massive two (2) and one-half (1/2) story Neo-Colonial Revival residence is wood framed with narrow clapboard siding on a cut limestone foundation. Its distinctive cross gable roof extends a prominent gable end toward the street with an off-set secondary gable end pedimented at its side. A trio of stair stepped windows occurs at the larger gable end. The two-tiered Colonial Revival front porch is held by classical wood columns on cut limestone piers. Dentilled eaves, cutaway bay window and flared beltcourse of cut patterned shingles show Queen Anne influences. A broad chimney of patterned masonry work extends at the south building face. A pedimented porch dormer leads to three entrances at the principal façade. These are placed asymmetrically at the ground floor porch level. The asymmetrical roof line is punctuated by hipped dormers and cross gables. Rafter ends are exposed. Windows are double-hung with simple one over one sashes. A stained glass panel decorates one gable end. A six-car garage occupies the rear of the site.

The house was built in 1907 for Dr. A.G. Anderson and his wife, Jennie. Dr. Anderson's specialty was eye, ear, nose and throat. Following his death in 1939 his wife converted the residence into an apartment house. Her son, Donald A. Anderson resided at the house from 1946 until 1970, while continuing to rent apartments.

The Highland/Prescott and Eighth Street Historic District was designated by the Salina City Commission on June 22, 1992 and consisted of 77 properties. The City of Salina has designated the home at 516 South 8th Street as a Contributing Property within the Highland/Prescott and Eighth Street Historic District due to its architectural and/or historical significance.

PROJECT PROPOSAL

The applicant recently purchased 516 S. 8th Street and is working to restore the property back to a single-family residential dwelling. The restoration project involves extensive exterior work including the removal of some of the doors that are no longer necessary with the structure being converted back to a single-family dwelling and the replacement of other doors with new doors. The project also includes the replacement of several windows and replacement of all of the exterior siding which is in disrepair. For a full detailed list of the

proposed changes please see the attached "List of Proposed Renovations to 516 S. 8th Street". Elevation drawings showing the proposed windows and door changes to the exterior of the 516 S. 8th Street dwelling are also attached.

The property at 516 South 8th Street is identified as a "Contributing Property" within the Highland/Prescott & Eighth Street Historic District. This Historic District designation means that building permits for exterior modifications cannot be issued by the Building Services Division unless an application for a Certificate of Appropriateness for the project has first been reviewed and approved by the Salina Heritage Commission.

STANDARDS FOR REVIEW

The house at 516 S. 8th Street is a contributing property in the Highland/Prescott & Eighth Street Historic District because of its architectural integrity and its association with Dr. A.G. Anderson and his wife, Jennie.

Section 42-464(f)(2)a. of the Conservation Ordinance set out specific design criteria for exterior alterations of contributing properties within historic districts based on the U.S. Secretary of the Interior's Standards for Rehabilitation, as published in section 36, Code of Federal Regulation, part 67.

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancies and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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.

Staff Analysis: The applicant is proposing to convert 516 back to its original use as a single-family residence and is working to repair and maintain the original character of the structure.

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.

Staff Analysis: The applicant is proposing to replace the deteriorating clapboard siding, round porch columns and corbels with comparable replacements while retaining the existing stone masonry, prominent gable features, and stair stepped windows and two-tiered Colonial Revival front porch.

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.

Staff Analysis: The applicant is proposed to maintain the existing design of the dwelling. The vast majority of the work proposed involves replacing deteriorated materials with new materials. The applicant is not adding any architectural elements from other buildings that would create a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Staff Analysis: The primary changes that have occurred to the subject property over the years involve the conversion of the building from a single-family residential property to an eight (8) unit apartment complex. These physical changes involved adding multiple exterior doors for the various units, which in staff's opinion detracted from the Neo-Colonial Revival design of the original construction.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Staff Analysis: The applicant is proposing to replace all of the deteriorated architectural elements with similar materials to preserve the craftsmanship that characterizes the property.

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.

Staff Analysis: Unfortunately, the subject property is in severe disrepair to the point that many of the exterior structural elements will need to be replaced, including the clapboard siding, round porch columns and corbels along with most of the doors and windows. The applicant is proposing to replace these deteriorating materials with similar materials that will match the existing materials in design and color as closely as possible. The applicant is proposing to repaint the exterior in a color that matches the existing exterior.

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.

Staff Analysis: Most of the dwelling's exterior needs to be replaced due to years of neglect. The applicant will need to take gentle care not to damage the existing elements that are being preserved.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Staff Analysis: Staff is unaware of any significant archeological resources that might be affected by this project.

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.

Staff Analysis: The applicant is proposing to replace the deteriorating clapboard siding, round porch columns and corbels with a comparable replacements. The replacements will be similar in massing, size, scale and design, but will be composed of more modern and more resilient materials.

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.

Staff Analysis: The applicant is not proposing any new additions. Staff will note that at the very end of the Applicant's List of Proposed Renovations to 516 S. 8th Street, the applicant mentions wanting to demolish the existing detached garage and replacing it with a new 24 ft. x 24 ft. detached garage. Because this was not part of the applicant's Certificate of Appropriateness application and staff does not have any plans showing the proposed replacement garage, the applicant will need to file a separate Certificate of Appropriateness application for the proposed garage replacement.

STAFF ANALYSIS

The existing dwelling on the subject property is in severe disrepair after decades of neglected maintenance by previous owners (see attached notices to the previous owner). Staff is concerned that if the structure is not significantly repaired in the near future, the structure will eventually become unsalvageable. The exterior alterations being proposed by the applicant appear to be in keeping with the historical character of the structure and should help preserve the structure for decades to come.

SUMMARY OF POSSIBLE FINDINGS

1. The applicant is proposing to convert 516 back to its original use as a single-family residence and is working to repair and maintain the original character of the structure.
2. The existing structure on the subject property is in severe disrepair to the point that many of the exterior structural elements will need to be replaced, including the clapboard siding, round porch columns and corbels along with most of the doors and windows. The applicant is proposing to replace these deteriorating materials with similar materials that will closely match the existing materials in

design and color. The applicant is proposing to repaint the exterior in a color that matches the existing exterior.

3. The applicant is proposing to replace the deteriorating materials with comparable replacements, maintaining the Neo-Colonial Revival design of the original construction. The replacements will be similar in massing, size, scale and design, but will be composed of more modern and more resilient materials.

HERITAGE COMMISSION ALTERNATIVES

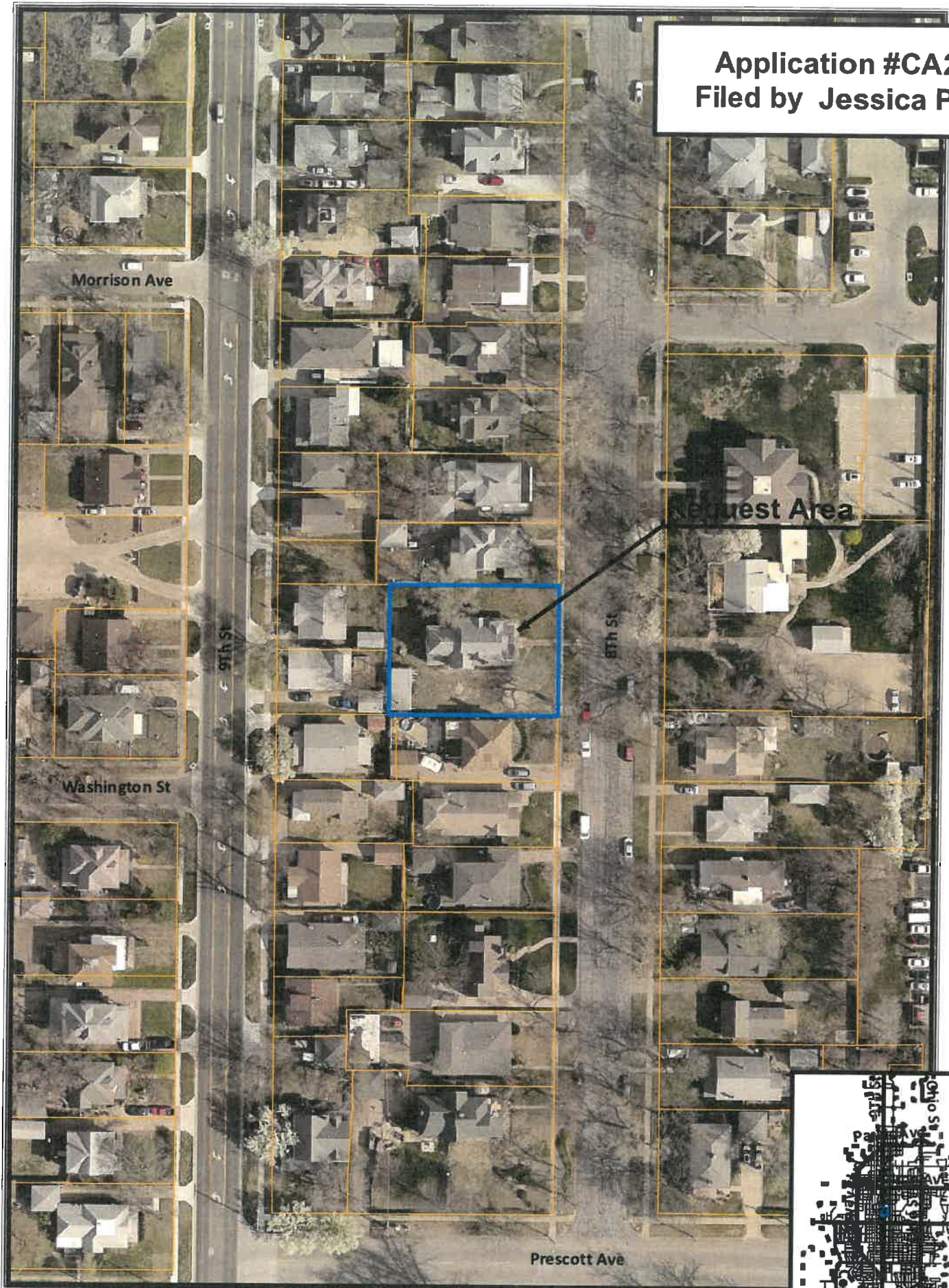
Following review of all relevant material and any additional information presented at the hearing and discussion, the Heritage Commission would appear to have the following options in consideration of this application:

- Option 1. Approve a Certificate of Appropriateness for the project based on staff's findings that the proposed exterior renovations to this dwelling will conform to the Heritage Conservation District ordinance and the Secretary of Interior's Standards for Rehabilitation for exterior alterations.
- Option 2. Approve the proposed exterior renovations based on staff's findings that the proposed project will conform with the Heritage Conservation District ordinance subject to any conditions approved by a majority of the Commission.
- Option 3. Postpone consideration of the application in order to obtain additional information concerning the proposal. The date of a future meeting must be included in the motion.
- Option 4. Deny the application as presented, upon making findings that the proposed exterior renovations to this dwelling do not meet the criteria in the Heritage Conservation District ordinance.

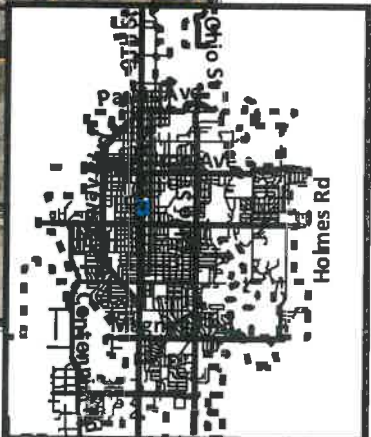
STAFF RECOMMENDATION

If the Heritage Commission agrees that the applicant has provided sufficient information concerning the proposed project and the Board concurs with staff's findings that the proposed exterior renovations to this dwelling are compatible with the original character of the 516 S. 8th Street dwelling, staff would recommend Option No. 1.

**Application #CA21-2
Filed by Jessica Petro**

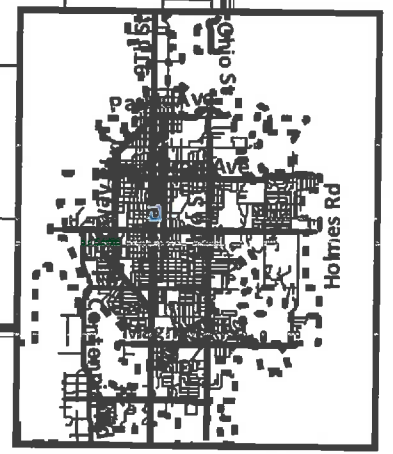
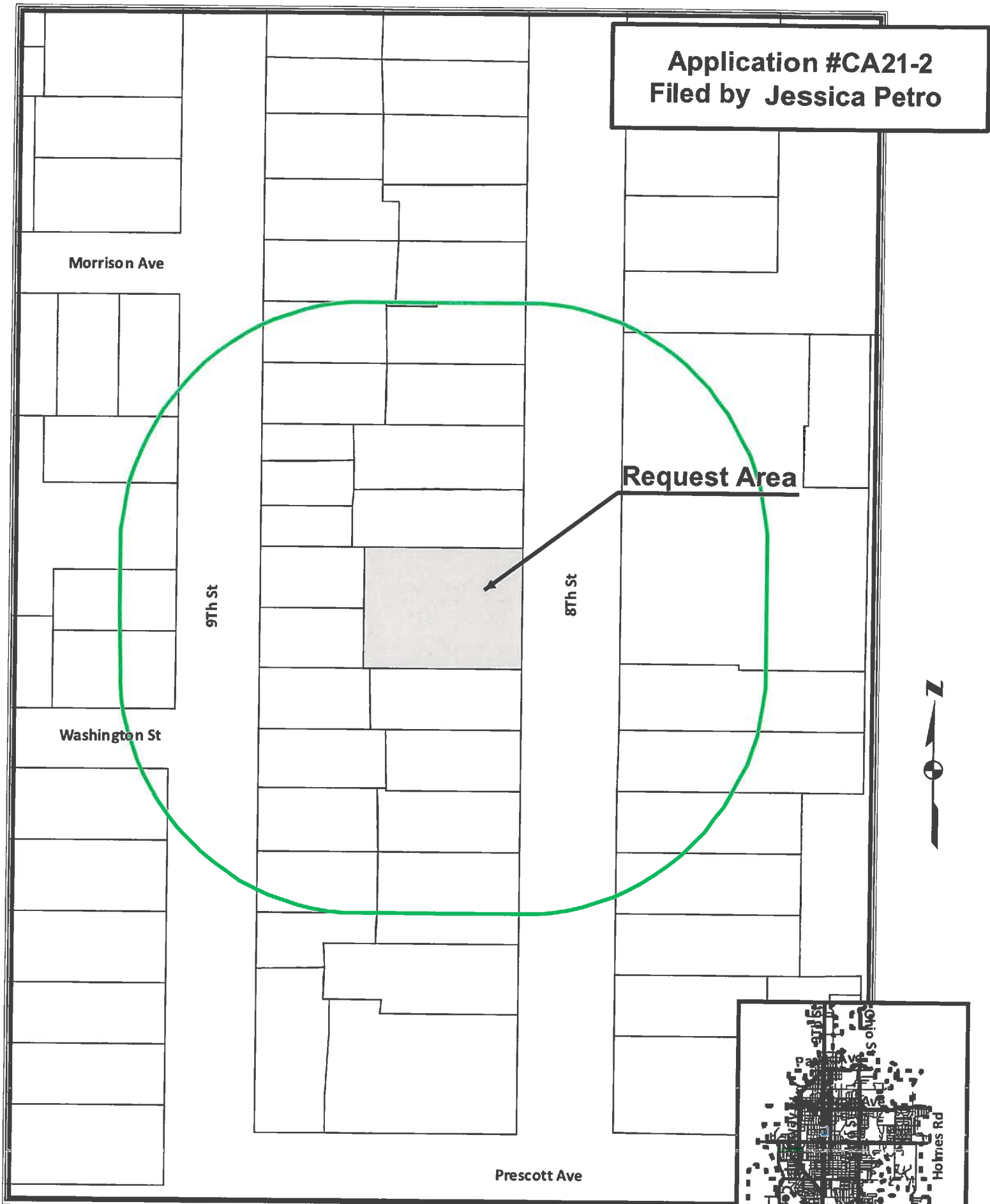


Request Area



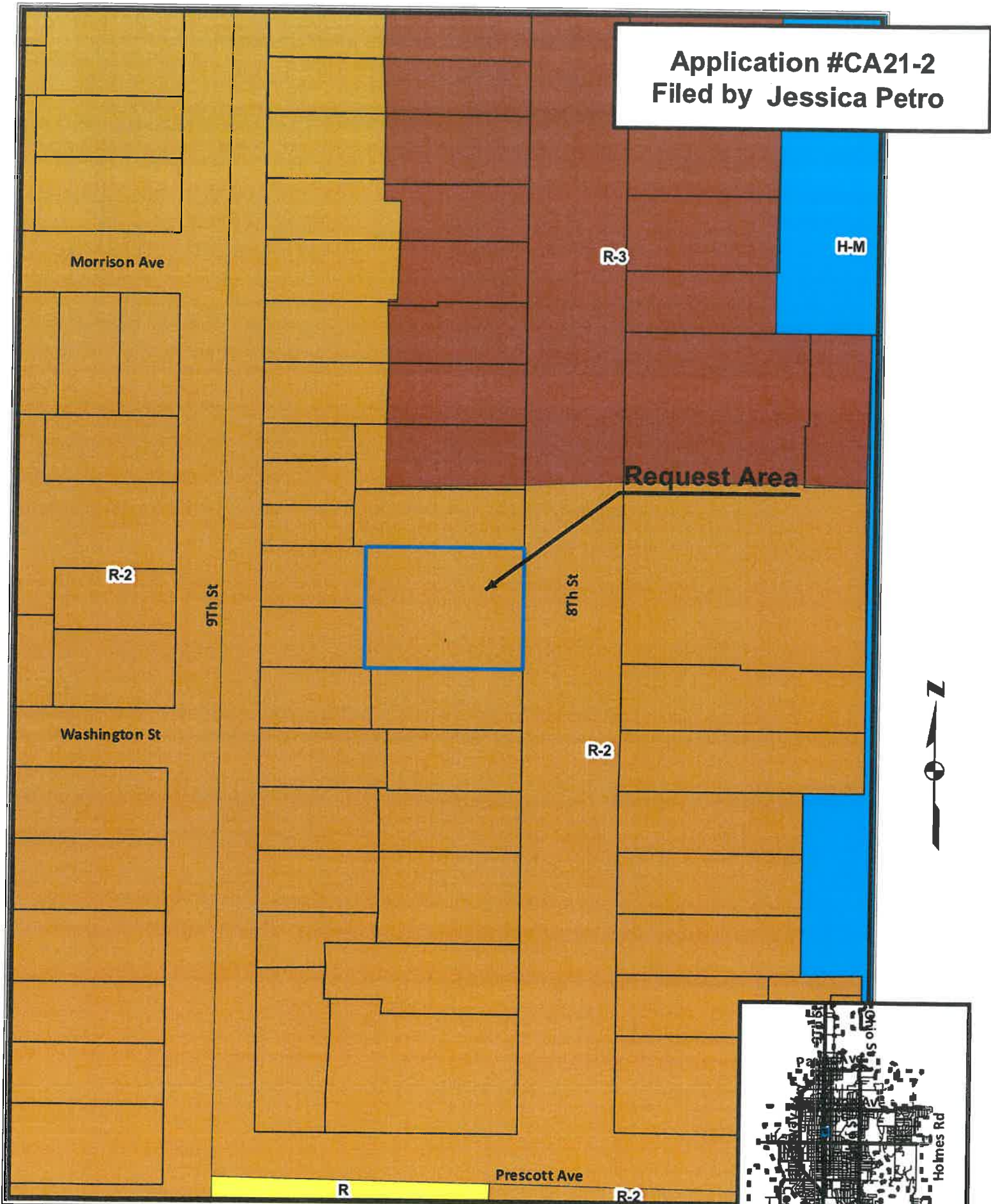
1 inch = 100 feet

**Application #CA21-2
Filed by Jessica Petro**

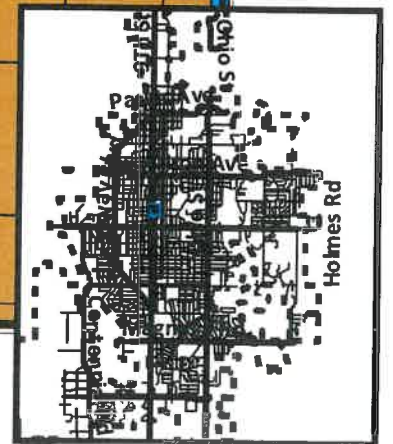


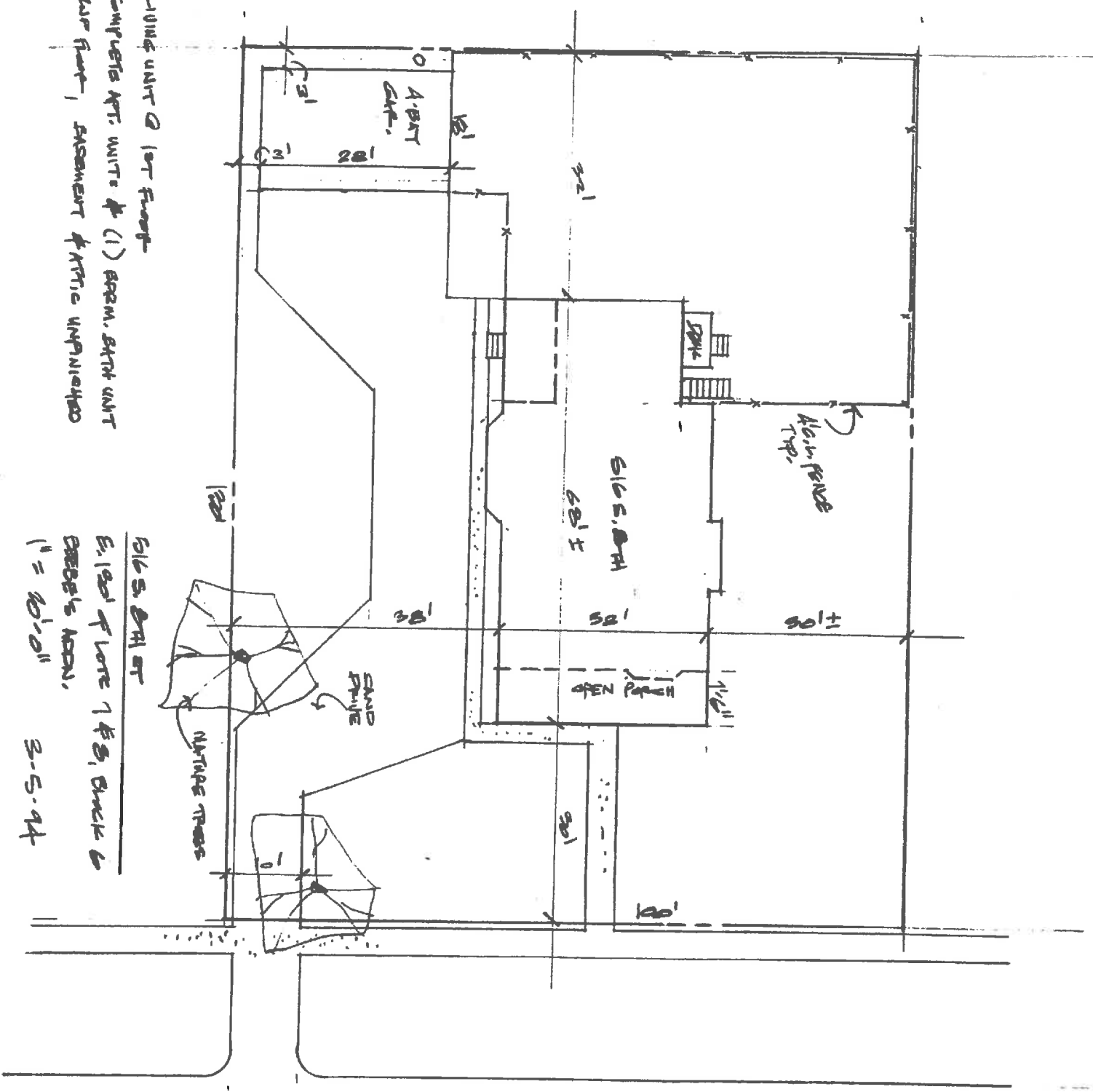
1 inch = 100 feet

Application #CA21-2
Filed by Jessica Petro



1 inch = 100 feet





(1) LIVING UNIT @ 1st Floor -
 (2) COMPLETE APT. UNIT # (1) BDRM. BATH UNIT @ 2nd floor, placement of attic unprovided

516 S. 8TH ST
 E. 192' of LOT 7 E. S. 1/4
 BEGG'S ADDN.
 1" = 20'-0"
 3-5-94

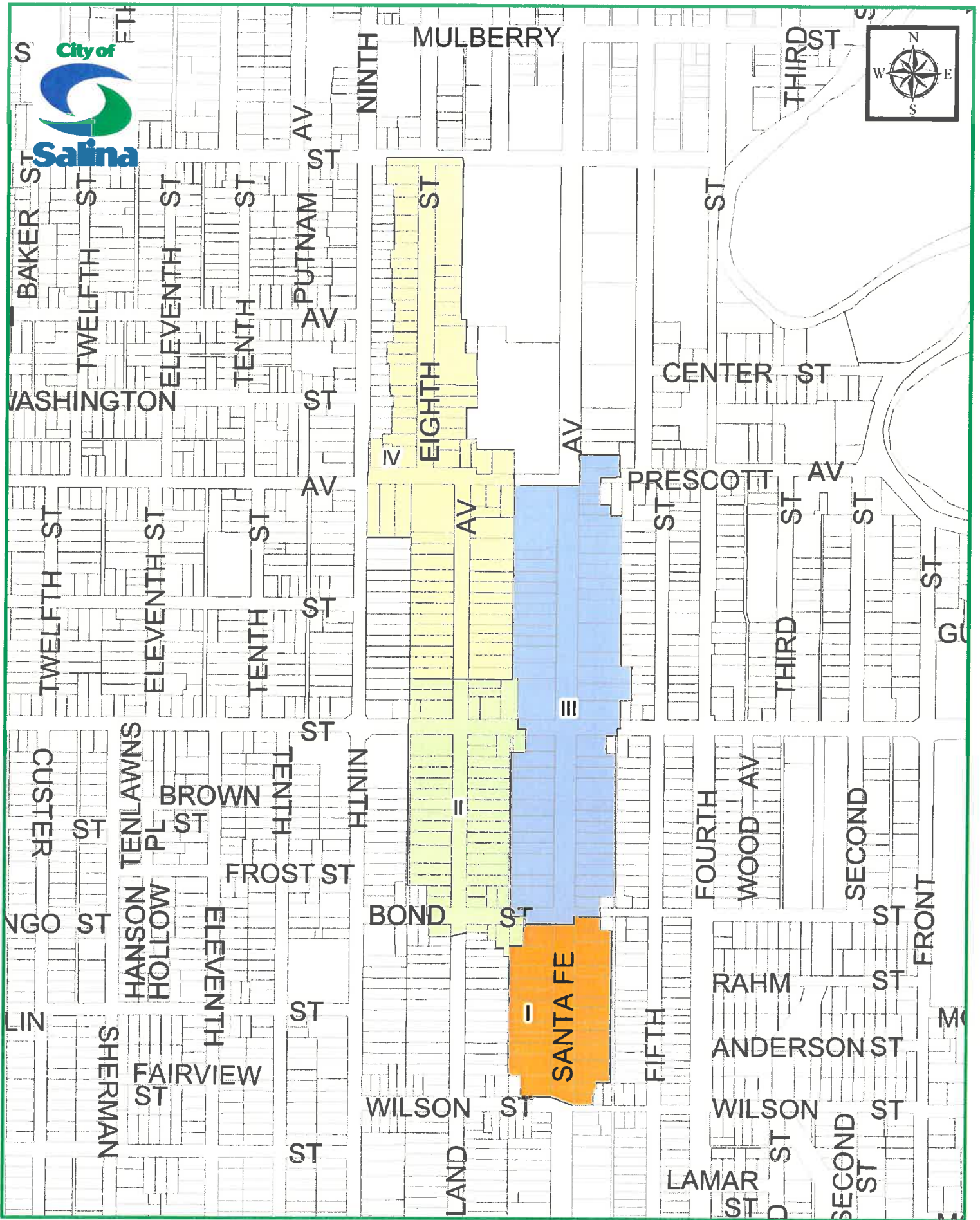
S. 8TH ST.
 20' RW



Attachment

Map of Salina
Historic Districts

Historic Districts



IV. Highland/Prescott & Eighth Street Historic District

77 Properties; Designated June 22, 1992.

Local Landmark Property:

211 West Prescott Avenue (Prescott-Foley House), 1884 (National/State Register of Historic Places, 1976)

Italian Villa residence with striking Second Empire tower designed by Wilmarth and Zerbe. \$10,000 was used in its construction for Judge John Prescott.

Contributing Properties (42):

401, 402, 410, 414, 439, 442, 443, 445-449, 448, 451, 452, 502, 512, 513, 516, 517, 522, 534, 542, 545 and 549 South Eighth Street;

130, 132, 219, 223 and 231 West Prescott Avenue;

622, 636, 638, 640, 641, 648, 650, 651, 653, 655, 656, 660, 664, 659 and 668 Highland Avenue.

Non-contributing Properties (35):

420, 426, 432, 438, 444, 450, 454, 508, 525, 526, 530, 531, 535, 538-540 and 541 South Eighth Street;

611, 615, 620-620½, 623, 624, 627, 629, 635, 637-639, 642, 645, 661 and 667-669 Highland Avenue;

211 West South Street; 501-503 South Eighth Street;

107, 115, 124, 129 and 314 West Prescott Avenue.

Attachment

Original Historic District Ordinance

Highland / Prescott / Eighth Street District

(Published in The Salina Journal June , 1992)

ORDINANCE NUMBER 92-9512

AN ORDINANCE DESIGNATING AN AREA OF PROPERTY CONSISTING OF APPROXIMATELY 23.7 ACRES LOCATED IN THE 400 AND 500 BLOCKS OF SOUTH EIGHTH STREET, THE 100 AND 200 BLOCKS OF WEST PRESCOTT AVENUE AND A PORTION OF THE 600 BLOCK OF HIGHLAND AVENUE HISTORIC DISTRICT DESIGNATION.

BE IT ORDAINED by the Governing Body of the City of Salina, Kansas:

Section 1. That the structures located on the following described real estate to wit:

Tract of land consisting of the North 90' of Lot 2 on Eighth Street and the East 42' of the North 90 feet of Lot 1 on Ninth Street;

The South 65' of Lot 2 on Eighth Street and the East 7.5' of the South 65' of Lot 1 on Ninth Street;

The North 1/2 of Lot 4 on Eighth Street and the East 7.5' of the North 1/2 of Lot 2 on Ninth Street;

The North 73.5' of the South 1/2 of Lot 4 on Eighth Street and the North 73.5' of the East 7.5' of the South 1/2 of Lot 2 on Ninth Street;

The North 50' of Lot 6 and the South 4' of Lot 4 on Eighth Street and the East 7.5' of the North 50' of Lot 3 and the South 4' of the East 7.5' of Lot 2 on Ninth Street;

The North 75' of the South 105' of Lot 6 on Eighth Street and the East 7.5' of the North 33.5' of the South 105' of Lot 3 and the East 17.5' of the North 41.5' of the South 71.5' of Lot 3 on Ninth Street;

The South 30' of Lot 6 and the North 15' of Lot 8 on Eighth Street and the East 17.5' of the South 30' of Lot 3 and the East 17.5' of the North 15' of Lot 4 on Ninth Street;

The South 45' of the North 60' of Lot 8 on Eighth Street and the East 7.5' of the South 45' of the North 60' of Lot 4, on Ninth Street;

The South 45' of the North 105' of Lot 8 on Eighth Street and the East 7.5' of the South 45' of the North 105' of Lot 4 on Ninth Street;

The South 50' of Lot 8 on Eighth Street and the East 7.5' of the South 50' of Lot 4 on Ninth Street;

The North 51.66';

The South 51.66' of the North 103.33' and the South 51.66' of Lot 7 on Eighth Street

All in Holland's Addition to the City of Salina, Saline County, Kansas.

North 13' and the South 62' of Lot 2, Block 4;

The North 5' of the East 115' of Lot 1;

The South 45' of the East 1/2 of Lot 1 and the South 17' of the North 22' of the East 7.5' of the West 1/2 of Lot 1;

The East 1/2 of Lot 2

The East 115' of Lots 2, 3, and 4;

The East 140' of Lot 5 and the North 3' of the East 140' of Lot 6;

The South 47' of the East 140' of Lot 6' the East 130' of Lot 7 and 8;

The East 125' of Lot 9;

The east 108' of Lot 10;

The East 115' of Lot 11;

The East 115' of Lot 12 and the East 115' of the North 1/2 of Lot 13;

The East 155' of the South 1/2 of Lot 13, the East 155' of the North 20' of Lot 14 and the South 10' of the North 30' of the East 110' of Lot 14;

The North 10' of the South 30' of the West 43' of the East 153' of Lot 14, the East 153' of the South 20' of Lot 14 and the East 153' of Lots 15 and 16;

The West 60' of the South 6' of Lot 13, the West 60' of the North 20' of Lot 14, the West 62' of the South 30' of Lot 14 and the West 62' of Lots 15 and 16;

The North 10' of the South 30' of the West 43' of the East 153' of Lot 14, the East 153' of the South 20' of Lot 14 and the East 153' of Lots 15 and 16, Block 6;

The West 150' of Lot 2 and the West 147' of Lot 3;

All of Lots 4, 5, 6, 7 and 8;

Lots 9, 10 and 11 less their East 50';

The West 125' of Lot 12;

Lot 11 less the east 50';

The West 125' of Lots 12, 13 and 14;

The East 25' of the North 15' of Lot 12 and the West 50' of the East 75' of Lots 12, 13, and 14;

The East 25' of the south 35' of Lot 12 and the East 25' of Lots 13 and 14, Block 5

All in Beebe's Addition to the City of Salina, Saline County, Kansas.

The West 70' of Lot 10;

Lot 9 and the East 5' of Lot 10;

Lot 8, 50' x 108.5'

all in Surveyor's Plat D, of the City of Salina, Saline County, Kansas

The West 60' of Lot 1 and the West 60' of the North 85' of Lot 3;

The East 70' of the West 130' of Lot 1, the East 70' of the West 130' of the North 85' of Lot 3, the South 15' of the West 130' of Lot 3 and the North 50' of Lot 5;

The East 70' of the West 200' of Lots 1 and 3;

The East 12.5' of Lots 1 and 3, the East 2.5' of the North 25' of Lot 5 on Ninth Street

All in Prescott Addition to the City of Salina, Saline County, Kansas.

Lots 2 and 4 and the North 25' of Lot 6;

The East 200' of the North 50' of the South 75' of Lot 6;

The East 200' of the South 25' of Lot 6 and the East 200' of the North 25' of Lot 8;

The North 70' of the South 75' of Lot 8;

The South 5' of Lot 8 and the North 1/2 of Lot 10;

The South 1/2 of Lot 10;

The North 1/2 of Lot 12;

The South 1/2 of Lot 12;

The North 1/2 of Lot 14;

The South 1/2 of Lot 14;

The North 1/2 of Lot 16;

The South 1/2 of Lot 16;

The East 67.5' of Lot 1 and the East 67.5' of the North 50' of Lot 3;

The West 67.5' of the East 135' of Lot 1;

The West 67.5' of Lot 1;

The North 50' of the West 135' of Lot 3;

The South 1/2 of Lot 3 and the North 1/2 of Lot 5;

The North 48' of Lot 7;

The South 1/2 of Lot 5;

The South 52' of Lot 7;

The North 1/2 of Lot 9;

The South 1/2 of Lot 9;

The North 1/2 of Lot 11 and the South 1/2 of Lot 11;

The North 1/2 of Lot 13;

The North 40' of the South 50' of Lot 13;

The South 10' of Lot 13 and the North 30' of Lot 15;

The South 60' of the North 90' of Lot 15

All on Highland Avenue, Prescott Addition to the City of Salina, Saline County, Kansas.

Lots 1, 3, and 5 on Eighth Street, Hollands Addition to the City of Salina, Saline County, Kansas.

The North 1/2 and the South 1/2 of Lot 18;

The South 10' of Lot 15 and the North 45' of Lot 17

On Highland Avenue, Prescott Addition to the City of Salina, Saline County, Kansas.

be and the same is hereby designated as an Historic District.

Section 2. That the types of significant exterior architectural features of the structures within the district that should be protected include the principal facades, main entrances, protruding bays, dormers, covered porches, extended entryways (portecheres), verandas, surface embellishments of material, color or texture inherent to a particular identifying style, roof forms and profiles, cantilevered eaves, soffit types and brackets.

Section 3. That the types of construction, alteration, demolition and removal, other than those requiring a building or demolition permit, that should not be undertaken without obtaining a Certificate of Appropriateness include:

- a) Installation of off-street parking areas in any front yard except a double-wide twenty foot (20') driveway located perpendicular to the street;
- b) Installation of a fence in any front yard;
- c) Installation of any siding on the exterior of any landmark or contributing principal structure;
- d) Installation of any sign exceeding two (2) square feet in area except temporary political campaign, real estate and construction signs.

Section 4. That the principal structure to be designated as Landmark is 211 West Prescott Avenue.

Section 5. The 42 principal structures to be designated as contributing include: 401, 402, 410, 414, 439, 442, 443, 445-449, 448, 451, 452, 502, 512, 513, 516, 517, 522, 534, 542, 545 and 549 South Eight Street; 120, 130, 132, 219, 223 and 231 West Prescott Avenue; 622, 636, 638, 640, 641, 648, 650, 651, 653, 655, 656, 660, 664, 659 and 668 Highland Avenue. The remainder would be non-contributing structures.

Section 5. That this ordinance shall be in full force and effect from and after its adoption and publication once in the official city newspaper.

Introduced: June 15, 1992

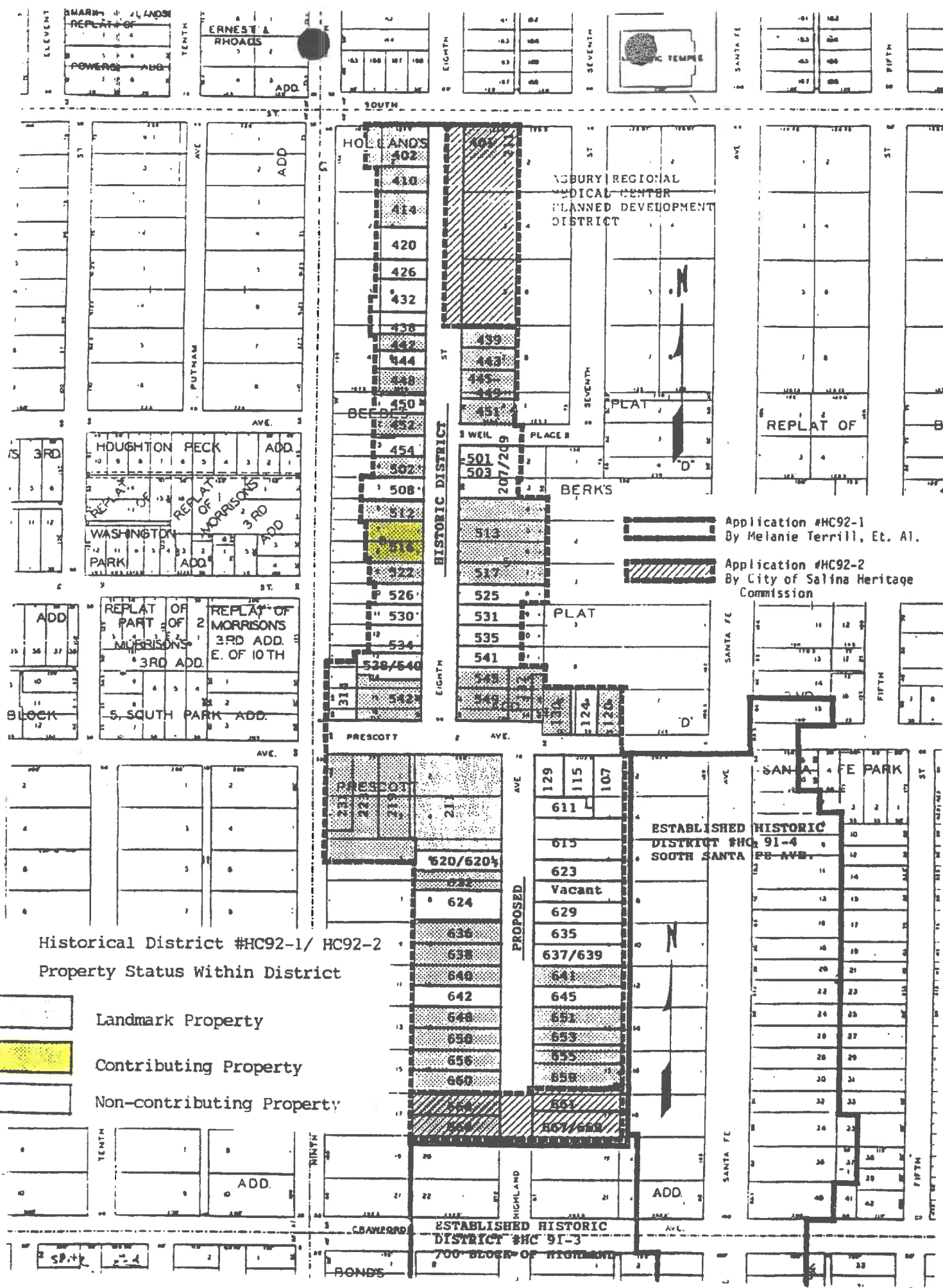
Passed: June 22, 1992

Carol E. Beggs, Mayor

(SEAL)

ATTEST:

Jacqueline Shiever, CMC
City Clerk



Historical District #HC92-1/ HC92-2
Property Status Within District

- Landmark Property
- Contributing Property
- Non-contributing Property

Application #HC92-1
By Melanie Terrill, Et. Al.

Application #HC92-2
By City of Salina Heritage
Commission

ESTABLISHED HISTORIC
DISTRICT #HC 91-4
SOUTH SANTA FE AVE.

ESTABLISHED HISTORIC
DISTRICT #HC 91-3
700 BLOCK OF HIGHLAND

Attachment

Elevation Drawings and
Examples of Materials

Front (East) Elevation of 516 S. 8th Street



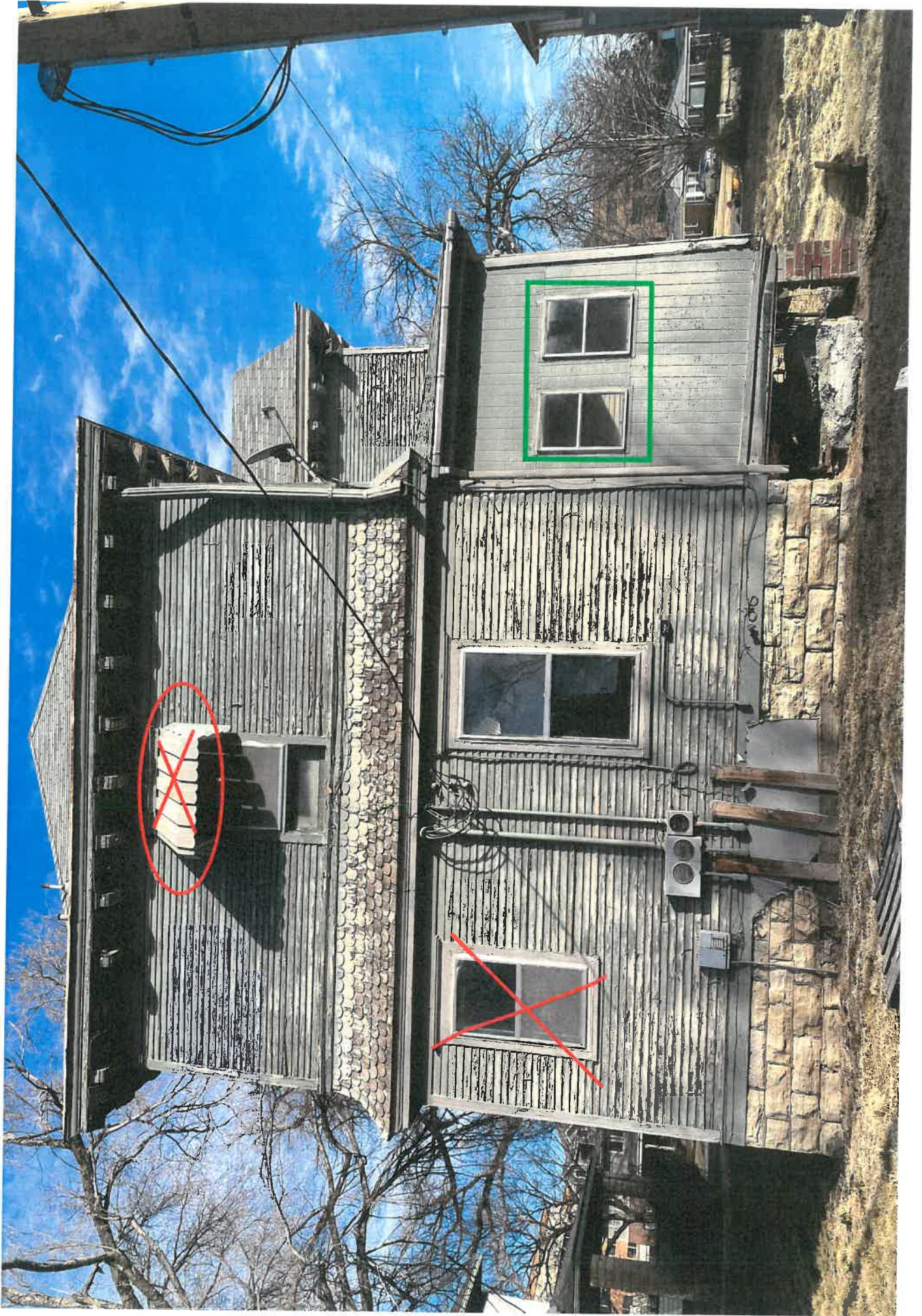
South Elevation of 516 S. 8th Street



North Elevation of 516 S. 8th Street



Rear (West) Elevation of 516 S. 8th Street



Existing exterior paint



SW 2811
Rookwood Blue Green

Body color

SW 2832
Colonial Revival Gray
Classical/Colonial

Detail color

SW 7757
High Reflective White 256-C1

Trim color



Thermatru Double doors to upper and lower front patio. Decorative transom in "Crystalline" design above front door also from Thermatru.



Replacement Corbels (80)





8 ft primed round column (8)
Painted White (\$124 ea or \$992 total)

2 ¼ " deck baluster (300)
Painted white (\$3.18 ea or \$954 total)



2" deck baluster (300)
Painted white (\$1.18 ea or \$354 total)



OR



*current baluster is 2 ½" base

Attachment

Violation Notice
to Previous Owner



April 21, 2008

Raymond Herrick
516 S. 8th Street
Salina, Kansas 67401

RE: 516 S. 8th Street
Minimum maintenance provisions in the city of Salina

Dear Mr. Herrick:

This letter is being sent to you as a courtesy to remind you that the City of Salina has minimum standards regarding the maintenance and upkeep of structures located in Salina's residential districts. We have concerns that exterior maintenance and repairs are not currently being performed on the house that you own at 516 S. 8th Street. This property is located in the Highland/Prescott/Eighth Street Historic District which was created by the City of Salina in 1992. The Development Services Department has recently received a complaint that the deteriorating condition of house's exterior is causing a "Blighting" influence on the 8th Street neighborhood.

Section 42-468 of the Municipal Code: *Minimum maintenance* provision in the city's Heritage Conservation Ordinance states that:

All real property, and any building, structure or utility thereon, designated as an historic landmark or located within a historic district, whether owned or controlled privately or by any public body, shall receive reasonable care, maintenance and upkeep appropriate for its protection, preservation, enhancement, perpetuation or use in compliance with the terms of this article and the applicable codes of the city.

A visual inspection of the property has verified that inadequate roof gutters and drainage system and impinging tree branches are damaging the eaves and soffits along the main roof line and the roof of second floor balcony. This is causing areas of roof trim to erode and separate from the structure. Other areas of the exterior have water erosion that has caused settlement of the front porch and areas of peeling paint that are exposing the bare wood to the elements. Our concern is that the overall lack of paint, maintenance and repair will lead to the loss of significant building features such as roof brackets and decorative trim that the Highland/Prescott/Eighth Street Historic District was created to protect. The Neo-colonial home was built for Dr. A. G. Anderson and his wife Jennie in 1907. It is considered a contributing structure in the Highland/Prescott/Eighth Street Historic District because of its association with Dr. Anderson and the uniqueness of its Neo-colonial architecture.

In addition, under Salina Municipal Code 24-1b (3)(7), (the city's Nuisance Code) this property is considered a "Nuisance" because of the need for maintenance and repair and because the front porch is being used to store building materials, unidentified canisters and an upright refrigerator. The canisters appear to have been stored on the porch for some time.

The city of Salina needs the cooperation of all property owners to maintain the integrity of our residential neighborhoods and Historic Districts. We would like to avoid the issuance a Violation Notice for the items currently identified. The purpose of this letter is to request that you remove and properly store the building materials, canisters and refrigerator that are now located on the front porch of the house within the next 7 days or before **April 28, 2008**.

We also request that you contact our office within the next two weeks or before **May 9, 2008** to schedule an appointment with our staff to discuss the reasons why maintenance and repair of the house at 516 S. 8th cannot be performed at this time. You previously visited our office in June 2005 to discuss maintenance issues and needed repair. We are unaware of any exterior repair that has taken place since that time.

With your voluntary action we can avoid issuance of an official Violation Notice and/or referral of the case to Municipal Court. Should you have any questions or concerns regarding this notice, please contact me at the Development Services Department in Room 201 of the City-County Building or at 309-5720.

Sincerely,



John Burger
Assistant Planner

Enclosures

CC: Judy Irvin, Salina Neighborhood Services
Building Address File

Development Services
Building Services Division, Room 201
City-County Building
300 West Ash · P.O. Box 736
Salina, Kansas 67402-0736



TELEPHONE · (785) 309-5715
FAX · (785) 309-5713
TDD · (785) 309-5747
E-MAIL · building.services@salina.org
WEBSITE · www.salina-ks.gov

General Compliance Order

This order is issued by the City of Salina, in relation to:

Owner's Name: Raymond L. Herrick
Owner's Address: 516 S. 8th, Salina, KS 67401
Property Address: 516 S. 8th, Salina, KS 67401
Business Name: N/A

Describe Specific Corrections, Items to be completed, and/or Conditions:

The detached garage is in a dilapidated condition and is in need of repair or removal. If it is decided to repair the structure, the roof of the garage must be repaired and new roofing material applied. The dilapidated and missing siding on the garage must be replaced. If it is decided to remove the structure, all material must be removed from the property.

Expiration Date: 11/30/06

Owner agrees the item(s) listed above shall be completed by the agreed upon date. Once the required items are completed please contact the Building Services Division at 785-309-5715 to schedule a compliance inspection. Further, the owner understands and agrees that failure to complete the required items by the agreed upon date may result in withdrawal of the right to occupy this property and/or prosecution in Salina Municipal Court for violation of City Ordinances.

Raymond L. Herrick

Owner's Printed Name & Signature

Date

Building Official or Building Inspector Signature

10/17/06

Date



May 15, 2005

Raymond Herrick
516 S. 8th Street
Salina, Kansas 67401

RE: 516 S. 8th Street
Minimum maintenance provisions

Dear Mr. Herrick:

This letter is being sent to inform you that the City of Salina has minimum standards regarding the maintenance and upkeep of structures located in Salina's residential districts. We have concerns that exterior maintenance and repairs are not currently being performed on the house that you own at 516 S. 8th Street. This property is located in the Highland/Prescott/Eighth Street Historic District which was created by the City of Salina in 1992.

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A visual inspection of the property has verified that inadequate roof gutters and drainage system and impinging tree branches are damaging the eaves and soffits along the main roof line and the roof of second floor balcony. This is causing areas of roof trim to erode and separate from the structure. Other areas of the exterior have water erosion that has caused settlement of the front porch and areas of peeling paint that are exposing the bare wood to the elements.

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In addition, under Salina Municipal Code 24-1b (3)(7), (the City's Nuisance Code) this property is potentially considered a "nuisance" because of the need for maintenance and repair and the storage of building materials on the front porch of the property.

The city of Salina needs the cooperation of all property owners to maintain the integrity of our residential neighborhoods and Historic Districts. We would like to avoid the issuance a Violation Notice for the items currently identified. The purpose of this letter is to request that you contact our office within the next two weeks to schedule an appointment with our staff to discuss how minimum maintenance or repair of the structure can be performed.

With your voluntary action we can avoid issuance of an official Violation Notice and/or referral of the case to Municipal Court. Should you have any questions or concerns regarding this notice, please contact me at the Development Services Department in Room 201 of the City-County Building or at 309-5720.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Burger', with a stylized flourish at the end.

John Burger
Assistant Planner

Enclosures

CC: Judy Irvin, Salina Neighborhood Services
Building Address File