

**HISTORIC
PRESERVATION PLAN**

**WICHITA, KANSAS
APRIL 2001**



Eaton Block Renovation

Wichita/Sedgwick County Area Planning Department

Front Cover: Computer generated rendering of Eaton Block Renovation courtesy of Wilson Darnell Mann, Architects.

HISTORIC PRESERVATION PLAN
FOR
WICHITA, KANSAS

PREPARED BY
THE WICHITA/SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT
CURRENT PLANS DIVISION
APRIL 2001

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Preface

In 1975, the City of Wichita adopted an ordinance that established a commission to oversee the protection of the city's historic resources. This commission has evolved into the Historic Preservation Board that has a broader scope than the first commission appointed in 1975. In 1979, Wichita became the first city in the nation to establish the office of the City Archaeologist.

This document is an update of the 1990 Historic Preservation Plan adopted by the City of Wichita. In the past decade, preservation organizations such as Historic Midtown Citizens Association, Historic Preservation Alliance, Save the John Mack Bridge, Friends of Campbell Castle, and Friends of Engine Station No. 6 have had positive impact on the historic built environment in Wichita.

Historic Midtown Citizens Association's efforts have resulted in stabilization of structures that would have been lost through demolition and neglect, stabilization and increase in property values, and an increase in owner occupied properties.

Preservation has intrinsic value in celebrating diverse cultural heritage and grounding us in our shared history and values. It has proven a valuable tool for economic development and environmental stewardship.

The most successful revitalization efforts in the country – Seattle, St. Paul, Charleston, San Francisco, Denver, Indianapolis, San Antonio, Columbus, Boston, and Baltimore – utilize historic rehabilitation as the core of their revitalization strategies. Successful efforts to create sustainable cities merge the old and the new.

People admire and seek out historic environments because they offer quality craftsmanship and materials, create variety, and encourage human interaction in a familiar, comfortable context. It is the goal of this plan update to briefly address where we came from, where we are at the time of this writing, and what we are going to do to meet the challenges of the next 10 years.

INTRODUCTION

This update of the 1990 City of Wichita Historic Preservation Plan is intended to identify those goals and objectives that have been met and to incorporate new goals and objectives to build upon the successes achieved in Wichita. The content of the report is substantially unchanged with the exception of updating activities that have occurred at the federal, state and local level in the past ten years. The content of the appendices has also been modified to incorporate updated materials.

Charleston Principles

- Identify those historic places and related natural features that give the community its special character and that can aid its future well being.
- Make the preservation of historic places an integral goal of planning for land use, economic development, housing and transportation.
- Adopt organizational, regulatory and incentive mechanisms to facilitate preservation, and provide the leadership to make them work.
- Develop revitalization strategies that capitalize on the existing assets of historic neighborhoods and commercial areas.
- Ensure that policies and decisions on community growth and development respect a community's heritage and enhance overall livability.
- Demand excellence in architectural design for new construction and in the stewardship of historic properties.
- Use a community's heritage to educate citizens of all ages and to build civic pride.

The purpose of a preservation plan is to provide for the continued identification, evaluation, protection and enhancement of historic properties. Preservation of the built environment provides a community the opportunity to celebrate its diverse cultural heritage by focusing on its historic resources that include its buildings, parks, bridges, monuments, and archaeological sites. The optimum goals for a preservation plan are to follow the "Charleston Principles" as outlined at the 44th National Preservation Conference.

Preservation is also a commitment to fiscal responsibility as the built environment represents taxpayer investment in infrastructure and building stock. Communities subscribing to sustainable development practices successfully integrate the old and the new by combining preservation, adaptive

reuse and new construction, citizens at large, city/county government, and property owners. The community reaps economic, environmental, social and cultural benefits as well as provides opportunity for architectural innovation, enhancement of the urban experience, and greater neighborhood stability.

The goal of the historic preservation process in Wichita is the integration of preservation considerations and techniques in planning and development decisions, both in the public and private sectors. In an effort to stabilize neighborhoods, commercial and residential, within the core area of the City, a task force is working to create a package of redevelopment incentives that will address such issues as financing, capital improvements, infrastructure, and the development of a rehab code

for existing buildings. Preservation of the older neighborhoods will be a key component in this process.

The U.S. Department of the Interior has issued three standards for preservation planning:

- **Preservation Planning Establishes Historic Contexts** – Decisions about preservation activities are most reliably made when the relationship of individual properties to other similar properties is understood.
- **Preservation Planning Uses Historic Contexts to Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties** – Preservation goals are developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated.
- **The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes** – Make the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.

PRESERVATION PARTNERSHIP FRAMEWORK

People in all areas of the nation – large cities, small towns and rural areas – have become more concerned about preserving the architectural and cultural evidence of America’s national, regional and local heritage. The issue of urban sprawl has opened dialogue among planning professionals, preservation professionals and local governments and created planning practices identified as “Smart Growth,” “Greenbelts,” and “Farmland Preservation” just to mention a few. These issues have become part of the common vocabulary across the nation in the last five years. Small and large communities alike are addressing these issues in their comprehensive planning process.

Preservation and conservation of our natural resources and the built environment are prevalent themes in communities, large and small, that have attained success in creating sustainable communities. We are at a crossroads where market driven development must be balanced with conservation and preservation concerns. The preoccupation with these issues is evidenced in the amount of information available in printed media and Internet web sites.

National Efforts

Historic properties are protected and preserved through a variety of federal, state, and local laws, private organizations, and various incentives programs. Local preservation ordinances provide the most substantive protection for historic resources.

Preservation efforts at the federal level can be traced back to the early 1900s with natural wilderness areas and battlefield parks. The Antiquities Act of 1906 provided some protection to historic sites, but it was not comprehensive in its scope. The Depression in the 1930s provided a boost to preservation activities with the Historic American Buildings Survey in 1933 by the National Park Service and the Historic Sites Act of 1935 that established the National Register of Historic Places.

In 1949, the U.S. Congress chartered the National Trust for Historic Preservation and provided funding for this organization through the Department of the Interior. Several years ago, Congress stopped providing funding and now the National Trust supports its programs through donations, memberships and program income.

Congress passed significant legislation in 1966 that reactivated the federal government’s involvement in, and support for, preservation activities by both public and private groups. The Historic Preservation Act of 1966 mandated that all 50 states complete a comprehensive survey of historic resources and establish a State Historic Preservation Office (SHPO). The Act also established the Advisory Council on Historic Preservation that was charged with advising the President and Congress on all matters pertaining to preservation. The Council reviews and comments on federally funded or licensed projects that could have a significant impact on historic resources that are listed, or are eligible for listing, in the National Register of Historic Places. This is commonly known as Section 106 Review and is administered by individual state historic preservation offices, as are most other federally mandated preservation activities.

Also, the 1966 National Historic Preservation Act mandated the preservation of cultural properties of state and local, as well as national, significance. The Secretary of the Interior was authorized to expand the National Register of Historic Places, which is the official list of the nation's cultural resources designated for preservation. Listing in the National Register provides protection by requiring comment from the Advisory Council on Historic Preservation concerning the effect of federally-assisted projects on these resources, and allows owners who rehabilitate certified historic income producing properties to be eligible for federal tax benefits. In the last few years, there has been an effort to get legislation passed that would extend the federal tax benefits to homeowners of National Register properties.

The 1980 Amendments (P.L. 96-517) to the 1966 Historic Preservation Act re-authorized the National Historic Preservation Program, expanded the role and programs of the federal government, and provided for more participation by state and local governments in the federal program. This legislative act provided for the establishment of the Certified Local Government (CLG) program. The Department of the Interior and the states were required to establish mechanisms to "certify" qualified local governments to participate in identifying and nominating eligible properties to be included in the National Register and to develop mechanisms to protect historic resources at the local level.

In order to be designated by the National Park Service as a CLG, the governmental entity (city or county) must adopt an ordinance providing for the establishment of a historic preservation commission, outlining the duties of the commission, providing for historic resource surveys to be done and for the maintenance of records of identified historic resources. These activities are monitored by the SHPO through annual reports that are submitted by participating CLGs.

The Act allows local governments, certified or not, to participate with legal standing in the Section 106 protective process. It also directs federal agencies to nominate eligible properties within their jurisdiction to the National Register and requires higher standards of protection when federal agencies are planning projects that will affect National Historic Landmarks.

The National Register program underwent a major change in the nomination process. Privately owned properties must now have support of the property owner in order to be eligible for listing in the National Register and the various benefits and financial incentives available for listed properties. A majority of property owners within a potential historic district must object in order to prohibit listing. However, a property can be "determined eligible" for the Register by the Department of the Interior, and in such cases the Section 106 protection against adverse effects of federal undertakings remain.

Private sector preservation efforts are led by the National Trust for Historic Preservation. Chartered by Congress in 1949, the Trust provides information and advice to persons and groups on preservation issues, and is actively involved in the preservation efforts of communities across the nation through technical assistance and various grant, loan, and educational programs. The National Trust owns and operates a number of historic properties that are open to the public. The Trust only accepts ownership of properties if they are endowed to provide for the ongoing maintenance and upkeep of the property.

Preservation Action, Inc., founded in 1974 and located in Washington, D.C., is a registered national citizens' lobby whose purpose is to influence Congress in favor of historic preservation, neighborhood conservation, and greater awareness of the built environment. The organization produces a newsletter, provides advice to its members, and coordinates lobbying efforts of preservation, conservation and neighborhood groups.

State Efforts

In July 1977, the Kansas State Legislature enacted the State Historic Preservation Act (K.S.A. 75 - 2725), which designated the Kansas State Historical Society (KSHS) as the state's preservation agency. The secretary of the KSHS was designated as the State Historic Preservation Officer. The SHPO was given the authority to review all proposed construction and/or demolition projects that directly or indirectly affect State or National Register properties in Kansas. The KSHS was empowered to undertake surveys to identify and document historic properties; prepare and maintain a statewide Register of Historic Places; establish standards for listing; propose a state historic preservation plan; acquire and preserve historic properties within the limits of the secretary's resources; qualify the state to receive federal aid for historic preservation; and disburse federal and state funds to local governments for historic preservation work.

The statewide preservation plan mandated in this statute was first prepared in 1978. The statewide plan has undergone several revisions and is updated annually. The plan outlines mid - and long-range goals and objectives, and identifies the policies in implementing historic preservation objectives. It also describes the interaction the SHPO has with other state agencies and identifies challenges in meeting the goals of the preservation plan.

In 1980, Congress amended the 1966 Historic Preservation Act to expand the State-Federal partnership to provide for participation by local government in preservation activities at the local level. Kansas implemented this Certified Local Government (CLG) program in 1985. Wichita was one of the first communities to attain Certified Local Government status in 1985. As of March 2001, there are nine communities participating in the program.

The powers and duties of the KSHS were expanded by KSA 75 -2716 to include review authority over any proposed projects that would occur within five hundred (500) feet of any property listed in the State or National Register of Historic Places. The term "project" is broadly defined to include any activity undertaken by anyone, or any political subdivision of the state that is supported by a grant from the state or any of its political jurisdictions; or any activity requiring the issuance of a permit or license by any political jurisdiction of the state. The State Historical Sites Board of Review (SHSBR) was also created under the expanded statute. The powers and duties of the SHSBR are to (a) approve nominations to the State and National Registers of Historic Places; (b) review state surveys of historic properties; (c) review the state preservation plan; and (d) approve the removal of properties from the State and/or National Registers of Historic Places.

In April 1989, the KSHS was granted the authority to accept conservation easements. KSA 58 -3803 allows the owners of properties of historical, architectural, archaeological, or cultural significance to grant conservation easements to governmental or not-for-profit organizations. These conservation easements can be used by preservation groups such as the KSHS, the city, or other qualified groups, to prevent the loss of significant architectural resources. In exchange for the easement, property owners are given considerations, primarily in the form of federal income tax deductions.

The Heritage Trust Fund was established in 1990 for the purpose of providing financial assistance in the form of grants to rehabilitate properties listed in the State and/or National Register of Historic Places. Heritage Trust Fund grants are highly competitive and are awarded on an annual cycle to governmental entities, not-for-profit organizations, for-profit businesses and private individuals with certain conditions. Selection criteria and funding cycle dates are available from the SHPO.

The Preservation Act was amended again in 1995 to allow the SHPO to develop agreements with CLGs to perform all statutory responsibilities of the Kansas historic preservation law with regard to design review. Under the terms of the agreement, executed in October 1997, the local Historic Preservation Board reviews all projects affecting National/State Register properties or projects affecting the environs of these properties.

The Kansas State Historical Society is currently conducting public hearings to update the statewide plan. At the local level, goals and objectives are directed by the Historic Preservation Board to support the goals and objectives of the statewide preservation plan.

The Kansas Preservation Alliance (KPA), a private not-for-profit corporation, also supports preservation activities throughout the state. KPA's objectives are (a) the promotion of preservation in Kansas on a statewide basis through tours, lectures, educational courses, awards and public events; (b) to serve as a technical resource for local preservation efforts; (c) to help find solutions for problems and act as an exchange for ideas; (d) to provide encouragement and assistance to local efforts; and (e) to provide meaningful support to efforts of the Kansas State Historical Society and the National Trust for Historic Preservation.

Wichita Efforts

Recognizing the importance of Wichita's historical and architectural heritage and the need for its protection, the Wichita City Council adopted a Historic Preservation Ordinance in 1975 (Chapter 2.12.1015-1026, as amended). The ordinance created the Historic Preservation Board (HPB) to advise the City Council on City-owned historic resources and to safeguard the architectural and cultural heritage of Wichita through the preservation of its historic resources. Additionally, the ordinance outlines procedures for the "protection, enhancement, preservation and use of historic resources" as elements of City policy and gives the Historic Preservation Board the responsibility of reviewing proposed changes to historic structures, properties, sites or objects in Wichita. At the time of this writing there are 40 State/National register listed properties, 32 locally designated properties, five locally designated historic districts and one National Register historic district (see Appendix A). The districts have some 350 structures within their boundaries (see Appendix B for maps of historic

districts).

In September 1998, the City Council adopted additional structures to the 1990 Undesignated Historic Resource List. There are now 464 structures and sites officially identified. The Undesignated Historic Resource List identifies those properties eligible for listing in the local register (see Appendix C). The historic preservation ordinance allows for a 60-day delay for demolition of undesignated properties.

The HPB also works to assure compliance with mandated project reviews, such as those required under Section 106 with regard to public works that use federally derived funds. Professional fulltime staff in the Historic Preservation Office of the Wichita-Sedgwick County Metropolitan Area Planning Department (MAPD) supports the activities of the HPB. The Historic Preservation Office, consisting of the Historic Preservation Board and the Senior Preservation Planner, has been funded solely through Community Development Block Grant (CDBG) funds since its inception in 1975.

The scope of duties of the Historic Preservation Board and the preservation planner include:

- Designation of properties to the Wichita Register of Historic Places;
- Maintaining files on all local, state and national register listed properties;
- Maintaining an Undesignated Historic Resource List which is updated periodically;
- Certificate of Appropriateness review, which ensures that only approved designs are issued permits in local historic districts and on locally designated historic structures;
- Design review of any State or National Register listed properties and environs review of any projects located within 500 feet of a listed property as specified in the agreement between the City of Wichita and the Kansas State Historical Society;
- Administration and marketing of the Historic Revolving Loan Program and the Historic Deferred Loan Program in conjunction with Neighborhood Improvement Services;
- Conducting workshops and publishing materials that provide public education regarding historic preservation principles, regulations and processes;
- Assisting homeowners and developers regarding preservation techniques and incentives through publications and on-site inspections;
- Managing state grant-funded contracts to survey historic neighborhoods, print educational materials and perform additional functions as identified in the National Historic Preservation Act of 1966, as amended, and provided for through state and federal regulations;
- Solicitation of additional funding and other assistance for the City's preservation-related activities; and
- Review of any activities that impact archaeological sites.

Each year historic preservation staff conducts a retreat with the HPB members to set a program of work to ensure that the scope of duties is being met by board activities and to ensure that the City of Wichita maintains its status as a Certified Local Government. Annual work plans are kept on file in the preservation planner's office and a copy is attached to the CLG annual report submitted to the Kansas State Historical Society.

A major challenge in being good stewards of historic resources within the community is the dynamic of working between several city departments and ensuring that permits are not issued without proper

review. In March 2000, the preservation office went on-line with an interactive computer program that links permitting, housing cases and planning to the same database. All listed properties, properties located within the 500 feet environs, and undesignated historic properties are identified in the system and the preservation office must provide approval before permits can be issued.

In October 1999, the City Council adopted a change to the Historic Revolving Loan Program that expanded the geographic area and building status of properties eligible to participate in the loan program. A Historic Deferred Loan Program was also created. In the process of expanding the financial programs, the staff also expanded the area of concentration from the 1915 city limits to include the area inside the 1919 city limits. As we progress into the new millennium, this boundary will change to accommodate those structures that will meet the criteria for listing in the Local, State and National registers of historic places.

The defining of a geographic area is important in the process of collecting information on extant structures for the purpose of preservation and redevelopment of central city residential and commercial neighborhoods. The 1990 Preservation Plan identified areas that were to be surveyed. As of June 2000, neighborhoods that have been surveyed include: Historic Midtown, Riverside, a portion of Delano, College Hill, Fairmount, a small area identified as the Dunbar District, and a portion of downtown that includes the Old Town District which is designated by a zoning overlay and not as an historic district. The map in Appendix D illustrates the 1919 city limits and the neighborhood boundaries within the defined area. Areas not assigned a neighborhood are commercial/industrial or are not affiliated with a neighborhood association.

In 1979, the City Council adopted Policy 3, which created the office of City Archaeologist. This was the first of its kind in the nation and the office remains staffed by graduate students under the direction of the Wichita State University (WSU) Anthropology Department chairperson. The City Archaeologist is responsible for advising the City on proper maintenance of archaeological sites within the metropolitan area, and surveying areas where construction projects are proposed. No formal plan for archaeological survey has been developed at this time. Unidentified archaeological sites become more important as the City continues to annex land and subdivisions develop in the county.

Private Development

The 1990 Preservation Plan mentioned efforts to revitalize the Carey House Square District, East Douglas Historic District and the warehouse district that was collectively referred to as “Old Town.” Many changes have occurred in this area of town.

The Carey House Square District came under the ownership of the City and was marketed to a developer for a mixed-use venture – housing, retail and office. This \$16 million project – called Eaton Place – began in December 1999 and was completed in December 2000. A new tower annex was constructed to the south of the Eaton Hotel and all upper floors of the building were converted to affordable and market rate apartments – a total of 115 units. All first floor space is being reserved for restaurant, retail, and office space. The alley is closed to vehicular traffic to become a pedestrian arcade. Marketing of tenant space has already begun for this project. East Douglas remains

relatively unchanged and will probably begin to see more development activity with the Eaton Place project completed.

The warehouse district – now called Old Town – has also seen many changes. The City adopted a protective overlay zone and created a tax increment financing district to spur redevelopment of the warehouse district. The Morton-Simmons/Keen-Kutter Building was saved from demolition and opened in March 1999 as the Hotel at Old Town along with a conference center on Mosley Street across from the hotel. The City has invested several million dollars in public improvements that consist of surface parking lots, street projects, pedestrian curbs, and a parking garage on the north side of the Hotel at Old Town. This has become a mix of apartments, retail and entertainment businesses and continues to add new dimensions to the business mix. Design guidelines were developed and published in March 1999 for Old Town.

Neighborhood associations have become an important component in revitalizing older neighborhoods. Historic Midtown Citizens Association, College Hill Association, Fairmount Neighborhood Association, Delano Association, Riverside Citizens Association and North Riverside Association continue to be proactive in regard to the issues that impact their neighborhoods. Other neighborhood associations, not specifically identified in the 1990 Preservation Plan, active within the Central City (1919 City limits) include East Front, Hilltop/Jefferson, Kellogg School, Murdock, New Salem, North Central, North End, Power, Schweiter, South Central Improvement Alliance, Stanley-Aley, Sunflower, Sunnyside, The Elm, and Uptown (see Appendix D, Neighborhood Association Map).

Local Public – Private Preservation

Wichita, Sedgwick County and the private sector have established three dynamic historical museums – The Kansas African American Museum, Old Cowtown Museum, and the Wichita-Sedgwick County Historical Museum. Other museums also offer opportunities to experience the development of Wichita and are a reflection of the founding fathers' efforts to bring culture and educational opportunities to its citizens.

The Kansas African-American Museum, founded in 1974, is housed in the Calvary Baptist Church. The neo-classical church was built in 1917 by the African American community and had been scheduled for demolition. In 1988, it was listed in the Register of Historic Kansas Places and the National Register of Historic Places and saved. Museum hours are Tuesday through Friday from 10 a.m. – 5 p.m. and Sunday from 2 p.m. – 6 p.m.

Old Cowtown Museum is a living history museum with 35 exhibit areas depicting life in Wichita and Sedgwick County during the period from 1865 -1880. Among the 35 exhibits are the 1869 Munger House, the 1874 Murdock House, the First Presbyterian Church and Wichita's first jail, built in 1870. Old Cowtown Museum provides a range of activities for all ages and is open to the public from March through October.

The Wichita-Sedgwick County Historical Museum, located in Old City Hall – a triple listed historic

property, is the home of permanent exhibits from the 19th and 20th centuries including decorative arts, dolls, toys, fine fashions and accessories. The museum also contains the most extensive collection of Wichita artifacts in the community – historic photographs of the community, publications and pieces of our built environment no longer standing. This museum is open Tuesday through Saturday year round.

HISTORIC PRESERVATION ACTIVITIES

Designated Historic Sites

The declaration of policy in the Preservation Ordinance for the City of Wichita confirms that landmark designation is a public necessity, and that this action: (a) enhances properties and the City's attraction; (b) safeguards the City's heritage; (c) fosters civic pride; (d) strengthens the local economy; and (e) promotes the use of landmarks among Wichita's citizens and visitors.

There are four types of historic site designation:

- National Register of Historic Places (NRHP) – administered by the U.S. Department of the Interior, National Park Service;
- Register of Historic Kansas Places (RHKP) – administered by the Kansas State Historical Society;
- Wichita Register of Historic Places (WRHP) – administered by the City of Wichita, Wichita/Sedgwick County Metropolitan Area Planning Department, Historic Preservation Office; and the
- Undesignated Historic Resource list – maintained by the Historic Preservation Planner, Wichita/Sedgwick County Metropolitan Area Planning Department and approved by the City Council.

Nomination and listing in any of the site designation categories is done with the approval of the property owner. For example, the Undesignated Historic Resource List is created by a survey conducted by the Historic Preservation Office, however, the property owner has elected not to have the site officially designated on any of the three registers. The other designations require review for approval of listing by the City of Wichita Historic Preservation Board for WRHP listing, the Kansas State Historic Sites Board of Review for RHKP listing and recommendation to the National Park Service for listing in the National Register of Historic Places. The listing of historic properties is not interdependent, however, most all resources that are listed in the NRHP are also RHKP listed, though not necessarily listed in the WRHP. Appendix A provides the official list of designated sites within the City of Wichita as of July 1, 2000. Appendix C is a combined listing of Undesignated Historic Resources identified in the 1990 Preservation Plan and the updated list adopted by City Council in September 1998.

The criteria for nomination and listing of sites in a particular register are:

Historical importance – The property has value as a part of the development, heritage or cultural characteristics of the city, state or nation; was the site of a significant historical event; is associated with a person or persons who significantly contributed to the culture and development of the city, state or nation. Example: the Carey House/Eaton Hotel, the Old County Courthouse and Civil War Soldier's and Sailor's Monument, or the Old City Hall.

Architectural importance – The property is characterized by a distinctive architectural style; is the work of an architect or master builder whose individual work has influenced the

development of the city, state or nation; embodies elements of excellent architectural design. Example: the Henry J. Allen House, the Aviary, or Campbell Castle.

Geographical importance – The property has physical characteristics that represent an established and familiar visual feature of a neighborhood, community or the city. Examples: the Morton-Simmons/Keen-Kutter Building, the Occidental Hotel, or University/Davis Hall.

Archaeological importance – The property has produced or may be expected to produce data affecting theories of historic or prehistoric resources. Example: the Hackberry or Painted Turtle Archaeological Sites.

Currently, there are 71 historic buildings, six historic districts comprised of approximately 400 contributing structures, and three archaeological sites. Of these, 37 are listed in the National Register of Historic Places, 43 are listed in the Register of Historic Kansas Places and 65 are listed in the Wichita Register of Historic Places. The combined Undesignated Resource List has 464 structures and/or sites. Several of these have been designated or demolished. Appendix C provides a listing by street address and gives the status of each.

A comprehensive survey has not been completed for the entire area comprising the 1919 City limits. Approximately 30 per cent of this area has been surveyed at the time of this plan update. The Historic Preservation Planner makes recommendations to the Historic Preservation Board each fiscal year to identify the next phase of the survey schedule. These surveys are funded through matching grants provided to Certified Local Government programs by the Kansas State Historical Society. These grants – Historic Preservation Fund – are awarded on a statewide competitive basis and the governmental entity must maintain their Certified Local Government status in order to be an eligible recipient for the funds.

Several neighborhoods have had potential districts identified. These are College Hill, North Market Street, and University Avenue in the Delano Neighborhood. The Hilltop Neighborhood has completed a redevelopment strategy study and there has been a designation component identified in recognition of the area as a World War II Defense Village.

Sedgwick County is eligible to become a Certified Local Government, but at this time has yet to be so designated. Because of this, there is no survey activity planned for the county outside the city of Wichita. CLG designation for county government is an identified goal listed in the Plan Recommendations section.

Preservation Alliance

The Historic Preservation Alliance (HPA) was organized in 1992 as an outgrowth of special interest groups – Friends of Campbell Castle and Save the John Mack Bridge. This not-for-profit can act in ways that City government cannot and is providing a means to save structures that would otherwise be at the mercy of the bulldozer. Although a relatively young organization, the HPA has the potential to make significant contributions to the preservation efforts in Wichita.

ZONING AND BUILDING CODES

Zoning and building code enforcement are extremely important considerations for preservation. Standard building codes are designed to address new construction and can present problems when interpreted for rehabilitation of older structures. The City of Wichita adopted the Uniform Code for Building Conservation (UCBC) as a companion to the Uniform Building Code, which allows for latitude in interpretation of addressing life safety codes for rehabilitation projects. The zoning code has undergone several changes, as has the historic preservation ordinance.

Office of Central Inspection (OCI) is currently working with two consultants to develop a rehabilitation code that will address building code issues for all existing structures and will have an historic building component. The consultants will be using the Nationally Applicable Recommended Rehabilitation Provisions (NARRP) published by the Department of Housing and Urban Development (HUD), the New Jersey Rehabilitation Code and the draft of the UCBC 2000 update as a basis for the Wichita Rehabilitation Code.

The impetus for developing this code came as a result of a directive from the City Manager's office to create a task force to review existing redevelopment incentives and make recommendations for additional incentives, if needed. The task force completed their review and submitted recommendations to the City Manager and City Council in December 1999. Adoption of a rehab code specifically designed for Wichita, Kansas was one of the recommendations in the task force report. A draft of the rehab code was completed in December 2000, with staff review and adoption by City Council scheduled for the first quarter of 2001.

The amendments to the Historic Landmark Preservation Ordinance provide for demolition by neglect, review of zone changes within 200 feet of a Wichita landmark or district, and a 60 day delay for demolition for listed properties and undesignated historic resources (see Appendix E – Historic Landmark Preservation Ordinance). These changes have been incorporated into the Unified Zoning Code and steps are being taken to identify zoning districts that could be downzoned.

ECONOMICS

Commercial

In the past 10 years, preservation activities in Wichita have changed the appearance of our commercial and residential areas. At the time of publication of the 1990 Preservation Plan, the Old Town District was just a study compiled by a consulting firm. Today Old Town (see Appendix B) is a thriving entertainment center whose anchors include a hotel and conference center, a four story parking garage, apartments, a variety of retail stores, restaurants, nightclubs, and a plaza that is the location for a farmers' market held every Saturday from May through mid-October.

This area is designated an overlay zoning district by ordinance (see Appendix F – Zoning Overlay Ordinance) and requires project review by the Old Town Design Review Committee (OTDRC). OTDRC has to issue a Certificate of Appropriateness before building or sign permits can be issued by OCI. In 1999, the Old Town Design Guidelines were published, and are provided free to property owners and tenants. The Historic Preservation Planner serves as one of the Old Town Design Review Committee members and provides assistance to property owners, tenants and sign companies in working through the process.

Old Town is also designated a Tax Increment Financing District, which has provided capital improvement funds to build landscaped surface parking lots, install curbside brick streets, and construct a four story parking garage. Tenants in Old Town pay a monthly fee for parking spaces whose number is dictated by occupancy type. This money goes back into maintenance of the public improvements in the area.

Another major project within two blocks of the Old Town District is Eaton Place. Eaton Place is the Carey House block on the south side of the 500 block of East Douglas. The City garnered ownership of this entire block – bounded by E. Douglas, S. St. Francis, E. William and S. Emporia – and published a prospectus looking for a development partner. MetroPlains Development, out of Minneapolis,

The Economic Benefits of Historic Preservation

Rehabilitation activity is ranked in the top 20% of activities in:

- ◆ Increase in Household Incomes
- ◆ Number of Jobs Created
- ◆ Overall Impact

According to the National League of Cities:

- ◆ The 7th most often cited economic stimulus is historic preservation.
- ◆ 15 cities consider historic preservation as the keystone of their redevelopment efforts.

U.S. Department of Commerce statistics report:

- ◆ If no demolition is required, a major commercial rehabilitation will probably cost 12% less to 9% more than comparable new construction, with typical building cost savings of about 4 %
- ◆ If demolition is required for new construction, cost savings to rehabilitate range from 3 – 16 %
- ◆ Savings increase significantly when major building elements can be reused

Minnesota was selected as the developer. The project began in December 1999 and was completed in December 2000. The development consists of 115 market rate and affordable apartment units and a mix of commercial, retail and office in the street story of the buildings.

This project was a mix of finance packaging. A key component of the financing was the Historic Tax Credit. The Carey House Block has been listed in the National Register of Historic Places and MetroPlains will be receiving approximately \$2.5 million in historic tax credits. Industrial Revenue Bonds, HUD funds, and housing tax credits were also used to complete the \$16 million development package.

Residential

Historic neighborhoods are seeing a comeback. Real estate in College Hill, Riverside and North Riverside sells quickly and has a good resale value. Local historic districts have contributed to the stabilization of the neighborhoods and rehabilitation of structures in the district has provided a ripple effect in the surrounding neighborhood areas.

A Historic Revolving Loan Program was set up using CDBG moneys that provides money to qualified applicants at four points below prime rate. There is no income guideline associated with this program. Originally, only contributing elements in designated historic districts and individually listed properties were eligible to participate in this program. In October 1999, City Council adopted a new set of guidelines that expanded the eligible area to include the Neighborhood Revitalization Area within the 1919 City limits and set a cap of \$10,000 for unlisted properties. The new program also established a Historic Deferred Loan Program with income guidelines and a cap of \$10,000 (see Appendix G). New HUD regulations that came into effect in September 2000 concerning lead base paint may cause some revision to the loan caps for unlisted properties.

Financial Incentives

The Federal Historic 20% Tax Credit is being used more frequently than it was 10 years ago. The tax credit is still very much underutilized and should be marketed more aggressively to commercial (income producing) property owners. The plan recommendations will more fully outline the strategy to market the 20% and 10% historic federal tax credit.

Legislation has been introduced in the U.S. Congress for the past several years to establish a 20% Historic Home Owner's Tax Credit. Each year, a little more ground is gained, but preservationists across the country need to be more determined to lobby their elected officials to get this legislation passed.

In April 2001, Kansas Governor Graves signed a bill into law that provides a 25% state historic income tax credit for both commercial and residential renovation/rehabilitation. It is expected that this new incentive will spur more listings and preservation projects across the state.

There is a tax rebate program in place that provides a rebate of property taxes on the increase of

appraised value after rehabilitation projects are complete. This rebate applies to single family residences, multi-family residences and commercial property located within the Neighborhood Revitalization Area. Depending on the type of property use, rebates can be as high as 95% of the increase in appraised value.

In addition to the Historic Revolving Loan Program and the Historic Deferred Loan Program, waivers of building permit fees are available. Building permit fee waivers are available for residential construction – new construction, additions to existing structures, and rehabilitation of existing structures – for single family and two-family residences located within the Neighborhood Revitalization Area. Permit value must be at least \$10,000 and eligibility of the project is determined at the time the building permit is issued.

PROMOTION AND EDUCATION

Success of any plan relies on the effectiveness of communicating the content of the document. In addition, a strong educational program, aimed at the general public and in particular historic property owners, must be implemented. The Historic Preservation Office has increased its efforts in education and promotion and must continue to expand this aspect of preservation planning.

The World Wide Web has provided tremendous opportunity to access information on any topic. The City of Wichita has set up a website that allows access to information on all city departments and public boards. Although still under construction with information continuing to be added, Historic Preservation activities can be found on the City's website. Included in the information are Certificate of Appropriateness applications, agendas and minutes from the Historic Preservation Board meetings, and local preservation brochures to mention a few. Once this plan is formally adopted by City Council, it will be available electronically.

Local media has also been a good partner in promoting preservation activities in Wichita. The City provides access to cable television public service announcements for city sponsored activities. This service has been used to promote Historic Preservation Week activities and the Historic Trolley tour very effectively. Again, this is underutilized.

Printed materials available from the Historic Preservation Office are a key component in promoting preservation activities in the community. The most popular piece is the *Discover Historic Wichita!* brochure. This guide to listed properties has information about the structure or site and is available at no cost from the Wichita/Sedgwick County Area Planning Department and the Wichita Area Chamber of Commerce.

Design guidelines are also available for historic neighborhoods to provide a road map to homeowners and contractors for proper rehabilitation practices. These guidelines provide a further reference to the Historic Preservation Board and the design review process in historic districts, for individually listed properties and for environs review. Published guidelines are available at no cost from the Historic Preservation Office. Publications include:

- Design Review Guidelines for the Topeka/Emporia, North Topeka/10th Street, Park Place/Fairview, and Bitting Historic Districts (1995)
- East Douglas Historic District Design Guidelines (revised 1996)
- Design in the College Hill Neighborhood (1998)
- Architectural Design Guidelines for the Old Town District (1998)

The preservation planner also conducts speaking engagements for local civic groups providing information on architectural styles (see Appendix H), old house maintenance (see Appendix I), updates on specific rehabilitation projects, and tours.

Preservation Week continues to be a venue to promote and educate the public. The Historic Preservation Alliance has become more involved with these activities and has offered lectures and house tours. Historic Midtown Citizens Association has an annual fall tour of homes that brings in

approximately 10,000 participants. The City of Wichita, Wichita Transit Authority, Historic Preservation Office and the Wichita Convention and Visitor's Bureau worked together to develop a one and one-half hour Historic Trolley Tour that was inaugurated May 25, 2000. The tour runs Memorial Day through Labor Day, Wednesday to Saturday at 10 a.m.

PLAN RECOMMENDATIONS

Archaeology

Goal – Enhance the development of archaeological resources and promote an awareness of the prehistoric human activity in the Wichita Area.

Objective – Conduct one program every year celebrating Archaeology Week in the local schools using local archaeological sites.

Strategy – Historic Preservation staff to work with City Archaeologist at Wichita State University to deliver programs to local schools.

Strategy – Historic Preservation staff to work with State Archaeologist at Kansas State Historical Society and Exploration Place museum to create an interactive display during Archaeology Week.

Goal – Integrate the City’s archaeology and historic preservation activities.

Objective – Involve City Archaeologist with monthly preservation board meetings.

Strategy – Evaluate current appointment and identify other professional archaeologists to fill the position.

Strategy – Move the office of City Archaeologist under the umbrella of the Historic Preservation Office.

Strategy – Establish the Historic Preservation Office as point of contact for request of service from the City Archaeologist.

Strategy – Appoint chairperson of the WSU Anthropology Department as an ex officio Historic Preservation Board member.

Goal – Ensure that potential archaeological sites are identified and demolitions of historic sites are archaeologically documented within the city limits.

Objective – Secure funding for archaeological surveys and project documentation through local funds and through grant applications.

Strategy – Establish a more defined relationship with the Anthropology Department at WSU to survey areas of potential growth identified in the 2030 Comprehensive Plan.

Strategy – Amend the historic preservation ordinance to require a preliminary archaeological survey when historic property is demolished.

Identification and Documentation

Goal – Identify all historic resources within the City of Wichita and Sedgwick County.

Objective – Prevent loss of historic structures and sites as the City and County grow and expand.

Strategy – Work with Sedgwick County to get designated as a Certified Local Government so as to be eligible to apply for survey grants to supplement the efforts of the City Preservation Program.

Strategy - Establish partnership with WSU Public History Masters Degree Program to provide internship to complete the Sedgwick County survey.

Goal – Complete reconnaissance survey of 1919 City limits.

Objective – Provide support documentation on structures within the 1919 City limits for the purpose of identifying historically significant structures and sites.

Strategy – Develop a survey schedule and make application each year for Historic Preservation Fund Grants to complete the surveys.

Strategy – Maintain and update map identifying structures surveyed within 1919 City limits.

Strategy – Complete survey of Undesignated Historic Resource List.

Strategy – Maintain Tidemark database files to ensure that listed properties and undesignated properties remain current to ensure accurate permitting procedures.

Goal – Create a complete historic building resource file in MAPD.

Objective – Provide a more accurate method of retrieving historic resource information.

Strategy – Create a computer database of historic resource information.

Strategy – Create a CD ROM database of all slides filed by street address.

Goal – Collect survey data on extant structures built from 1920–1950.

Objective – Structures built within this time frame are the next resources to be eligible for listing in local, state or national registers.

Strategy – Develop a cooperative program with WSU to provide student man -hours to assist with reconnaissance survey.

Designation

Goal – Keep register listed properties well maintained.

Objective – Reduce loss of historic structures through demolition by neglect.

Strategy – Conduct staff meetings with neighborhood inspectors to facilitate early identification of minor housing code violations.

Goal – Nominate and designate all known historic resources which meet designation criteria for historic landmarks, historic districts or conservation districts.

Objective – Get more properties from the Undesignated Historic Resource List on the Wichita Register of Historic Places.

Strategy – Use the reconnaissance survey of Undesignated Historic Resources to verify eligibility of local designation.

Strategy – Use staff time to contact property owners to encourage local listing by assisting with the nomination process.

Goal – Get more public school buildings listed in the local register.

Objective – Foster a better line of communication with USD 259 School Board.

Strategy – Continue to work with the Steering Committee for the renovation of school buildings identified for renovation in the April 2000 school bond election.

Strategy – Conduct meeting with USD 259 School Board to educate regarding the benefits of listing in the local register.

Goal – Assist with neighborhood planning process to identify character defining elements of the neighborhood.

Objective – Provide neighborhood associations with a plan to help guide redevelopment.

Strategy – Work closely with MAPD Land Use/Research to ensure historic components are included in neighborhood plans.

Implementation

Goal – Seek to have appropriate Preservation Plan goals, recommendations and strategies adopted as

a plan element of the Comprehensive Plan.

Objective – Strengthen the Center City through improved housing and commercial opportunities.

Strategy – Identify areas of potential down-zoning to help stabilize residential neighborhoods.

Goal – Maintain monthly contact with neighborhood associations.

Objective – Work with neighborhood associations to maintain and/or improve quality of life.

Strategy – Market preservation programs and provide other preservation information on a regular basis to associations.

Organization

Goal – Provide more assistance to property owners and neighborhood associations.

Objective – Increase numbers of properties listed in the historic registers and establish one historic district within each of the identified neighborhoods within the 1919 City limits.

Strategy – Utilize resources from Masters in Public History Program at WSU to assist with designation process.

Strategy – Find additional funds to increase number of fulltime staff.

Goal – Establish an organization to solicit funds and manage an endowment for preservation projects in historic neighborhoods.

Objective – Reduce dependency on CDBG funding for the Historic Revolving Loan Program and the Historic Deferred Loan Program.

Strategy – Identify potential funding sources from local and national grants.

Promotion and Education

Goal – Provide continuing education credits for professionals whose practice is linked with preservation.

Objective – Provide seminars for local architects, realtors, homeowners, and developers.

Strategy – Preservation staff to develop seminars designed to expose architects to recommended rehabilitation treatments in a classroom setting and work with local and state American

Institute of Architects chapters to get seminars sanctioned for continuing education units.

Strategy – Preservation staff to develop seminars designed to educate realtors how to better market property in older neighborhoods and financial assistance programs available in the neighborhoods in a classroom setting and work with local and state Board of Realtors to get seminars sanctioned for continuing education units.

Strategy – Preservation staff to develop seminars designed to educate potential historic homeowners about available financial assistance, resources for replacement of original materials, and other issues encountered by historic homeowners.

Strategy – Accumulate a set of different sized (square footage) proper infill architectural plans (i.e., from Old House Journal and Wichita Eagle special publication) to provide to contractors.

Strategy – Preservation staff to develop seminars designed to market incentive programs for redevelopment and infill projects within the 1919 City limits.

Goal – Increase public awareness of available incentives for locating in the Central City area.

Objective – Increase number of owner occupied residential units in older neighborhoods.

Strategy – Develop a marketing strategy that would lend itself to disperse information through electronic media, brochures, and direct mail campaigns.

Goal – Promote quality of life in older neighborhoods.

Objective – Expose the general public to the option of living in older neighborhoods.

Strategy – Use home tours to promote older neighborhoods.

Strategy – Continue the historic trolley tours.

Goal – Promote the local non-profit preservation organization.

Objective – Strengthen the organization to provide a mechanism to address preservation issues that the Historic Preservation Board is prohibited from doing because of their quasi-governmental status.

Strategy – Conduct joint annual meeting with the Historic Preservation Alliance.

Zoning and Codes

Goal – Use zoning and building code standards to support preservation and rehabilitation efforts.

Objective – Adopt a Rehabilitation Code for existing buildings.

Strategy – Continue to work with OCI and consultants to develop a draft document that will meet the needs of Wichita’s commercial and residential districts.

Goal – Maintain character defining features in older neighborhoods.

Objective – Provide for uniformity/density of land use by regulating design.

Strategy – Draft infill design guidelines for vacant lots in 1919 City limits.

Strategy – Evaluate current zoning districts to make recommendations for downzoning and provide a means to make it easier to convert upper floors of underutilized commercial buildings to residential.

Glossary

Acanthus. A common plant of the Mediterranean which in stylized form was used to decorate the lower section of the Corinthian and Composite orders. In scroll form it appears on friezes, panels, etc.

Adaptive use. The process of converting a building to a use other than that for which it was designed, e.g: changing a factory into housing.

Addition. New construction added to an existing building or structure.

Alignment. The arrangement of objects along a straight line.

Alteration. Work which impact any architectural features.

Amenity. A building, object, area or landscape feature that makes an aesthetic contribution to the environment, rather than one that is purely utilitarian.

Americans with Disabilities Act (ADA). Federal Act (1991) that mandates reasonable access and accommodation of the needs of all individuals, e.g.: persons with a handicap or disability.

Arch. An arch of a curve consisting of a series of wedge-shaped blocks of stone or other material spanning an opening in a wall or colonnade, and in most cases supporting a wall or members above an opening.

Architrave. The lowest of the three

members of an entablature which extends from column to column and generally consists of three fascia or horizontal sections.

Ashlar. Masonry of smooth, squared stones set in regular courses with vertical joints as opposed to rubble, unhewn or rusticated stones. Examples: the Historic Sedgwick County Courthouse and the Sedgwick County Civil War Monument.

Awning. A sloped projection supported by a frame attached to the building façade or by posts anchored to the sidewalk.

Balcony. A platform projecting from a wall enclosed by a railing or balustrade and supported by brackets, columns, or cantilevered out.

Baluster. A short post or pillar in a series, usually turned or carved in any number of shapes and supporting a rail or coping, forming part of a balustrade. Example: Wichita-Sedgwick County Historical Museum.

Balustrade. A railing consisting of a series of balusters supporting a railing or coping at the top and anchored at the bottom. Example: Wichita-Sedgwick County Historical Museum.

Bargeboard or vergeboard. Boards covering the projecting portion of a gable roof. Bargeboards are sometimes decorated. Example: Residence on the northeast corner of Crestway and Second Street.

Bay. The vertical division of a building, defined by windows, columns, pilasters, etc.

Bay window. A window projecting from the body of a building; usually extends to ground level.

Belt course. A continuous horizontal band on an exterior wall, often of a contrasting material. Also called a stringcourse.

Board and Batten. Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between the boards.

Bond. In masonry or bricklaying, the arrangement of brick or stone in a wall by lapping them one upon the other to prevent vertical joints from falling over each other. There are various bonding patterns such as running, English and Flemish.

Bracket. A projection from the wall of stone, steel or other material used to support a cornice or a projecting weight.

Bulkhead. The panel between framing members and beneath the display windows in a storefront. Also known as a kick-panel.

Cames. A slender, suitably grooved ridge or bar, usually of lead, but also of zinc, used to connect and hold adjacent panes of glass in a window, especially in casements and stained-glass windows. Example: St. James Episcopal Church.

Canopy. A flat projection from the building façade for protecting the storefront and pedestrian traffic from the elements.

Capital. The crowning member of the

column and pilaster. The most distinguishing feature of the orders: Tuscan, Doric, Ionic, Corinthian, and Composite.

Casement window. A window with sashes hinged at the sides which usually opens out from a building.

Cast iron. Iron formed in a mold.

Cast iron front. A storefront made of glass and pieces of utilitarian and decorative iron cast in easily assembled parts.

Certificate of Appropriateness. A document awarded by a preservation commission or architectural review board allowing an applicant to proceed with a proposed alteration, demolition or new construction in a designated area or site, following a determination of the proposals' suitability according to applicable criteria.

Certified Rehabilitation. Any rehabilitation of a certified historic structure that the Secretary of Interior has determined is consistent with the historical character of the property or the district in which the property is located.

Clapboards. Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses. Also called lap siding.

Code enforcement. Local regulation of building practices and enforcement of safety and housing code provisions, a principal tool to ensure neighborhood upkeep.

Column. A vertical support that is

cylindrical or circular. It can be free-standing or engaged and may be slightly tapering. Columns consist of a base, a shaft or drum that can be fluted or unfluted, and a capital. The column is designed to carry an entablature or another load, but when placed in a garden it can be without its entablature.

Community Development Block Grant (CDBG). A federal funding program that provides annual funding to eligible local governments for housing and community revitalization and development programs and for social services, particularly in low-and-moderate income areas.

Comprehensive Plan. A document guiding the future growth and development of an area. It provides a vision and direction for the area and a cohesive framework for decision making.

Conservation archaeology. A field of archaeology concerned with limiting excavations to a minimum, consistent with research objectives and with preserving archaeological sites for future scientific investigation.

Coping. The capping member of a wall or parapet.

Corbeling. A series of stepped or overlapped pieces of brick or stone forming a projection from the wall surface.

Cornice. The third and uppermost member of the entablature. A cornice usually projects beyond the other members of the entablature and acts like an eave. The composition can vary from order to order and is usually complex in nature.

Course. A horizontal layer or row of stones or bricks in a wall.

Cresting. A line of ornaments finishing a roof. Victorian houses often feature a small cast iron railing with decorative points on roofs and balconies.

Crown moulding. The horizontal moulding at the top of any feature, especially an interior wall or piece of furniture; angles away from the vertical surface.

Cultural resource. A building, structure, district, site, object or document that is of significance in American history, architecture, archaeology or culture.

Cupola. Another word for dome. Spherical, vaulted structure attached to the roof of a building and covering a circular or polygonal area, supported either on solid walls or upon four arches and usually placed on a drum. Examples: St. Mary's Roman Catholic Cathedral.

Demolition by neglect. The destruction of a building through abandonment or lack of maintenance.

Dentil. Tooth-like small blocks in the cornice of the Ionic, Corinthian and Composite cornices and less frequently in the Doric cornice. Dentils derive from the ends of the joists carrying a flat roof.

Design guidelines. Criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

Design review. The process of ascertaining whether modifications to historic and other structures, settings and districts meet standards of a propriateness established by a governing or advisory review board.

Dormer. A window with a roof of its own placed on a sloping roof usually illuminating a sleeping room.

Double hung window. A window having two sashes, one sliding vertically over the other.

Easement. A less-than-fee interest in real property acquired through donation or purchase and carried as a deed restriction or covenant to protect important open spaces, building facades and interiors.

Eave. The projecting overhand at the lower edge of a roof.

E.I.F.S. Acronym for “Exterior Insulating and Finish System.” This is a process by which a styrene board is adhered to wall sheathing and an elastomeric, synthetic stucco is applied. A common brand name is “Dryvit.”

Elevation. The external faces or sides of a building, can also be termed a façade. Also, a drawing made in projection on a vertical plane to show any one elevation or face of a building.

Eminent domain. The power of a government to acquire private property for public benefit after payment of just compensation.

Entablature. The upper part of the classical order consisting of an architrave, frieze and cornice.

Façade. The face or elevation of a building. Usually refers to the front face, but is also used to describe the rear and side elevations.

Fanlight. A semi-circular or semi-elliptical window with radiating muntins suggesting a fan.

Fascia board. The board that forms the horizontal band at the edge of an eave.

Fenestration. Usually refers to the arrangement of windows in a building.

Finial. The upper portion of a pinnacle at the top of a canopy, gable or the terminus to an architectural feature.

Flashing. Thin metal sheets used to make the intersections of roof planes and roof/wall junctures watertight.

Flat arch. A non-curved arch consisting of voussoirs (wedged shaped stones) laid flat rather than along a curved line. Also known as a Jack arch.

Floor area ratio. The relationship of the total floor area of a building to the land area of its site as defined in a ratio in which the numerator is the floor area, and the denominator is the site area.

Footprint. The outline of a building’s ground plan from a top view.

Frame construction. A method of construction in which the major parts consists of wood.

French door. A pair of doors with glazed panels extending the full length of the door and serving as both a door and window. Also called a French window.

Frieze. The middle member of a classical entablature located between the architrave and the cornice and found in all five orders. In the Greek Doric order, the frieze is decorated with triglyphs and metopes, and in the Roman Corinthian it can be decorated with sculpture.

Gable. The triangular portion of a wall above eave level which supports a roof with two sloping sides.

Gable roof. A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gazebo. An outdoor pavilion or summer house popular for lawns and gardens of rural houses in the Victorian era.

Half-timbered. A building constructed with a timber frame infilled with plastered nogging so that the timbers form a geometric pattern on the exterior. This style of building was imitated in the 19th and early 20th centuries with the Tudor Revival.

Header. The width or the end of a brick, as opposed to the stretcher which is the length or side of the brick. So laid so that only the end or the width of the brick appears on the face of the wall. Used in bonding to form header and stretcher alternation. Alternation in each course on the face of the wall forms a Flemish bond. Alternation of a row of headers with a row of stretchers on the face of the wall forms English bond.

Hip roof. A roof that slopes inward from

all exterior walls forming a pyramid roof above a square plan.

Historic District. A geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state or national register and may be protected legally through enactment of a local historic district ordinance administered by an historic district board or commission.

Historical archaeology. The study of the cultural remains of literate societies, including excavated material as well as above-ground resources such as buildings, pottery, weapons, tools, glassware, cutlery and textiles.

Infill. New construction where there had previously been an opening. Applies to new structures such as a new building between two older structures or new material such as block infill in an original window opening.

Jalousie. A type of window comprised of a series of horizontal slats connected to a mechanical device operated by a crank.

Jamb. The vertical side of a doorway or window.

Joist. Horizontal timbers supporting a floor.

Keystone. The central stone at the apex of an arch or a rib vault. Some keystones are carved or enlarged for decorative purposes and visual effect.

Lancet window. A slender arched window usually found in Gothic ecclesiastical architecture.

Lattice. Open screening formed by overlapping or interlaced grids of wood lath or metal bars.

Light. A single pane of glass.

Lintel. A horizontal beam bridging an opening which carries the weight of the wall above; usually made of stone or wood.

Masonry. Brick, block or stone which is secured with, mortar.

Massing. A term used to define the overall volume or size of a building.

Mortar. A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Moulding. Linear decorative trim in various geometric profiles; generally used in cornices and as trim around window and door openings.

Mullion. A vertical element between two windows or door frames; a vertical framing member in the middle of a paneled door that runs between two rails.

Muntin. A secondary framing member to divide and hold the panes of glass in a window.

National Register of Historic Places. The nation's official list of buildings, sites, and districts which are important in our history or culture. Created by Congress in 1966 and administered by the

states through the National Park Service.

The Orders. The defining characteristic of classical architecture consisting of the column, usually with a base, a shaft- fluted or unfluted and usually composed of a series of drums, a capital and entablature. There are five orders: Tuscan, Doric, Ionic, Corinthian and Composite. The orders epitomize the post and lintel system of support. For the constituent parts of the orders see: acanthus, architrave, capital, column, cornice, dentil, entablature, frieze, and pilaster.

Oriel window. A bay window which projects from the wall of an upper story.

Parapet. A low wall or railing often used around a balcony or along the edge of a roof.

Pediment. A wide, low-pitched gable surmounting the façade of a building in a classical style; also, any similar triangular crowning element used over doors, windows and niches, usually triangular, but may be curved.

Pergola. An open grid supported by rows of columns for growing vines.

Pilaster. A shallow pier attached to a wall, often decorated to resemble classical columns; commonly used around doors and windows.

Pitch. A term which refers to the steepness of a roof slope.

Portico. A roofed space, open or partially enclosed, forming the entrance or the center piece of the façade of a temple, house, church, and often with detached or attached columns, usually surmounted by a pediment.

Portland cement. A hydraulic cement commonly used in the building trades and consisting of silica, lime and alumina mixed in the proper proportions, then burned in a kiln. The clinkers or vitrified product, when ground fine, form an extremely strong cement used to bind mortar. First produced in the 1870s in this country, it is inappropriate for soft historic brick.

Post. A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar.

Preservation. The act or process of applying measures to sustain the existing form, integrity, and materials of a building or structure, and the existing form and vegetative cover of a site.

Quoin. Decorative blocks of stone, brick, or wood used on the corners of buildings.

Rafter. Any of the beams that slope from the ridge of a roof to the eaves and serve to support the roof.

Recessed panel. A decorative element that often functions as an area for signage.

Reconstruction. The act of reproducing by new construction the exact form and detail of a vanished building, structure, object or part thereof.

Rehabilitation. The process of returning a building to a state of usefulness through repair or alteration which preserves those features that are historically or architecturally significant.

Relocation. Any change in the location of a building from its present setting to

another setting.

Renovation. The act of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration. The act of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Ridge. A horizontal, longitudinal timber at the apex of a roof supporting the ends of the rafters and sometimes decorated. Example: Allen-Lambe House.

Rustication. Roughening of stonework, brick, or concrete block to give greater articulation to each block. Examples: Wichita-Sedgwick County Historical Museum, Historic Sedgwick County Courthouse.

Sash. The moving units of a window that move within the fixed frame and may consist of one large pane of glass or be subdivided into smaller panes by thin members called muntins.

Scale. A term used to define the proportions of a building in relation to its surroundings.

Section 106. The provision of the National Historic Preservation Act of 1966 that requires that the head of a federal agency financing or licensing a project to make a determination of the effect of the project on property in or eligible for listing in the National Register of Historic Places.

Sense of place. The sum of attributes of a locality, neighborhood or property that gives it a unique and distinctive character.

Setback. A term used to define the distance a building is located from a street, sidewalk or property line.

Shape. The general outline of a building or its façade.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member is a framed wall or partition.

Soffit. The underside of any subordinate member of a building, such as the under surface of an arch, cornice, eave, beam or stairway.

Stabilization. The essential maintenance of a deteriorated building to weatherproof the structure and establish structural stability.

Stile. A vertical piece in a panel or frame, as of a door or window.

Storefront. The street-level façade of a commercial building, usually having display windows.

Streetscape. The combination of building facades, sidewalks, street furniture, etc., that defines the street.

Stretcher. A brick laid with the long side exposed, as opposed to a header.

Stucco. Any kind of plasterwork, but usually an outside covering of Portland cement, lime, and sand, mixed with water and applied over wood or metal lath.

Style. A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also, a general quality of distinctive character.

Surround. An encircling border or decorative frame, usually around a window or door.

Transom. A building term used for any small window over a door or another window. Usually found in residences and office buildings before the advent of air conditioning. Transoms were employed as a means of creating drafts of air through a building.

Visual continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Water table. A belt course projecting above a foundation to direct water away from it.

Wrought iron. Decorative iron that is hammered or forged into shape by hand.

APPENDIX A

Wichita Landmarks List

Historically Significant Sites Map

Wichita/Sedgwick County Historic Landmarks*

Revised 6-25-00

Archaeological Sites	WRHP	RHKP	NRHP
Grove Park Site	8/14/79		
Hackberry Archaeological Site	1/13/81	1/11/84	
Painted Turtle Site	1/13/81		

Buildings	WRHP	RHKP	NRHP
Administration Building (Kansas Aviation Museum) McConnell Air Force Base		3/6/90	6/11/90
Aley House 1505 North Fairview	3/22/83		
Henry J. Allen House (Allen-Lambe House) 255 North Roosevelt	3/23/76	1977	3/7/73
Allis Hotel (demolished) 200 South Broadway		5/6/92	
Amidon House 1005 North Market	7/5/77		
Arkansas Valley Lodge #21 615 North Main	2/24/76	1977	8/24/77
Aviary 330 Circle Drive	3/23/76		
Brown Building 105 South Broadway	12/16/80		
Burton Stock Car Building #9 801 East 37th Street North (Evcon Industries)		8/11/88	
Calvary Baptist Church 601 Water Street		8/27/88	10/28/88
Campbell Castle 1155 River Boulevard	3/9/76	1977	4/13/73
Carey House Hotel (Eaton Hotel) 525 East Douglas	3/9/76	1977	4/13/72

Buildings	WRHP	RHKP	NRHP
Carlisle House 1215 North Emporia	8/16/77		
Carnegie Library (Omnisphere and Science Center) 220 South Main	3/27/79	2/21/87	6/25/87
Old City Hall (Wichita-Sedgwick County Historical Museum) 204 South Main	3/9/76	1977	5/14/71
L.W. Clapp House (Wellington Place) 1847 Wellington Place	1/3/78	4/3/82	6/14/82
Marc Clapp House 1817 Wellington Place	1/3/78		
Clapp Manor 320 North Belmont	9/26/78		
Comley House 1137 North Broadway	1/27/76		
Cubbon/Jacques House 1955 North Market	2/13/79		
Engine House No. 4 116 South Seneca	4/3/79		
Engine House No. 6 1300 South Broadway		11/5/94	2/2/95
Enoch Dodge House 1406 West Second	8/17/82		
Fairmount Cottage 1717 Fairmount	3/23/76	7/23/85	9/5/85
“Hands of God and Man” 13th and Broadmoor	3/5/96		
Harding House 1231 North Waco	2/13/79		
Hayford Buildings 255 North Market and 115-127 East Second		9/16/82	11/2/82
Hillside Cottage	3/23/76	1977	11/21/76

Buildings	WRHP	RHKP	NRHP
303 Circle Drive			
Holyoke Cottage 1700 North Holyoke	12/8/87		
Hypatia House 1215 North Broadway	3/11/80	2/23/91	8/23/91
Jenkins Cottage 1704 North Fairview	1/17/78		
Johnson Cottage 133 South Charles	7/5/77		
Johnson-Cohlma Building 2323 East Central	9/16/80		
Keen Kutter Building 830 E. First	1/10/97		
Kress Building 224 East Douglas	5/29/79	c. 1985	6/24/85
Lassen Hotel 155 North Market	1/27/81	c. 1984	10/4/84
Chester I. Long House 3401 East Second	6/15/76	1977	7/10/78
John Mack Bridge 2700 South Broadway		1/4/83	1/22/92
Masonic Home 401 South Seneca	3/27/79		
McCormick Elementary School 855 South Martinson	12/7/76	6/17/77	8/30/78
Modern Cleaners Building (Larkspur Restaurant) 904-906 East Douglas	3/26/91		
Monroe/Mahan House 1357 South Broadway	3/27/79	c. 1996	6/7/96
Darius Sales Munger House 1871 Sim Park Drive (Old Cowtown Museum)		4/3/82	6/14/82

Buildings	WRHP	RHKP	NRHP
Noble House 1230 North Waco	9/26/78		
North High School and Minisa Bridge 1437 North Rochester/13th Street	3/27/79		
Occidental Hotel 300 North Main	3/11/80	4/3/82	6/14/82
Orpheum Theater (Exterior and Interior) 200 North Broadway	2/13/79	2/15/79	11/28/80
Parks/Houston House 1111 North Broadway	3/23/76		
Phillips 66 Station 805 East Central	1/17/78		
Pratt/Campbell House 1313 North Emporia	6/15/76		
Riverside Cottage 901 Spaulding	3/23/76	8/27/88	2/23/89
Rock Island Depot 729 East Douglas	3/9/76	1977	4/23/73
St. Anthony's Church 256 North Ohio	10/11/88		
St. Mark Church 19230 W. 29th St. N., Colwich Vicinity		c. 1991	5/1/91
Schnitzler House (Exterior and Interior) 1002 South Broadway	9/16/80		
Scottish Rite Temple 332 East First	3/9/76	1977	5/5/72
Old Sedgwick County Courthouse 510 North Main	3/9/79	1977	5/14/71
Skinner-Lee House 1344 North Topeka	3/11/80		
Soldiers and Sailors Civil War Monument 510 North Main		c.1998	11/20/98

Buildings	WRHP	RHKP	NRHP
Stackman Court Apartments 1207 Franklin		6/22/91	11/29/91
Stearman Hanger McConnell Air Force Base		8/16/82	
Steinbuchel House 1905 North Park Place	7/5/77	11/7/92	
Sternberg House 1065 North Waco	1/27/76	2/26/89	5/24/89
Twentieth Century Club 536 North Broadway	5/20/99		
U.S. Post Office and Federal Building 401 North Market		3/21/89	7/18/89
University Hall (Davis Hall, Friends University) 2100 University	3/9/76	1977	2/24/71
Judge Wall House 622 North St. Francis	3/15/77	6/4/83	8/11/83
Wey Mansion (Exterior and Interior) 1750 North Park Place	6/15/76 3/11/80		
Wiedeman House 1805 South Wichita	9/26/78		
Wheeler, Kelly, Hagney Building 120 South Market	12/16/80	8/81	3/11/82
Wholesale Grocery Warehouse (Spaghetti Warehouse) 619 East William		6/4/83	8/11/83
Wichita Fellowship Club 204 West 18 th	10/24/78		

Historic Districts	WRHP	RHKP	NRHP
Bitting District 1100 and 1200 Blocks of North Bitting	9/26/78		
Carey House Square District			

Historic Districts	WRHP	RHKP	NRHP
500 East Douglas (south side of block)	7/5/77	12/79	
East Douglas Historic District E. Douglas, from midway between Topeka and Emporia east to Rock Island	6/25/85		
North Topeka Avenue-Emporia District 1000-1300 Blocks of North Topeka and North Emporia	8/30/77		
North Topeka Avenue-10th Street District 1065, 1103, 1108, 1109, and 1113 North Topeka		12/29/82	2/14/83
Park Place-Fairview District 1400-1700 Blocks of North Park Place and Fairview; 1800 Block of Wellington Place	9/26/78		

- * WRHP - Wichita Register of Historic Places
- RHKP - Register of Historic Kansas Places
- NRHP - National Register of Historic Places

All properties listed in the National Register prior to 1977 were retroactively added to the Register of Historic Kansas Places in 1977.

APPENDIX B

Historic District and Old Town Overlay Zoning District Map

APPENDIX C

Wichita Undesignated Historic Resource List

INVENTORY OF WICHITA'S UNDESIGNATED HISTORIC RESOURCES

<u>Location</u>	<u>Resource Description</u>	<u>Date Inventoried 1991/1998</u>	<u>Status</u>
Arkansas, North			
1820	Davis House	1998	
Ash, North			
145	Spanish Colonial Residence	1998	
146	National Folk Residence	1998	
608	Italianate/Victorian Residence	1998	
1942	Craftsman Church	1998	
Back Bay Boulevard			
404-8	Riverview Apartments	1998	
936	Spanish Colonial Revival Residence	1998	
Belmont, North			
B/t Central & Douglas	“White Way” Street Lights	1991	
323	Spanish Eclectic Residence	1998	
At Central & Douglas intersections	Belmont Arches	1991	
330	Colonial Revival Residence	1998	
400	Beaux Arts Residence	1998	
Belmont, South			
115	Renaissance Revival Apartments	1998	
144	Craftsman Residence	1998	

Bitting, North

1121 Bergman House 1991

Bluff, North

304 Prairie Style Residence 1998

617 Art Moderne Residence 1998

Bluff, South

701 Modern Ranch Residence 1998

Briggs, West

1717 Garlick Grocery 1998

Broadway, North

129 First Church of Christ Scientist 1991

139-147 Commercial Building 1991

149 The Lawrence Building 1991

240 Renaissance Revival Parking Garage 1998

303 Italian Renaissance Com./Residence 1998

402 Renaissance Revival Res./Multi-Family 1998

525 First Presbyterian Church 1991

536 Twenty Century Club 1998 Listed

601 Spanish Colonial Commercial 1998

707 Frederick Apartments 1991

749 Italian Renaissance Com./Residence 1998

828 First Church of Christ Scientist 1998

901 Barnes House 1991

Broadway, North (cont.)

918-24	Interdale Apartments	1998
930-934	Stewart Court Apartments	1991
1101	Safeway International	1998
1202	Modern Commercial	1998
1327	Edna Apartments	1991
1858	Odd Fellows Hall	1991
1901	Art Deco Commercial	1998
1908-10	Renaissance Revival Commercial	1998
1926	Renaissance Revival Commercial	1998
2128-38	Renaissance Revival Commercial	1998
2144	Flatiron Building	1991

Broadway, South

104	Union National Bank (Douglas Building)	1991	
201	McClelland Hotel	1998	
204	The Allis Hotel	1991	Demolished
221-225	Ellis Singleton (Petroleum) Building	1991	
303	Art Moderne Parking Garage	1998	
312	Greyhound Bus Station Art Moderne	1998	
428	Carleton Elementary School	1998	
1006	Tudor Revival Commercial	1998	
1012-14	Queen Anne Residential/Multi-Family	1998	
1046-48	Spanish Colonial Commercial	1998	
1142	Lincoln Apartments Renaissance	1998	

Broadway, South (cont.)

1735	Craftsman Residence	1998
1747	National Folk Residence	1998
2102	Spanish Colonial Residence	1998
2248	Craftsman Residence	1998
3333	Robbins House	1991

Carlos

1102	Gray House	1998
1112	Shepherd House	1998
1125	Clark House	1998
1145	Espey House	1998
1203	Mebius House	1998
1211	Bradford House	1998
1212	Deam House	1998
1221	Cairns House	1998

Carter

801-7	Kaufman Duplex	1998
821	Carter House	1998
830	Winthrop House	1998
833	Kratzer House	1998

Central, East

307	Cathedral of Immaculate Conception	1991
309	St. Mary's Catholic School	1991

Central, East (cont.)

700	Steffen's Dairy	1991
1300	Mentholatum Building	1998
1425-9	Domestic Cleaners	1998
2305	Floinn Café	1991
2323-33	Commercial	1991
2820	Spanish Colonial Commercial	1998
3258	Wesley Motor Hotel	1998

Charles, North

135	Arts and Crafts Residence	1998
150	Arts and Crafts Residence	1998

Chautauqua, North

360	Queen Anne Residence	1998
407	Craftsman Residence	1998
1336	Tudor Revival Residence	1998

Chautauqua, South

120	Craftsman Residence	1998
329	Craftsman Residence	1998

Clarence, South

203	Residence	1991
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Cleveland, North

100 Block	Church of Christ	1991
116	Mentholatum Annex	1998
1001	Turner Drug Store	1998

Cleveland, North (cont.)

1007	Dunbar Theatre	1991
1301	J. E. Farmer House	1991

Clifton, North

201	Plymouth Congregational Church	1998
315	Craftsman Residence	1998
300 block	College Hill Bathhouse	1998

Clifton, South

314	Exon House	1998
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Coolidge, North

1043	Martinson House	1998
1103	Dedrick House	1991
1111	E. A. Watkins House	1991
1119	Wynne G. Howard House	1991

Crestway, North

136	Blaser House	1998
300	Butts House	1998
409	Webb House	1998

Douglas, East

111-113	Caldwell-Murdock Building	1991
127	Woolf Brothers	1991
219	Helzberg's	1991
412	J. R. Mead Building	1991
501	Lawrence Block	1991

Listed

Douglas, East (cont.)

504	Bronson Building	1991	
505	East Douglas Building	1991	Listed
506	Mead Building	1991	
509	Kirkwood Building	1991	Listed
513	Wichita Hotel	1991	Listed
518	Stites Building	1991	
600 Block	Naftzger Park	1991	
700 & 800	Concrete Tile Sidewalks	1991	
725	Union Station	1991	
1001-1003	Orient Hotel	1991	
1211-17	Yucca (Mentholatum) Building	1991	
1229	White Castle	1991	
1300	Mentholatum Building	1991	
1425-29	Domestic Cleaners	1991	
1517-29	Hobbs-Skinner Building	1991	
1700	Art Moderne Commercial	1998	
2300	Gothic Commercial	1998	
2301	East High School	1991	
2302	Dockum Drugs	1998	
2307	Crown Uptown Theater	1991	
3705	Anderson Jones House	1991	
3725	Craftsman Residence	1998	
3751	Beachy Mansion	1991	

Elm, East

3900-4	Spanish Eclectic Apartments	1998
3910-2	Spanish Eclectic Apartments	1998
3918-20	Spanish Eclectic Apartments	1998

Emporia, North

324	Central Vocational School	1991
402	St. John's Episcopal Church	1998
445	Apartments	1991
1026	House	1991
1100	Ora Eikenberry House	1991
1103	Anderson House	1991
1110	Board of Park Commissioners	1991
1227	M. C. Campbell House	1991
1331	William Schaetzel House	1991
1511	Craftsman Residence	1998
1515	Addington House	1991
1537	Bank House	1991
1546	Residence	1991

Emporia, South

205	Baker House	1991
337	Davis House	1991
401	KDOC Work Release Facility	1998
1809	Craftsman Residence	1998

English, East

1801-11	Renaissance Revival	1998
2812	Renaissance Revival Commercial	1998
3238	Queen Anne Residence	1998
3336	Craftsman Residence	1998
3344	Queen Anne Residence	1998
4003	Craftsman Residence	1998
4007	Tudor Revival Residence	1998
4143	Tudor Revival Duplex	1998

Estelle, North

350	Craftsman Residence	1998
540	Spanish Colonial/Craftsman Residence	1998

Esthner

2011-3	Tudor Revival Residence	1998
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Exposition, North

263	Italianate Residence	1998
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Exposition, South

205	Queen Anne Residence	1998
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Fairmount, North

1313	Simon Peter House	1991
1414	Spanish Colonial Residence	1998
1501	Colonial Revival Residence	1998
1516	Colonial Revival Residence	1998
1547	Bosworth House	1991

Fairmount, North (cont.)

1555	Edwin D. Munn House	1991
1604	Trice House	1991
1615	Fairmount United Church of Christ	1998
1616	Roland P. Murdock House	1991
1619	Spanish Colonial Residence	1998
1650	Fairmount United Church of Christ	1991
1845 (WSU)	Corbin Education Center	1991
	Fiske Hall	1991
	Jardine Hall	1991
	McKinley Hall	1991

Fairview, North

1454	Julia H. Clement House	1991
1542	Elizabeth Orr House	1991
1543	Buckridge House	1991
1557	James Hallowell House	1991

Faulkner

911	Eshelman House	1998
953	Pinkston House	1998
1003	McMullan House	1998

Fern, North

314	Spanish Eclectic Residence	1998
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Fern, South

203-5	Renaissance Revival Duplex	1998
535	Colonial Revival Residence	1998
539	Queen Anne Residence	1998

First Street, East

200	Farmers & Bankers Building	1991	
830	Keen-Kutter Building/Morton Simmons Building	1991	Listed
1116	Bethany Presbyterian Church	1991	
3210	Renaissance Revival Residence	1991	
3223	Tudor Revival Residence	1991	
3818	Craftsman Residence	1991	

Forrest

1115	Graham Horne House	1998
1119	McCallum House	1998
1233	Lilly House	1998

Fountain, North

136	Hoffman House	1998
258	Art Deco Theater	1998
315	Prairie Style Residence	1998

Fountain, South

110	Ross House	1998
112	Craftsman Residence	1998

Fountain, South (cont.)

303	Craftsman Residence	1998
327	Spanish Colonial Residence	1998

Franklin, West

1307	Hettinger Grocery	1998
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Gentry

1544	Modern Residence	1998
1589	Modern Residence	1998

Gilbert, East

1604	Dutch Colonial Revival Residence	1998
1612	Dutch Colonial Revival Residence	1998

Gilman

825	Wagner House	1998
901	Berry House	1998

Glenn, South

121	Queen Anne Residence	1998
721	Craftsman Residence	1998

Gordon, North

513	Craftsman Residence	1998
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Green, North

230	Craftsman Residence	1998
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Hillside, North

200	Renaissance Revival Apartments	1998
210	Renaissance Revival Apartments	1998

Hillside, North (cont.)

1607 Spanish Eclectic Residence 1998

1611 Spanish Eclectic Residence 1998

1845 Goldsmith House 1991

Hillside, South

743 Craftsman Residence 1998

Hiram, South

645 Hiram House 1991

Holyoke, South

246 Craftsman Residence 1998

716 Ranch with Tudor Influences Residence 1998

Hydraulic, North

140 Victor Place 1998

1521 International Residence 1998

Hydraulic, South

1345 Craftsman Residence 1998

1911 Linwood Park Greenhouse/
Maintenance/Shelter Bldg. 1998

Ida, South

1324 Tudor Revival Residence 1998

1348 Queen Anne Residence 1998

1709 Craftsman Residence 1998

Indiana, North

239 Queen Anne Residence 1998

Jackson, North

1955	William Riddell House	1991
2418	Watkins House	1998

Jefferson

1040	Queen Anne Residence	1998
1043	William Greiffenstein House	1991

Kansas, North

250	Omni Place	1998
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Kansas, South

156	Synagogue	1998
1139	Minimal Tradition Ranch Residence	1998

Kellogg, East

5500	Veterans Administration	1991
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Laura, South

641	Residence	1991
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Lewellen, North

1221	Spanish Colonial Residence	1998
1215	J. C. Dodson House	1991
1217	M. L. Caldwell House	1991

Lewis, East

3823	Pueblo Revival Residence	1998
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Lewis, West

335	Marland Building	1991
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Lincoln, East

1302	Renaissance Revival Commercial	1998
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Litchfield

719	Harrington House	1998
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721	Parker House	1998
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Longview, East

3902	Tudor Residence	1998
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3906	Tudor Residence	1998
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Lorraine, South

220	Queen Anne Residence	1998
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235	Craftsman Residence	1998
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612	French Eclectic Residence	1998
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807	Craftsman Residence	1998
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Lulu, South

1002	National Folk Residence	1998
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1026	Residence	1991
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Main, North

100	Schweiter Building	1991
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105	First National Bank	1991
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235	Heller Building	1991
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328-30	Main Partnership	1998
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330	(Main Partnership)	1991
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525	Sedgwick County Courthouse	1991
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Main, South

104	Hardage Center	1991
114-118	Beacon Building	1991
1240	Marjorie Apartments	1998
1325	Wenzell House	1991
2137	National Folk Residence	1998

Maple, West

825-827	Tulip Apt. and Office	1991
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Market, North

204	Insurance Building	1991	
221	Fidelity Title Company Building	1991	
401	U. S. Post Office, Federal Building	1991	Listed
507-509	Apartments	1991	
532	Charles Kleinheim House	1991	
928	Johnson House	1991	
930	Holley House	1998	
1025	Bentley House	1991	
1063	Basham House	1991	
1131	Goldberg House	1991	
1144	Residence	1998	
1711	Neoclassical Revival-Residence	1998	
1944	Joseph Klepper House	1991	
2121-30	Craftsman Residence	1998	
2130	Modern Commercial	1998	

Market, North (cont.)

2138-52	Spanish Eclectic Commercial	1998
2143	Nomar Theater	1991
2157	Dockum Drugs	1998

Market, South

416	Griffin Building	1998
1021	Residence	1991

Martinson, South

101	Fire Station Number 4	1998
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Mathewson, North

801	Spanish Colonial Residence	1998
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Maple, West

827	Tulip Apartments Office	1998
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Millwood, North

328-30	Craftsman Duplex	1998
434-6	Craftsman Duplex	1998

Minneapolis, North

1603	Craftsman Residence	1998
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Minnesota, North

1701	Craftsman Residence	1998
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Mosley, South

2200	Craftsman Church	1998
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Mossman

3615	International Residence	1998
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Murdock, East

307-311 Murdock Grocery 1991

Nims

931 Kuechenmeister House 1998

Ninth, East

3421 Tudor Revival Residence 1998

Oakland

3208 Tudor Revival Apartment 1998

3211 Spanish Colonial Residence 1998

3212 Tudor Revival Apartments 1998

3217 Four Square Multi-Family 1998

3219 Four Square Mutli-Family 1998

3220-2 Craftsman Multi-Family 1998

3224 Colonial Revival Multi-Family 1998

3227 Colonial Revival Multi-Family 1998

3228 Craftsman Multi-Family 1998

3231 Colonial Revival Multi-Family 1998

3234 Colonial Revival Multi-Family 1998

3237 Colonial Revival Multi-Family 1998

3238 Colonial Revival Multi-Family 1998

Ohio, North

300 St Anthony's Catholic Church 1991

Orme, East

3019 Craftsman Residence 1998

Park Place, North

1421 West-Masterman House 1991 Listed

1453 H. G. Mueller House 1991 Listed

1512 Residence 1991 Listed

1548 Tudor Revival Residence 1998 Listed

1638 Residence 1991 Listed

1616 Roland P. Murdock House 1991 Listed

1720 Darrigrand House 1991 Listed

1721 Gelbach-Boedecker House 1991 Listed

1912 Tudor Revival Residence 1998

2014 Queen Anne Residence 1998

2136-38 Craftsman Duplex 1998

Pattie, South

621 Craftsman Residence 1998

754 National Folk Residence 1998

1139 Craftsman w/Swiss Influences Res. 1998

1340 Linwood Elementary School 1991

1433 Luke F. Carter Grocery Store 1998

1533 Craftsman w/ Swiss Influences Res. 1998

Pearce

1112	Swerdferger House	1998
1131	Blake House	1998
1213	Houston House	1998
1229	Saunders House	1998
1231	Cairns House	1998
1233	Dickson House	1998

Pennsylvania, North

1510	Craftsman Residence	1998
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Perry

838	Jentsch House	1998
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Pine, East

3435	Spanish Revival Residence	1998
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Poplar, South

303	Queen Anne Residence	1998
544	National Folk Residence	1998

Porter, North

745	Craftsman Residence	1998
1001	Riverside Elementary School	1991

Quentin, North

216	Craftsman Residence	1998
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Riverside

1040	Price House	1998
1100	Gilkeson House	1998

Riverside (cont.)

1120	Eshelman House	1998
1201	Lyon House	1998
1224	Buckley House	1998

Roosevelt, North

158	Jackman House	1998
402	Spanish Eclectic Residence	1998

Rutan, South

115	Hillcrest Apartments	1991
148	Prairie Residence	1998

Santa Fe, South

1245	Carl Harris Construction Company	1998
1505	H. F. H. Piele House	1991
1619	Wooten House	1991

Second, East

216	First Baptist Church	1991
3001	Craftsman Residence	1998

Sedgwick, North

215	Craftsman Residence	1998
218	Tudor-Revival Residence	1998

Seneca, South

1250	Sedgwick County Public Works	1998
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Seventeenth, West

102	Robert Clapp House	1991
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Sim Park Drive – Old Cowtown Museum

1871	First Presbyterian Church	1991	
	D. S. Munger House	1991	Listed
	Marsh Murdock House	1991	
	Wichita's First Jail	1991	

Skinner, West

309	Spanish Eclectic Residence	1998	
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Stillwell, West

1015	Sedgwick County Central Motor Pool	1998	
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Spaulding

814-6	Rau House	1998	
867	Sutton House	1998	
919	Borden House	1998	
936	Moses House	1998	
937	Stackman House	1998	
940	Vorden House	1998	

St. Francis, South

1436	Peachy House	1991	
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Thirteenth, N., East

2214	Tudor Revival	1998	
2419	Valentine Club	1998	
2725	Craftsman Residence	1998	

Thirty-First Street South

4778 Wichita Fire Dept Training Center 1991

Topeka, North

115 Midian Shrine Temple Site 1991

256 Shirkmere Apartments 1991

312 Shirkmere Garage 1991

402 St. John's Episcopal Church 1991

715 Roetzel House 1991

1204 Vermillion House 1991

1209 Jett House 1991

1315 Bailey House 1991

2146 WMTA Building 1991

Topeka, South

Hockaday Tile Driveway Sign-
Northwest Corner of Topeka and William 1998

500 Renaissance Revival Commercial 1998

608 Scherer Building 1991

821 McCune-Maltbie House 1991

829 Butler House 1991

839 Gehring House 1991

944 Grace Methodist Church 1998

1129 Sawyer-Schermerhorn House 1991

1600 Renaissance Revival Service Station 1998

Twelfth, N., East

3441 Queen Anne Residence 1998

Twenty-First Street, N., East

701 Renaissance Revival Residence 1998

702 Wichita Livestock Exchange Building 1991 Demolished

4000 Roe Indian Institute 1991

4900 Pauley Estate 1991

Twenty-First Street, N., West

401 Philips Gas Station 1998

Twenty-Third Street, N., West (2347 N. Wellington)

209 Smith Apartments 1998

University

1313 Craftsman 1998

1606 Van Arsdale House 1991

1715 John Metcalf House 1991

1813 Warner A. Wright House 1991

1840 University Friends Church 1998

2100 University (Davis)Hall 1991 Listed

Vassar, North

403 Craftsman Residence 1998

426-8 Craftsman Duplex 1998

1305 Queen Anne Residence 1998

1319 Craftsman Residence 1998

Vassar, North (cont.)

1525	Spanish Colonial Residence	1998
1529	Spanish Colonial Residence	1998

Vine, South

225	Arts and Crafts Residence	1998
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Volutsia, South

547	Tudor Revival Residence	1998
707	French Eclectic Residence	1998

Wabash, North

1125	Faith Temple Church	1991
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Waco, North

1065	Sternberg House	1991	Listed
1125	Israel House	1991	
1226	McKibben-Houston House	1991	
1235	Hamilton-Reeves House	1991	
1858-1902	Spanish Eclectic Commercial	1998	

Water, North

601	Calvary Baptist Church	1991	Listed
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Water, South

721-3	Krietzer Duplex	1998	
727	Wood House	1991	
1063	Beulah Park	1998	Demolished
1725	Craftsman Residence	1998	

Waterman, South

4023 Prairie Residence 1998

Wellington Place, North

1807 Residence 1991

1838 McDonald House 1991

1844 Dr. E. J. Nodruffth 1991

17th & 18th Wellington Place Pillars 1991

1919 Shingle Residence 1998

Wichita, South

1110 Mrs. Franz Franke House 1991

1927 Harrigan House 1991

Willow, East

3909-11 Tudor Revival Duplex 1998

Woodrow

701 Harkins House 1998

Yale, North

148 Craftsman Residence 1998

APPENDIX D

City of Wichita 1919 City Limits Map With Neighborhood Associations

APPENDIX E

Historic Preservation Ordinance

Wichita City Code

Title 2. Administration and Personnel

Chapter 2.12 Boards, Agencies, and Commissions

Section 2.12.1015 Historic preservation board--General provisions.

Established. There is created and established a board to be known as the "Historic Preservation Board" of the city.

(a) Scope of Duties. The duties of the board are to advise the City Council on city-owned historic resources and to safeguard the architectural and cultural heritage of the city through the preservation of historic resources. The board may carry out these duties through the identification, documentation and designation of the city's historic resources; administration of city ordinances governing the designation, alteration, and removal of historic resources; assistance with educational programs, economic development and tourism; and coordination of public and private historic preservation activities.

(b) Members. The board shall be composed of seven members to be appointed by the Mayor with the approval of the City Council. The membership of the board shall be composed of members who shall have demonstrated special interest, knowledge, or training in fields closely related to historic preservation such as architecture, history, landscape architecture, architectural history, planning, archaeology, urban design, geography, real estate, law, finance, building trades or related areas. A minimum of three of the members shall be preservation related professionals.

(c) Terms. The terms of office shall be as set forth in subsection (1) of Section 2.12.020.

(d) Officers. The board shall elect a president and two vice-presidents from its members.

(e) Meetings. The board shall meet at least once each month, with additional meetings upon call by the president or upon petition of a simple majority of the members. Four members present shall constitute a quorum, and issues shall be decided by a simple majority vote of the members present. The minutes of each meeting shall be filed in the office of the City Clerk.

(f) Ex Officio Members. A representative from the Office of Central Inspection, a representative of the Metropolitan Area Planning Department, a representative of the Planning Commission, the library historian, the City Archaeologist and the historical museum director shall sit on the board as ex officio members. None of the ex officio members shall have voting power, but shall assist the board in its various functions.

(g) Committees and Subcommittees. In addition to the design review committee, the board may establish through its bylaws such additional committees or subcommittees as deemed necessary or convenient to carry out the various functions and duties of the board. Such committees or subcommittees may be made up of part or all of the members of the board and may include members outside the Historic Preservation Board and may meet upon such schedule and for such purposes as established by the board.

(h) Staff of the Board. The board shall receive such staff support as directed by the City Manager. The Director of Planning or a designee shall serve as secretary to keep minutes of all meetings, handle correspondence, and perform such other duties as the board may direct.

(i) Succeeded Powers of Historic Wichita Board. The City Council shall succeed to all powers and authority previously placed in the Historic Wichita Board except as may be placed in the Historic Preservation Board by this section. Further, the board shall exercise the powers and duties of the Historic Wichita Board over city cemetery property unless and until the effective date of a certain charter ordinance providing that the City Council shall become the board of directors and trustees of such cemetery property. (Ord. No. 41-921 § 1)

Section 2.12.1016 Definitions.

As used in this chapter, the following words, terms and phrases shall have the meanings set out below:

(a) "Appurtenances and environmental setting" is the entire parcel as of the date of "historic district" or "historic landmark" designation, on which is located an historic resource, and to which it relates physically and/or visually. Appurtenances and environmental setting includes, but is not limited to, interior structures, fixtures and features, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), fences, gateways, rocks, open space and waterways.

(b) "Demolition" shall mean any and all activity that requires a demolition permit under the provisions of the building code and shall also include any other activity by the owner or any party in possession of an historic resource or historic resource within an historic district which creates or results in:

- (i) A dangerous or unsafe condition, as defined in Section 18.16.040 of this code; or
- (ii) The removal, destruction or deterioration of exterior walls, roof, chimneys, doors, windows, porches, steps or trim or of interior structures, fixtures and features which will or could cause permanent damage, injury or loss of or to historically significant exterior or interior features.

(b) "Demolition by neglect" means the failure to provide ordinary and necessary maintenance and repair to an historic resource or historic resource within an historic district, whether such neglect is willful or not, on purpose or by design, by the owner or any party in possession of such a site, which results in any of the following conditions:

- (1) The deterioration of exterior features so as to create or permit a dangerous or unsafe condition to exist, as defined by Section 18.16.040.
- (2) The deterioration of exterior walls, roof, chimneys, doors, windows, porches, steps or trim; the lack of adequate waterproofing; or deterioration of interior features or foundations which will or could result in permanent damage, injury or loss of or to exterior features.

(c) "Design review committee" means a committee of three voting members with one alternate to be appointed by the president for the purpose of reviewing certificates of appropriateness. The design review committee shall work closely and informally with the preservation staff for the purpose of reviewing, reporting and recommending action to the board on requests for certificate of appropriateness for all major projects. The design review committee shall follow the guidelines adopted by the board for certificate of appropriateness review. If the committee recommends denial of a certificate of appropriateness, it shall accompany such a denial with an explanation detailing why the request should be denied.

(d) "Historic landmark" means an historic resource of historical, architectural, archaeological, or cultural importance or value which the City Council determines shall be protected, enhanced and preserved in the interest of the culture, prosperity, education and welfare of the people and which is so designated.

(e) "Historic landmark district" means a group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archaeological or cultural values of the city, state or nation and which is so designated by the City Council.

(f) "Historic resource" means a district, site, land area, building, interior, structure or object, including appurtenances and environmental setting, which has historical, cultural, aesthetic, architectural and/or archaeological significance, or is a district, site, land area, building, interior,

structure or object with potential importance or value.

(g) "Permit" means a building, demolition, moving, sign, fence, parking lot, location, roofing, siding, or swimming pool permit which is issued by the Office of Central Inspection.

(h) "Preservation district" is a contiguous building grouping of potentially significant historic resources so defined in the city's preservation plan.

(i) "Preservation staff" means personnel assigned to provide staff services for the Historic Preservation Board.

(j) "Project Classification." For the purpose of the certificate of proposed work involving an historic landmark or resource within a historic district shall be classified as major or minor.

(1) Major projects include:

(A) Any undertaking requiring a permit on a National, State or Local Register landmark unless determined minor by the preservation staff and/or the design review committee; or on a structure within a national, state or local landmark district, unless determined minor by preservation staff and/or the design review committee;

(B) Any demolition permit or moving permit for any structure listed as an historic resource in the preservation plan or for any building plan adopted by the City Council;

(C) Any project deemed major by any design review committee member.

(2) Minor Project. For the purpose of certificate of appropriateness review, a minor project is any project requiring a permit on a local, state, or national landmark or any project requiring a permit within a local, state or national historic landmark district that proposes repairing or restoring an existing element or feature, or replacing an element or material with identical material and design to that which is existing.

(k) "Project" means any activity which would affect, change, or impact the appearance, environs or integrity of a historic resource. (Ord. No. 42-146 § 1)

Section 2.12.1017 Declaration of policy.

The City Council finds and declares as a matter of public policy that the identification, designation, protection, enhancement, preservation and use of historic resources is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the people. The purposes of the ordinance codified in Sections 2.12.1015 through 2.12.1025 are:

(a) To protect, enhance and perpetuate historic resources which represent or reflect distinctive and important elements of the city's cultural, social, economic, political, archaeological and architectural history;

(b) To safeguard the city's historic and cultural heritage as embodied and reflected in such historic resources;

(c) To stabilize and improve property values in such locations of historic resources; and thus to strengthen the economy of the city;

(d) To promote and encourage restoration, rehabilitation, and maintenance of neighborhoods and districts and thus combat urban blight and decay;

(e) To foster civic pride in the beauty and noble accomplishments of the past;

(f) To protect and enhance the city's attractions to tourists and visitors and provide incidental support and stimulus to business and industry; and

(g) To promote the use and adaptive reuse of historic resources for the culture, education, enjoyment and economic welfare of the city's citizens and visitors. (Ord. No. 41-921 § 3)

Section 2.12.1018 Historic landmark--Designation.

The City Council may designate certain historic resources in the city as historic landmarks and define, amend and delineate the boundaries thereof. Such designation shall be in addition to any other zoning district designation established in Chapter 28 of this code. The suffix "H" shall indicate the property's designation. (Ord. No. 41-921 § 4)

Section 2.12.1019 Same--Criteria for determination of significance.

In making such designation as set forth in Section 2.12.1018 of this code, the City Council shall consider designation if a building, structure, object, district, or interior meets one or more of the following criteria:

- (a) Is associated with events that have made a significant contribution to the broad pattern of history of the city, county, state or nation;
- (b) Is associated with a significant person or group of persons in the history of the city, county, state or nation;
- (c) Embodies distinctive characteristics of a type, period, or method of construction, represents the work of a master builder/architect, possesses high artistic values, or represents a distinguishable entity whose components may lack individual distinction;
- (d) Yields or is likely to yield information important in prehistory or history;
- (e) Is fifty years old.

Criteria a, b, c, d shall be justified on a Wichita Register of Historic Places nomination form to be submitted by the applicant. Any historic landmark so designated prior to January 1, 1993 shall not be subject to this requirement. (Ord. No. 41-921 § 5)

Section 2.12.1019.1 Same--Historic district designation criteria.

The following shall apply to nomination of a Wichita historic landmark district:

- (a) The boundaries of historic districts shall be drawn so as to include all buildings, structures, sites, objects or land areas which meet one or more of the criteria set out herein or which directly affect or relate to such buildings, structures, sites, objects or land areas meeting one or more criteria of this section, provided that at least seventy-five percent of the total structures within the boundaries are of architectural, historical, archaeological, or cultural importance or value as determined by the board.
- (b) A Wichita Register of Historic Places inventory nomination form accompanied by the following information is to be submitted to and retained by the Metropolitan Area Planning Department; and is required for establishment of an historic district:
 - (1) A list of specific historic resources located within the proposed district boundaries and a description of the particular importance or value of each such historic resource, such description to include the following:
 - (A) Approximate date of construction, and dates of major alterations, if known,
 - (B) Builder and/or architect, if known,
 - (C) Architectural style,
 - (D) Primary building materials,
 - (E) Current owner of record,
 - (F) Legal description of each property;

- (2) A map showing the boundaries of the proposed historic district and the location of each structure of importance or value identified by a number or letter designation;
- (3) Sufficient photographs of each building, structure, site, object or land area.
- (c) Establishment of an historic district or boundaries thereof shall be subject to the procedure specified in Section 2.12.1021.
- (d) Applications to increase the boundaries of an historic district may be made if one or more of the following conditions are met:
 - (1) When buildings, structures, sites, object or land areas of importance or value that are related to the district are requested for inclusion;
 - (2) When facts previously undisclosed to or unknown by the Historic Preservation Board are revealed which indicate that a particular building or site is possessed of special architectural, archaeological, or cultural character or economic viability of the district.
- (e) Applications to reduce the boundaries of an historic district may be made when one or more of the following conditions have been met:
 - (1) When it can be shown that a particular building, structure, site, object or land area, has no historic, architectural, archaeological, or cultural importance or value to the viability of the district;
 - (2) When it can be shown that no degradation of the district either physical, historical, architectural, archaeological, or cultural will result from exclusion of property from the district.
- (f) Historic landmark districts so designated prior to December 24, 1992 shall not be subject to requirements of this section. (Ord. No. 41-921 § 6)

Section 2.12.1019.2 Same--Who may nominate.

A Wichita Register of Historic Places inventory nomination form, completed by the applicant, must be submitted by one of the following:

- (a) The property owner, or a minimum of fifty percent of property owners of record within an applicant historic district;
- (b) A majority of the Historic Preservation Board;
- (c) A majority of the City Council;
- (d) Other, if accompanied by written consent of owner. (Ord. No. 41-921 § 7)

Section 2.12.1020 Historic preservation board--Function.

The board will have the following functions:

- (a) The board shall familiarize itself with the historic resources within the city and those which may be eligible for designation as historic landmarks and shall administer the identification, documentation and designation of such landmarks, and shall present verification of significance to the Metropolitan Area Planning Commission and the City Council.
- (b) The board shall identify criteria to be used in determining whether certain buildings, structures, land areas, districts, and interiors should be designated as historic landmarks.
- (c) The board shall administer certificate of appropriateness review according to specified guidelines to determine whether to grant or deny approval of proposed undertakings. Design criteria shall be either:
 - (1) "The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; or
 - (2) Specifically adopted district or property type guidelines based on criteria of the "Secretary of Interior's Standards."

(d) The board may review and provide comment on undertakings that may, in the opinion of the preservation staff, affect the overall visual or functional character of a historic landmark district or historic landmark that either involve the historic landmark or is within a [200] foot radius:

(1) Change of zoning;

(2) Publicly funded projects of construction such as streets, lighting, paving, sidewalks, etc., excepting maintenance.

(e) The board shall review and comment on projects determined by the City Archaeologist to pose a threat to an archaeological site.

(f) The board may suggest sources of funds for preservation and restoration activities and for acquisitions, to include federal, state, municipal, private and foundation sources.

(g) The board may recommend incentives for preservation.

(h) If the board finds that certain buildings, structures, land, areas, or districts cannot be preserved without acquisition, the board may recommend to the City Council that the fee or a lesser interest in the property be acquired by gift, or purchase, using funds or facilities available for preservation or restoration.

(i) The board may annually review the status of designated resources and districts and include in the board minutes a report of such review.

(j) The board shall make or cause to be made, a preservation plan with authorization hereby to review and update the preservation plan as needed.

(k) The board may implement a receivership program for facade easement donations for the purpose of historic preservation.

(l) The board may recommend programs and legislation to the City Council to encourage historic preservation in the city. (Ord. No. 41-921 § 8)

Section 2.12.1021 Procedure for designation of historic landmark and historic district.

An application for historic landmark designation requires the following procedures:

(a) A Wichita Register of Historic Places nomination form and, for districts, district preservation guidelines as defined in Section 2.12.1021.1, shall be submitted to the Metropolitan Area Planning Department.

(b) Upon receipt of such nomination, a hearing by the Historic Preservation Board will be scheduled either at its regular meeting or at a special meeting, provided that published notice be given fifteen days prior to the date of such hearing. The owner or owners of any parcel on which a proposed historical landmark is situated or which is a part of a proposed historic district shall be mailed written notice at least fifteen days prior to the hearing relating to the designation of such proposed historic landmark or historic landmark district, the amendment to any designation thereof, or the proposed rescission of any designation or the amendment thereto. The board shall afford a full and fair hearing to all interested persons. The board may solicit expert testimony regarding the historical and architectural importance of the historic resource under consideration for designation. All interested persons may appear in person or by representative and present evidence or comment. The board shall make its decision within a reasonable time, preferably at the close of the hearing. In the event a member of the board shall make application, evidence shall be presented in the same manner as all other persons and the board member shall not vote on the matter contained in the application. Four affirmative votes shall be required to constitute a recommendation of approval on any application presented to the board.

(c) After consideration of and recommendation by the board, the applicant shall submit application for designation to the Metropolitan Area Planning Department, Division of Current Plans. The following materials are required as part of the designation application:

- (1) The Historic Preservation Board recommendation;
 - (2) Required filing fee, unless submitted by the City Council or the Historic Preservation Board;
 - (3) Legal description and map of the boundaries of the proposed designation;
 - (4) Completed Wichita Register of Historic Places nomination form;
 - (5) District preservation guidelines as defined in Section 2.12.1021.1, for nomination dated after December 24, 1992, if applicable;
 - (6) List of property owner(s) of record.
- (d) The designation shall be placed on the next possible Metropolitan Area Planning Commission meeting agenda for public hearing as provided in this code to consider historic resource designation. At the conclusion of its hearing, the Metropolitan Area Planning Commission shall set forth in writing its findings as to whether the designation is consistent with adopted plans and shall transmit such findings to the City Council.
- (e) After notice and public hearing as required by law in a zoning case under Title 28 of this code, the City Council may enact by ordinance a historic resource designation. Upon passage of such ordinance, the City Clerk shall file a certified copy of the ordinance with the County Register of Deeds, and provide an affidavit of public notice stating the fact of the designation to the County Clerk. A copy of such affidavit shall be sent to the owner or owners of all affected property.
- (f) Upon approval of a historic resource designation ordinance by City Council, the Metropolitan Area Planning Department shall set out on the official zoning map of the city, a designation corresponding to the case number and delineation of the property or properties involved.
- (g) When a majority of landowners, in the case of historic resource designation, object in writing and file with the City Clerk or in person at the public hearing before the City Council, a two-thirds majority affirmative vote by the City Council is required for approval of the designation. (Ord. No. 41-921 § 9)

Section 2.12.1021.1 District preservation guidelines.

Preservation guidelines for historic districts, to be completed by the applicant, are required to be submitted with a nomination application when said application is submitted after December 24, 1992. The district preservation guidelines shall include, but not be limited to the following:

- (a) Guidelines for those seeking a certificate of appropriateness pursuant to Section 2.12.1023, including, but not limited to, the following:
 - (1) Acceptable materials for any construction, additions, remodeling or rehabilitation activities;
 - (2) Appropriate architectural character, scale, and detail for any construction, additions, remodeling or rehabilitation activities;
 - (3) Acceptable appurtenances to new and existing structures;
 - (4) Acceptable textures, and ornamentation;
 - (5) Acceptable accessories on new or existing structures;
 - (6) Such other building regulations which would have impact on either new or existing buildings;
 - (7) Acceptable standards for changes to noncontributing resources within the district;
 - (8) Acceptable signage.
- (b) Guidelines for public improvements in districts, including but not limited to: street lighting, street furniture, signs, landscaping, utility facilities such as electric poles and wires, telephone lines, design textures of sidewalks and streets, and such other elements as deemed necessary for

enhancement and preservation. (Ord. No. 41-921 § 10)

Section 2.12.1022 Historic district designation administrative requirements.

The following shall apply:

- (a) When the Historic Preservation Board considers an area as a possible historic district, the board shall, prior to rendering its final recommendations, submit the nomination package including district preservation guidelines to city departments, boards and commissions, and other public agencies directly affected.
- (b) In addition, the board shall, prior to rendering its final recommendation, make the district preservation guidelines available upon request to landowners in the proposed district.
- (c) Board-approved graphics for designated structures within a district may be prepared and made available to the owners of designated structures. (Ord. No. 41-921 § 11)

Section 2.12.1023 Certificate of appropriateness review.

The following procedures/requirements apply to certificate of appropriateness review:

- (a) A permit for any project affecting a designated historic landmark or any property within a designated historic landmark district shall not be issued to any applicant by the Office of Central Inspection unless an application for a certificate of appropriateness has first been reviewed and approved by either the preservation staff, the Historic Preservation Board and/or the City Council. Projects not requiring a permit but which propose to alter features which have been defined in a district's preservation guidelines as requiring protection shall require a certificate of appropriateness application. Projects which will or have the potential to damage or destroy historic features of an historic landmark or an historic resource which is located within an historic district shall be subject to certificate of appropriateness review. Projects described in Section 2.12.1024(b) shall be subject to certificate of appropriateness review.
- (b) When applying for a certificate of appropriateness, the applicant shall provide plans, specifications or other documentation pertaining to the work as required on board-adopted application forms. A completed certificate of appropriateness application and accompanying materials must be submitted to the Metropolitan Area Planning Department where the preservation staff will review the application and determine if the proposed work is a major or minor project.
- (c) A certificate of appropriateness for a major project shall receive preliminary review by the design review committee. The committee shall then report and make a recommendation to the board. The board shall review the application and recommend approval, approval with conditions, or denial within thirty days of the receipt of the application. If approved, and provided that a protest is not filed within five business days, preservation staff shall issue a copy of the certificate of appropriateness to the applicant and provide a copy to the Office of Central Inspection. If protest is filed by the applicant or any interested party with the preservation staff within five business days of the board's approval, the certificate of appropriateness shall not be issued until the City Council holds a public hearing regarding the application. This public hearing shall be at the next possible City Council meeting.
- (d) A certificate of appropriateness for a minor project shall be reviewed and approved or denied by the preservation staff. If approved, the preservation staff shall provide a copy of the signed application to the applicant and provide documented approval to the Office of Central Inspection.
- (e) If no action has been taken by the preservation staff and/or the board within forty-five days for major projects and within fifteen days for minor projects after the date of receipt by the

Metropolitan Area Planning Department of the completed application, the building permit may be applied for with the Office of Central Inspection.

(f) Any applicant or other interested party wishing to appeal a denial or approval with conditions of any certificate of appropriateness may appeal to the next higher authority. The order of the appeal procedure shall be: (1) the preservation staff, (2) the design review committee, (3) the Historic Preservation Board, and (4) the City Council.

(g) No change shall be made in the work defined in the certificate of appropriateness without resubmittal and approval thereof in the same manner as provided above.

(h) After a decision is reached denying with prejudice an application for certificate of appropriateness, a resubmittal of application will not be accepted for additional hearing within a twelve-month period from the date of final decision except upon written request by the applicant indicating the incorporation of recommended changes in plans and specifications to the original application. Denial of a certificate of appropriateness without prejudice permits reapplication immediately.

(i) In the event the staff assigned to the board certifies to the City Manager that the board and/or its president are unable to process a certificate of appropriateness for a major project in a timely fashion (through lack of quorum or otherwise) then the City Council is empowered to act upon written recommendation of the preservation staff without the review procedure set forth above. (Ord. No. 42-146 § 2)

Section 2.12.1024 Historic landmark--Demolition, moving or damage or destruction of historic features.

(a) If an application is received by the Office of Central Inspection for demolition or moving of any historic resource the applicant shall be referred to the preservation staff for a certificate of appropriateness application. Review of such application for a certificate of appropriateness shall be as provided in Section 2.12.1023.

(b) For a project which involves demolition or which will or has the potential to damage or destroy historic features of an historic landmark or resource which is listed on the National, State and Local registers, the proponent of such project shall, before doing any of the demolition or work in furtherance of such project, whether or not a building or other permit is required to be obtained to do such demolition or work, submit a certificate of appropriateness for review as provided for in Section 2.12.1023.

(c) The City Council may approve the certificate of appropriateness or deny the certificate of appropriateness if it determines that feasible and prudent alternatives to demolition or moving the proposed project exist and that in the interest of preserving historical values, the historic landmark or resource should not be demolished, moved or altered.

(d) In the event of an emergency demolition of a designated historic resource within an historic landmark district, Office of Central Inspection staff shall notify the preservation staff as soon as is possible. (Ord. No. 42-645)

Section 2.12.1024.1 Review of demolition and moving permits--Nondesignated historic resources.

An application to the Office of Central Inspection for a demolition or moving permit shall require notification to preservation staff if the permit is for a historic resource determined by preservation staff to have potential for landmark designation. The following procedure applies:

(a) Demolition and moving permit applications for buildings or structures, whether an individual site or sites within a preservation district so identified in the city's preservation plan, will be reviewed by preservation staff.

(b) Preservation staff may make the determination that a building, site or structure threatened with demolition or removal meets the criteria for landmark designation; or may make the determination that a building, site or structure within a preservation district contributes to that preservation district and that the proposed undertaking will have a detrimental effect on the preservation district.

(c) If a building, site or structure is determined to meet criteria for historic landmark designation by the preservation staff, a written notice shall be sent by certified mail to the owner or owners of such building, site or structure. The notice shall describe the property which meets historic landmark criteria including its location and boundaries, justification of its historical or architectural significance, announcement of the time, date and place of public hearing by the Historic Preservation Board, and statement of interim controls as provided in subsection (d). The notice shall also be delivered to the Office of Central Inspection with acknowledgment of receipt by the Superintendent of Central Inspection required.

(d) Immediate but temporary interim controls, as provided in subsection (e) below, prohibiting any alteration or demolition, other than those alterations permitted by a valid certificate of appropriateness may be placed by the preservation planner on any building, site or structure that is identified in the preservation plan and for which a notice of interim control has been mailed, until effective evaluation of the building, site or structure can be made, provided that the interim period does not exceed sixty days. This sixty-day period may be extended by resolution of City Council but in no event may the interim control period exceed one hundred eighty days.

(e) The Office of Central Inspection is prohibited from issuing any permit for any building, site or structure upon which interim control has been placed unless the Superintendent of Central Inspection or his designee certifies to the preservation planner that such permit is necessary due to emergency public safety reasons, or is approved pursuant to a valid certificate of appropriateness.

(f) A historic resource that is located within a preservation district as defined in the preservation plan for which a demolition or moving permit has been requested may be reviewed by the Historic Preservation Board unless, in the case of a demolition permit, the Building Official certifies that demolition is necessary due to emergency public safety reasons.

(g) The Historic Preservation Board shall, in the case of a nondesignated historic landmark or of a historic resource within a preservation district, work with the owner of the property to provide alternatives to demolition, or if demolition is the conclusive alternative, the board shall document or cause to be documented the resource with photographs, and/or measured drawings.

(h) If in the interim period a nondesignated historic resource or a historic landmark district becomes designated pursuant to this subsection and Sections 2.12.1019, 2.12.1019.2 and 2.12.1021 and a permit application to demolish or move is sought, the procedure in Section 2.12.1024 shall apply. (Ord. No. 41-921 § 14)

Section 2.12.1024.2 Historic landmark--Demolition by neglect.

In the event of demolition by neglect, as defined in Section 2.12.1016, of an historic landmark or a property within a landmark district on public or private property, the following provisions shall apply:

(a) If a designated historic landmark or a contributing historic resource within a designated historic landmark district has been determined by the Historic Preservation Board to be the subject of demolition by neglect, the board or staff shall notify the Superintendent of Central Inspection to issue a written notice specifying the conditions of deterioration and the minimum items of repair or maintenance necessary to correct or prevent further deterioration.

(b) Such notice shall be sent by certified mail, return receipt requested, addressed to the owner

of the property, or other responsible person, at his or her last known address, or the address shown on the real property tax records in the clerk's office of the county. Such notice, when so addressed and deposited with the postal service with proper postage prepaid, shall be deemed complete and sufficient. In the event that notification cannot be accomplished as aforesaid, after reasonable efforts, notice shall be accomplished by posting a public notice on the property.

(c) The notice shall provide that corrective action shall commence no later than thirty days from the receipt or posting of the notice, unless an extension is granted by the Historic Preservation Board or City Council. The applicant shall demonstrate continual progress and all repairs shall be completed within a reasonable period of time. The notice shall state that the owner(s) of record of the subject property, or any person therein, may, within ten days request a hearing before the Historic Preservation Board challenging the finding, of demolition by neglect and/or the notice to repair. If such request for a hearing is received within this time period, a hearing will be at the next regular meeting of the Historic Preservation Board.

(d) The board shall review all evidence of demolition by neglect at the scheduled hearing, and authority granted in Section 18.40.180(e) to address correction shall be a remedy available.

(e) In the event that the Historic Preservation Board finds that, notwithstanding the necessity for such improvements, action provided in subsections (a) and (c) of this section would impose a substantial hardship on the owner or any or all persons with any right, title or interest in the subject property, then the board shall establish a period of forty-five days and direct staff to seek alternative methods to preserve the historic resource located within an historic district.

(f) If no alternative is found to preserve the structure without undue hardship to the owner, but the structure is determined a threat to human safety and is in violation of city code, a demolition permit may be issued.

(g) The provisions of this section shall supersede Sections 20.04.180 and 18.40.180 of this code when applied to removal and demolition of historic resources. Any requirements imposed upon an applicant by the Historic Preservation Board under this section may be appealed to the City Council. (Ord. No. 41-921 § 15)

Section 2.12.1025 Same--Penalty.

It is unlawful to construct, reconstruct, structurally alter, remodel, renovate, restore, demolish, deface, move or maintain any historic landmark in violation of the provisions of the ordinance codified in Sections 2.12.1015 through 2.12.1025. In addition to other remedies, the city may institute any appropriate action or proceedings to prevent such unlawful construction, restoration, demolition, moving or maintenance to restrain, correct or abate such violation. Any person who violates any provision of the ordinance codified in the sections cited above shall be guilty of a separate offense for each day or portion thereof during which any such violation is committed, continued or permitted, and each offense shall be punishable by a fine of not more than one thousand dollars. (Ord. No. 41-921 § 16)

APPENDIX F

Old Town Overlay Zoning Regulations

**Reprinted from the Wichita/Sedgwick County
Unified Zoning Code as amended 1999**

Sec. III-C, Special Purpose/Overlay Districts (OT-O, Old Town Overlay)

4. OT-O, Old Town Overlay District

- a. Purpose.** The OT-O, Old Town overlay district is intended to recognize the special location, architectural character and proposed land-use mix of the Old Town area within the City of Wichita by allowing appropriate deviations from the standards of the underlying base district. The design review provisions applicable within the OT-O are intended to preserve the area's special historic and architectural character and to protect private property values and public investments in and near the Old Town area, by ensuring that the exterior alterations to buildings and grounds are undertaken with sensitivity to the area's special character. The OT-O district is an overlay district; property within the district shall comply with the overlay district regulations of this section and the standards of the underlying district. In the case of conflict between the regulations in this section and those of the underlying zoning district, the regulations in this section shall prevail.
- b. Use regulations.** The use regulations of the underlying zoning district shall control within the OT-O district, provided however, that all uses allowed as permitted and conditional uses within the residential zoning districts shall also be allowed as permitted or conditional uses, respectively, in the OT-O district; except that tattooing and body piercing facilities shall not be allowed as a permitted or a conditional use.
- c. Special parking regulations.** The following special parking regulations shall apply within the OT-O district.
- (1) Residential.** Parking for residential dwellings shall be provided at a minimum ratio of one space per dwelling unit.
 - (2) Taverns and drinking establishments, clubs and restaurants.**
 - (a)** Taverns and drinking establishments, clubs and restaurants that derive 50 percent or more of their gross income from food sales shall provide off-street parking at a minimum ratio of one space for every four occupants permitted.
 - (b)** Taverns and drinking establishments, clubs and restaurants that derive over 50 percent of their gross income from the sale of alcoholic or cereal malt beverages shall provide off-street parking at a minimum ratio of one space for every three occupants permitted.
 - (3) Retail and office.** Parking for retail and office uses shall be provided at a minimum ratio of one space per 300 square feet of floor area.
 - (4) Theaters.** Parking for theaters shall be provided at a minimum ratio of one space for every four seats.
 - (5) Public assembly.** Public assembly uses, except those that have parking requirements specified elsewhere in this regulation, shall provide the following minimum amounts of off-street parking:

- (a) Concentrated use assembly areas (e.g., auction rooms, auditoriums, lodge rooms, reviewing stands, etc. which typically do not have fixed seats, but if chairs are provided they are not accompanied by a table) - one parking space per 28 square feet of floor area used for public assembly.
 - (b) Less concentrated use assembly areas which may have fixed seats and tables (e.g., bingo parlors, conference rooms, exhibit rooms, museums, galleries, etc.) - one parking space per 60 square feet of floor area used for public assembly.
- (6) **Parking districts.** When additional off-street parking is required to be provided for a new building or an addition or a change of use to all or a portion of a building, the requirements shall be waived if the property for which the parking is required is located within the boundaries of a parking district established by the Governing Body and if the property owner meets other requirements as established by resolution of the Governing Body.

d. Design review standards and procedures

(1) **Review procedures.**

- (a) **Applicability.** Except as provided in Sec. III-C.3.d(3) and III-C.3.d(4), no alterations to building exteriors, including painting, nor alterations to fences, grounds or temporary on-site signs may be made, and no permits involving alterations to building exteriors, or permits for signs, sidewalks, driveways or demolition shall be issued by the Office of Central Inspection for any structure or site located wholly or partially within the OT-O district until an application for such permit has been reviewed for compliance with the design standards of this section and approved by the Director of Planning, with the concurrence of the Zoning Administrator.
- (b) **Application.** An application for a permit with the OT-O district shall be submitted in a form required by the Planning Director. A complete application should include, as necessary, to-scale drawings, elevations, sections, relevant plans of site and/or immediate environs if appropriate, and shall indicate materials and colors to be used, as conduct an adequate review of the application.
- (c) **Action.** After reviewing the completed application, the Director of Planning with the concurrence of the Zoning Administrator shall approve, approve with conditions or modifications, or deny the request, in accordance with the design standards of this section. Any property owner in the OT-O may appeal the decision of the Director to the Board of Zoning Appeals.
- (d) **Time limit on action.** If within 10 days from the date of receipt of a complete application by the Planning Director, no action has been taken on the

application, the Office of Central Inspection may issue the necessary permits and the project may proceed. This time limit may be waived by mutual consent of the applicant and staff. It shall not apply if Historic Preservation Board review is required pursuant to Sec. III-C.3.d.(1)(e)

- (e) **Historic Preservation Board review.** Projects involving Lots 2-18 of the 700 Block of East Douglas, East Wichita Addition, being included in the East Douglas Historic District (H 85-1), shall be reviewed by the Historic Preservation Board in accordance with these standards.

(2) **Design standards.**

(a) **General.**

- 1) Alterations should be respectful of the character of one of Wichita's earliest commercial and warehousing districts whose architectural type and elements represent a style unique to the past. The Old Town Overlay District encompasses that section of Wichita that historically was its jobbing, wholesale and warehouse district, laid out on a gridiron street pattern. Red brick warehouse and commercial structures predominate, exemplifying the industrial and Italianate commercial architectural styles of the early Twentieth Century. Warehouse structures are trimmed in limestone, with mullioned windows, and commercial buildings have large, plate glass windows. Roofs are generally flat and tarred, although some are trimmed with red or green clay tiles. Doors are of wood or metal, and are found both at grade and at loading dock height. The buildings are no more than four and one half stories in height, and have uniform setbacks.
- 2) The height of all-new buildings and building additions should be limited to the shorter of four and one-half stories or 50 feet.
- 3) For each structure, the roofing materials visible from the street should be matching clay or synthetic tiles similar to clay in size, color and appearance, or of sheet metal, standing-seam or metal shingle construction; the exterior of the wall of each building should be finished in red or brown brick and trim of wood, metal, terra cotta or other glazed tile, glass block, limestone, or gray concrete.
- 4) Mirrored glass windows for buildings should not be used.
- 5) Metal windows and doors should be anodized or properly primed and enameled.
- 6) Awnings or canopies should be made of metal or of cloth material.

- 7) Walkway coverings should be of sheet metal, metal shingles or of standing-seam construction, or of canvas or cloth.
- 8) Colors used in painting building exteriors should favor earth tones.
- 9) Iron railings should be of utilitarian styling as represented in the district.
- 10) Permanent fences should avoid wire materials whenever possible.

(b) Standards for rehabilitation/remodeling.

- 1) Facades should be retained.
- 2) Existing windows and openings should be retained.
- 3) Tile roofs and/or trim should be retained.
- 4) Architectural features, such as enriched cornice window heads, enriched trim, cast-iron elements, should be retained.
- 5) Additions to buildings should be compatible in appearance by coordinating style, materials, scale and detail with the original buildings in the district.
- 6) All remodeling or rehabilitation of exteriors should; ensure the visual integrity of the building, and be compatible with the overall architectural character of the district.
- 7) Facades that have been hidden since original construction should be restored in conjunction with any facade rehabilitation work.
- 8) Accessory buildings should generally be compatible with the other structures on the street and be subject to these guidelines.
- 9) Routine maintenance, repairs or replacements of elements on portions of existing facades shall not require an applicant to bring the entire facade into compliance with these standards.
- 10) Repainting of surfaces with colors that duplicate the existing colors shall be permitted.
- 11) Existing doors and windows may be replaced with new products of design and/or materials similar to those, which existed at the time of passage of this Code.

(c) **Standards for new construction.**

- 1) All building designs should be compatible with the major elements of the historical architecture within the district. Red brick buildings with limestone or grey concrete trim are encouraged.
- 2) All buildings should be set back from the street uniformly to present a continuous facade line along the street, except that minor recesses or projections for entries, arcades and similar elements may be acceptable.
- 3) Off-street parking should be screened along street frontages with landscaping and/or low brick walls and other wise are designed in compliance with applicable landscaping regulations.
- 4) Mechanical or electrical equipment and trash receptacles should be hidden or screened from street level view.

(d) **Signs.** Signage within the OT-O district shall be subject to the provisions of Chapter 24.04 of the Code of City of Wichita, as well as the following requirements.

1) **General design standards.**

- a) All signs, including window signs, must be approved as to design, colors, materials, placement, method of attachment, method of illumination (if applicable).
- b) No illuminated sign may contain flashing or moving elements or change its brightness, except as otherwise provided in this division.
- c) No sign should be illuminated by fluorescent or backlighting. The use of indirect lighting is allowed.
- d) The use of plastic on the exterior of a sign is prohibited.
- e) The use of a fluorescent color on a sign is discouraged.
- f) The use of neon and/or incandescent bulbs is allowed.
- g) Neither sign nor part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.
- h) For buildings with multiple tenants, one sign for all tenants is encouraged.

- i) Window signs should be painted or gold-leafed directly on windows.
- j) The repainting of faded or "ghost signs" on brick exteriors is encouraged.
- k) Whenever possible, painted signs should be placed in bands within the space above or below windows.
- l) Letterforms should not be overly intricate nor of overtly modern styling. Suitable letter forms include, but are not limited to, the following: Helvetica, Helvetica Medium, Univers 55, Univers 65, Optima, Optima Semi-bold, Melior, Craw Clarendon, American Typewriter Medium.
- m) Logos and symbols may be incorporated into signage, but must otherwise conform to the criteria contained in these guidelines.
- n) Off-site advertising signs should be directional in nature, and shall be limited to advertising for enterprises within the district.

2) Building Signs.

- a) Building signs overhanging the public way are permitted, except that no sign should project more than eight feet from the vertical plane of the building.
- b) Building signs should be located so as not to dominate the building, and so as to emphasize architectural elements; such signs should not obscure architectural details or cover windows or moldings.
- c) No more than one temporary on-site sign may be displayed on a premise at any given time.
- d) Window signs and temporary on-site signs attached to or painted on a window may not cover more than 25 percent of the window surface area.

3) Pole and ground signs.

- a) No pole or ground sign should have an effective area greater than 32 square feet;
- b) No pole and ground sign should have a total height greater than

15 feet.

- c) Portable signs shall be limited to unlit A-frame signs, and shall require a minor street permit and shall not obstruct pedestrian traffic nor impede vehicular traffic.
- d) No portable sign may exceed a height of four feet and a total area of twelve square feet.
- e) No more than one portable sign may be displayed on a premise at any given time.

4) **Canopy signs.** All canopy signs shall be subject to the provisions of Chapter 23 (for awnings, canopies and marquees) of the Code of the City of Wichita, as well as the following requirements.

- a) No canopy sign should be lower than eight feet above walking grade; or
- b) No canopy sign should project vertically above the surface of the canopy or awning.

(3) **Exceptions and modifications**

- (a) Alterations that are not visible from public streets or alleys shall be exempt from the OT-O district design standards and review procedures.
- (b) The design standards in this section shall be modified or waived by the Director of Planning, with the concurrence of the Superintendent of Central Inspection, to allow for alterations which are required in order to maintain the continued functional viability of existing uses, or in extraordinary situations of development characteristics, economic hardship, or other circumstances, provided that the purposes and intent of these Standards are maintained through such interpretation.

(4) **Emergency repairs.** The Superintendent of Central Inspection may waive the standards and review procedures of this section in instances in which emergency repairs are required, provided that sub-sequent repairs comply with these Standards.

(5) **Conflicts with other Code provisions.** No section of this Code shall be construed to compel alterations that will conflict with any health or safety codes, or prohibits any alterations that are required to bring buildings into compliance with the Building Code.

APPENDIX G

City of Wichita 1919 City Limits Map With Neighborhood Revitalization Area And Local Investment Area

Financial Incentive Guidelines

– GUIDELINES –

THE REVOLVING LOAN PROGRAM FOR HISTORIC PROPERTIES

(and other financial incentives)



Pratt/Campbell House 1313 N. Emporia

Wichita-Sedgwick County
Metropolitan Area Planning Department
Historic Preservation Office
&
City of Wichita
Neighborhood Improvement Services



Revolving Loan Program for Historic Properties

Purpose: Provide low-interest loans to encourage the preservation and rehabilitation of historic properties in Wichita.

Eligibility: The property to be rehabilitated shall be designated and listed on the National, State or Local Register as a landmark in Wichita; a contributing element in a designated and listed historic district on the National, State or Local Register in Wichita; listed in the Undesignated Historic Resource List as adopted by City Council, September 15, 1998; or be eligible for possible listing as an individually designated or contributing element in an historic district on the National, State or Local Register as a landmark in Wichita. Property must be within the portion of the Neighborhood Revitalization Area located within the 1919 Wichita City limits.

Any qualifying property must **additionally** (a) be within an area designated as “slum and blighted,” or (b) pose a situation of “spot blight.”

Interest: Four percentage points below the Prime Rate lending rate at the date of loan closing. Twenty (20) year term for maximum amount. At the time of making financial application, the applicant will pay a fee of \$125 for costs of obtaining a credit report and title certificate.

Covenant: Properties not officially designated by city ordinance as a Wichita Landmark or a contributing element within a Wichita Landmark District or listed in the Kansas or National Register of Historic Places will have a covenant placed on the property for the life of the loan.

Maximum Loan Amount—\$25,000/\$10,000:

Properties designated by ordinance can borrow up to \$25,000. Properties that are potentially eligible for listing can borrow up to \$10,000. Certification of the historic status is the responsibility of the Preservation Planner. A property owner may reapply for additional funds under the Revolving Loan Program if the owner has not received the maximum amount.

Owners of designated properties may submit a request in excess of the maximum amount. A 2/3-majority vote by the Historic Preservation Board (HPB) is required for approval. If approved by the HPB, the request is submitted to the City Council, which has final authority of approval.

Loan applications are to be submitted to the Historic Preservation Planner. The application shall include a financial statement, third party income verification, description of the work to be done, at least one signed estimate from a licensed contractor for the proposed work, and an application fee of \$125.00, to be applied towards closing costs (credit report and title search). In the event the loan is not closed, any unexpended applications fees will be returned to the applicant.

All construction proposed to be accomplished with these funds must be approved by the Historic Preservation Board (HPB) and receive a Certificate of Appropriateness.

For any properties other than single-family residences, rehabilitation owners and contractors must comply with **Federal Labor Standards**.

Eligible work items include the following and should be listed on the loan application in the order of priority for the preservation of the structure:

1. Work necessary to bring structure up to life-safety code standards.
2. Structural
 - a. foundation repair
 - b. roof repair, chimney repair
 - c. framing repair, sill
 - d. sheathing repair, windows and doors
3. Mechanical
 - a. rewiring
 - b. replumbing
 - c. insulation
 - d. mechanical systems, climate control
4. Interior architectural elements of outstanding historical importance; for example, a ceiling, a fireplace, a staircase.

Exterior painting is also eligible. In the event only a portion of the funds requested can be allocated, the HPB shall take into consideration the above-listed order of precedence for eligible work items in order to determine which work elements are most critical to the structure.

No structural addition that would enlarge the livable space of the project is to be financed with these funds — nor an area not originally a livable space made livable.

The HPB will prioritize projects. Consideration will be given to (1) threats to the survival of the structure, (2) importance of the structure to the overall goals of preservation in Wichita, (3) structural integrity and condition of the structure, and (4) cost effectiveness of the proposed work. Preference will also be given to the owner-occupant of residential buildings and to private, non-profit organizations.

In determining the amount of the request to be recommended, the HPB will also consider the time required to complete the project. Applicants are requested to limit loan requests for projects that can be completed in a 12-month period.

DEFERRED HISTORIC LOAN PROGRAM

Deferred Historic Loans will be available for owner occupied single family residences who meet 80%

median income guidelines and do not qualify for monthly installment loans due to credit problems or do not possess the ability to repay a loan. The director of the Neighborhood Improvement Services shall make this determination.

Eligibility requirement for the property, design review standards and review process is the same as the requirements for the Historic Revolving Loan Program.

Conditions: The borrower will not be required to repay the amount loaned during the borrower's lifetime as long as the borrower remains the owner and residential occupant of the improved property. In the event that the borrower conveys their interest in the property, the mortgage shall be immediately due and owing. Interest shall be 0%.

The borrower's heirs may inherit the real property and not repay the loan as long as they occupy the structure as a permanent residence, meet the income criteria and maintain the structure.

Eligible work items are the same as for the Revolving Loan Program with the exclusion of item four.

TAX REBATE PROGRAM

Property tax rebates are available for new construction, additions to existing properties and rehabilitation within the Neighborhood Revitalization Area. These rebates apply to single-family homes, multi-family residences and commercial properties. Rebates are based on the amount of the increase in taxes paid after the project is completed. Depending on the type of property, rebates could be as high as 95% of the increase in taxes. **For more information, call the housing office at 316-268-4691.**

RESIDENTIAL BUILDING PERMIT FEE WAIVER

Building permit fee waivers are available for residential construction — new construction, additions to existing structures, and rehabilitation of existing structures — for single family and two-family residences. The permit value must be at least \$10,000 for the fee waiver to apply. Properties must be located within the Neighborhood Revitalization Area. Eligibility of the project is determined at the time the building permit is issued. **This program is administered by the Office of Central Inspection.**

DESIGN REVIEW STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings will be used for design guidance in addition to the published guidelines for Wichita's designated historic districts. These publications can be viewed at the MAPD Historic Preservation Office, 455 N. Main, 10th Floor.

Work is not to begin on any project covered by a loan application until the Certificate of Appropriateness has been approved by the HPB and the loan processed.

For more information about these programs, call the Historic Preservation Planner at 316-268-4421.

APPENDIX H

Architectural Styles

National Folk 1850-1890

These were generally massed-plan houses that were relatively simple to construct because light wooden roof framing could easily be adapted to span two-room depths. Such houses, when of rectangular shape, normally had side-gabled roofs and were called massed-plan, side-gabled folk houses. More nearly square plans typically had pyramidal (equilateral hipped) roofs.

Simple gable-front folk houses became popular during the pre-railroad era. This shape persisted with the expansion of the eastern railroad network in the 1850s and was a dominant folk form until well into the 20th century. Gable-front houses were particularly suited for narrow urban lots in the rapidly expanding cities of the northeast. There, many late 19th and early 20th-century neighborhoods are dominated by both styled and simple folk examples built in this form. Most are narrow, two-story houses with relatively steep roof pitches.

Victorian 1860-1900

Most Victorian styles are loosely based on Medieval prototypes. Multi-textured or multi-colored walls, strongly asymmetrical facades, and steeply pitched roofs are common features. Little attempt is made, however, at historically precise detailing. Instead, stylistic details are freely adapted from both Medieval and Classical precedents. These exuberant mixtures of detailing, superimposed on generally Medieval forms, means that most Victorian styles tend to overlap each other without the clear-cut stylistic distinctions that separate the Greek, Gothic, and Italianate modes of the preceding Romantic era.

Queen Anne 1880-1910

Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along one or both side walls.

Colonial Revival/Dutch Colonial Revival 1880-1955

Colonial Revival was one of the most, if not the most, popular architectural style in America's history. Colonial Revival architecture was a mixture of Queen Anne features with Georgian and Federal-style detailing. Typical features include accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

Dutch Colonial was a popular variation of Colonial Revival. Identified by the steeply pitched gambrels containing almost a full second story of floor space; these have either separate dormer windows or a continuous shed dormer with several windows. A full-width porch may be included beneath the main roofline or added with a separate roof. This subtype is known as Dutch Colonial Revival.

Tudor/Tudor Revival 1890-1940

Steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled); façade dominated by one or more prominent cross gables, usually steeply pitched; decorative (i.e., not structural) half-timbering present on about half of examples; tall, narrow windows, usually in multiple groups and with multi-pane glazing; massive chimney, commonly crowned by decorative chimney pots.

Prairie/Traditional Four-Square 1900-1920

Low-pitched roofs, usually hipped, with widely overhanging eaves; two stories, with one-story wings or porches; eaves, cornices, and façade detailing emphasizing horizontal lines; often with massive, square porch supports.

Craftsman 1905-1930

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square piers; piers or pedestals frequently extend to ground level (without a break at level of porch floor).

Minimal Traditional 1935-1950

With the economic depression of the 1930s came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch style. Usually, but not always, there is a large chimney and at least one front-facing gable, both echoing Tudor features.

Minimal Traditional/Ranch 1935-1975

Asymmetrical one-story shapes with low-pitched roofs dominate. Three common roof forms are used; the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open, with the rafters exposed as in Craftsman houses. Both wooden and brick cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in living areas.

Source: McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

APPENDIX I

USER'S GUIDE TO BUILDING INSPECTION

Introduction

All building materials deteriorate with age and exposure to the weather. Through routine inspection and periodic repair, the useful life span of a building and its historic fabric will be greatly increased. The job of maintenance can be simplified if it is done systematically instead of haphazardly. Preventive maintenance involves regular inspection of those parts of the building that are most likely to get out of working order. The accompanying checklist is intended to help identify and keep an accurate record or inventory of the building's problems to facilitate systematic repair and maintenance.

Tools: flashlight, small magnet, plumbline (string with small weight will do), penknife, a marble, a pair of binoculars, pad and pencil, and an inspection checklist. Before starting a renovation project, always start with a visit to the Office of Central Inspection for permitting requirements and to find out what minimum code standards are.

Exterior Inspection

Roofs:

A roof is all that stands between the interior of your building and the weather outside. A neglected roof will result in higher costs from damages caused by leaks that a carefully maintained roof can prevent. Roofing materials and elements should be inspected twice a year, before and after the harsh winter weather, to determine maintenance needs. The most common types of roof include gable, hip, hip-and-valley, gambrel, and flat or built-up roof.

- a. Asphalt Shingles: Pay particular attention to shingles on the ridge, hips, and at the roof edges as they get the hardest wear. Also watch for lumpiness that indicates a new roof has been applied over old shingles – all sorts of damage could be covered up. Look for
 - Mineral granules almost totally worn off shingles
 - Mineral granules collecting in gutters and base of downspouts
 - Edges of shingles look worn
 - Nails popping up
 - Roof looks new, but lumpy
 - Mold or moss forming on shingles
 - Holes in the roof from guy cables, TV antennas, etc.
 - Leading edge of roof damaged by ladders

- b. Clay Tiles: Clay tiles will weather well but are prone to breakage from mechanical shock, such as a falling tree limb or people walking on them. Check for
 - Broken tiles
 - Missing tiles
 - Nails popping up
 - Mold or moss forming on tile

- c. Slate: Some slates are more durable than others are, but a properly laid slate should last a century or more. Check for
 - Broken slates
 - Missing slates
 - Slate flaking apart
 - Nails letting go
 - Slate particles collecting in valley flashing

- d. Metal: If the metal isn't copper, your primary task will be to fight rust by keeping the roof painted. Check for
 - Rust or corrosion spots
 - Signs of previous patch jobs
 - Punctures in metal
 - Broken joints and seams

- e. Wood Shingles and Shakes: For maximum roof life, shingles and shakes require proper air circulation underneath so they can dry after rain. Therefore, they should be laid on open sheathing. If you find that they are improperly laid, you can help them dry by providing adequate ventilation in your attic. Look for
 - Biological attack (moss or mold, insects, birds)
 - Cupping and warping
 - Deep cracks and splits
 - Wood has become unevenly thin from erosion

- f. Built-up Roof: The roof membrane of a built-up roof consists of one or more plies of roofing felt bonded together either by hot or cold applied roof coatings. Deterioration of the membrane produces areas of the surface of the roof where leaks can occur. Check for
 - Blisters or slits in the membrane
 - Ponding of water (or dried areas where ponding was)
 - Drain pipes are plugged
 - Drip edges are provided
 - Gravel covers the roof well
 - Flashing is well positioned or seated
 - Trash build-up

Roofing Elements:

- a. Projections: Anything that breaks through the roof surface, such as a chimney or vent pipe, offers an entrance for water and so must be adequately flashed. Check that no projection or ornament is so weak or damaged that it could topple and smash roofing materials. Check for
 - Proper flashing around projections
 - Weathering of mortar joints at chimneys
 - Loose mortar joints that admit water
 - Chimney leans
 - Loose TV antenna

- Loose lightning rods
 - Loose weather vane
- b. Galvanic Action: Corrosion of metals can be caused by galvanic action. Check for
- Ferrous metals touching dissimilar metals, such as galvanized nails in copper flashing
- c. Cornice: Roofs frequently fail first at the edges and admit water into the cornice. Check for
- Moisture causing paint to peel on cornice, especially at the underside
 - Broken or missing cornice
 - Crack and other damages
- d. Underside of Roof: Pay particular attention to projections and eaves. Inspect on rainy day to see if water stains are current or past problems. Look for
- Water stains on soffit boards
 - Damaged soffit boards
 - Damaged fascia boards
- e. Flashing: Flashing is usually made of thin metal, such as copper, aluminum, or galvanized steel. It should be installed completely around every protrusion through the roof, and at every joint where vertical wall intersects the roof. Check for
- Loose, corroded, or broken flashing
 - Missing and uncaulked openings at the tops of flashing
 - Daubs of roof cement on flashing (they may hide leaks that have not been corrected)
 - Base flashing and counterflashing of vertical joints
- f. Gutters and Leaders: Leaking gutters can cause extensive damage to the entire building, not just the roof. Pay special attention to built-in gutters (Yankee gutters) which can feed hidden leaks directly to the cornice and down into the main structure. Check for
- Gutters clogged with debris or ice
 - Gutters that are rusty or corroded
 - Gutters that are loose, tilted, or missing
 - Broken seams in metal linings of built-in gutters
 - Birds' nests and roosting places

Exterior Wall Material:

The accumulated effects of hot sun, wind, rain, hail, dust, winter snow, and ice over the years will weather even the best quality masonry wall and/or siding. Natural finishes, including paint, deteriorate and show signs of peeling and blistering. Cracks develop as members weather and caulking and mortar joints give way to water penetration. The following checklist will be useful in inspecting buildings on a regular basis to determine maintenance needs.

- a. Masonry & Mortar: The inspector should pay particular attention to loose mortar joints, cracks, stains and wet spots on the wall

- Cracks can be horizontal, vertical, diagonal, hairline or major. Document the nature of the crack, explaining as best you can possible causes of the cracks
 - Inspect mortar joints to determine if they are loose or missing and evaluate their condition as good, fair or bad
 - Inspect brick walls for stains, wet spots, bulges, spalling, efflorescence, and missing bricks
 - Inspect stone walls for wet spots, stains, spalling, bulges, and efflorescence
- b. Stucco/Plaster: Inspect for cracks, staining, and stucco that has pulled away from the lath, soft spots, and loose or falling plaster.
- c. Siding and Sheathing: Hot sun, wind, rain, hail, dust and winter snow and ice are the principle causes of damages to siding and sheathing. Inspect siding, soffits and wood trim for
- Cracked boards, loose boards, or broken boards
 - Rotten and missing members
 - Signs of veins of dirt (termite tunnels)

Exterior Finishes:

Natural finishes need to be renewed periodically by application of a fresh penetrating stain coat when wear begins to show. There are many causes of poor paint wear. Most common are vapor or condensation problems. Other causes are moisture behind siding and also improperly applied priming coat.

- a. Painting: Inspect all finished surfaces for
- Signs of peeling, cracks, and alligating
 - Document the overall findings as good, fair, or bad
- b. Decorative Elements: Ornamental elements also undergo wear and tear. Inspect the ornamentation, its supports – such as anchors – for expansion due to rust. In addition:
- Cast Iron: inspect for rust, deterioration, corrosion, and loose and missing members
 - Stone/Terra Cotta: inspect for loose, eroded, spalled, and stained parts
 - Wood: inspect for rot, cracks, missing and loose members

Fenestration:

Doors and windows constitute main sources of energy loss through air infiltration. Energy losses can be reduced by weather-stripping. Inspect to ensure that weather-stripping is properly installed and all sources of infiltration are in check.

- a. Doors: inspect doors, frames, and weather-stripping. Check
- Door alignment
 - All parts for deterioration
 - All door hardware for proper operation

- b. Windows: inspect windows for material soundness at sill, joint between sill and jamb, corners of bottom rail and muntins. Check for
- Proper operation of all sash (including upper sash of double hung units)
 - Proper operation of hardware
 - Loose, cracked or missing glazing putty
 - Soundness of weather-stripping
 - Cracks and other damages to lintel
 - Rot and/or deterioration of wood framing

Porch and Patio:

- a. Porch: Moisture problems in a porch ceiling are indications of faulty drainage from the roof above. Inspect the roof to make sure water is not entering the main structure of the house as well. Check for
- Peeling paint and water stains on the ceiling
 - Rotted and warped boards in the porch floor
 - Damaged and/or loose steps and handrails
 - Rotted boards and other damages to ceiling
 - Cracks and other damages on a concrete floor
 - Spalling, cracks, loose and/or missing mortar joints on brick or stone
- b. Wooden supports: Wood destroying insects and fungi can cause considerable damage to the wooden supports of a porch or patio. Early detection of pests and decay can help building owners avoid expensive repairs. Inspectors should pay particular attention to
- Molds and fungus
 - Wood rot and termite infestation
 - Seal of patio at foundation
 - Corrosion of iron fittings on members
- c. Infestation: Chemical treatment of the structure and adjacent soil will drive insects away. No matter what protective measures are taken, a periodic inspection should be made at least every six months. The existence of termites or infestation in older houses with crawl space is difficult to detect because contact with the soil is usually direct and termite tubes are not evident. Inspection by professional exterminators is essential in such cases. Check for
- The need for treatment for ants and other wood destroying insects
 - Termites
 - Damage and rot on all wood members

Grounds:

The ground should be properly graded to direct the flow of rainwater away from the building and from the lot to prevent standing water. The property should always be checked after a heavy rain to see if it drains properly.

- a. Driveways and Sidewalks: Check for
- Safety hazards (heaves and depressions)

- Cracks on and deterioration of paved material
 - Damages to a curb clearances
 - Oil stains and pools of water
- b. Window Well: Check for
- Leaks and standing water
 - Leaves and other debris
 - Other damages to window well material
- c. Storm Drains: Check for proper drainage and/or clogging of drain line
- d. Retaining wall: Check for
- Cracks, spalling from subflorescence and freezing
 - Leaning and bulges
 - Loose, crumbling, and missing mortar joints
- e. Foundation: Inspect to ensure that there is no collection of leaves and other debris at the edges of the foundation and for proper drainage. Check for
- Cracks, spalling from subflorescence and freezing
 - Leaning and bulges
 - Loose, crumbling, and missing mortar joints
- f. Landscape: Check all landscape features, e.g., trees, bushes for dead and/or diseased parts. Check if
- Trees overhang or touch building which causes damage or trash build-up
 - Creepers and vines are causing damage (peeling paint, joint deterioration, etc.)
 - Plants holding water against structure
 - Tree roots damaging structure
 - Bare spots in lawn and /or shrubs need pruning

Interior Inspection

Basement and Crawl Space:

Foundation walls are subject to a wide variety of stresses and strains that cause concrete and other masonry to expand and contract. This sometimes results in cracks, leaks or condensation problems. Inspect to ensure that rainwater and other sources of moisture drain away from the building. Check for dampness on surfaces and for mold on joists at the point where the first floor joist meets the foundation wall.

- a. Load Bearing Masonry Wall: Inspect load bearing wall for structural damages paying particular attention to the following:
- Cracks caused by either structural movement or material shrinkage
 - Leaning and bulges
 - Loose damp mortar joints and spalling
 - Wet spots, stains and water penetration

- Insect/termite infestation and decay on wood members
- b. Cast-in-place Concrete Wall: Look for
- Settlement, cracks, and leaning
 - Water penetration, wet spots, and stains
 - Moisture conditions (dampness, etc.)
 - Insect/termite infestation and decay on wood members
- c. Wood Joists & Beams: Check for
- Sagging at the center of span
 - Springiness or vibration
 - Pronounced slope in one direction
 - Split at bottom of joist or beam
 - Floor squeaking and insect infestation/decay
 - Bearing on masonry
 - Bulging or sagging plaster ceiling
 - Overloading of joists and beams
- d. Steel Beams, Concrete Deck: Check for
- Deflection at midspan
 - Sloping floor
 - Corroded connections
 - Missing connections and connections bearing on masonry
 - Settlement effects, mechanical or exterior leakage
- e. Reinforced Concrete Floor: Check for
- Spalling and exposed reinforced steel
 - Wide, regularly spaced cracks in floor
 - Cracks near and parallel to masonry wall
 - Surface dusting and cracked concrete near columns
- f. Masonry Floors: Check for
- Leaks, cracks, and spalling
 - Alterations and new holes cut on floor for stairs, mechanical installation, etc.
 - Efflorescence
 - Sidewalk vaults and subgrade storage
 - Crack at the crown of the arch and between supporting walls
- g. Wood Floors: Wood floor members bearing directly to the soil are susceptible to insect and fungus attack. Check the underside of boards and floor joists for fungus, insect and or termite attack. Look for
- Cracks and badly damaged boards
 - Twisted boards
 - Squeaking
 - If floor boards need refinishing

- h. Carpet: Inspect for
 - Frayed edges
 - Damaged portions
 - Stains and worn out areas

- i. Ceramic Tile: Inspect for
 - Adherence and grout in joints
 - Loose joints
 - Splits and cracks
 - Missing tiles

- j. Interior Wall Finishes: Includes, but not limited to, plaster/stucco, gypsum board, wood, and wallpaper.
 - Push on suspect wall surfaces to check for looseness
 - Check for signs of dampness (this suggests leaks, either from the roof or internal pipes)
 - Inspect for cracks, bulges, peeling, blistering and mildew

- k. Ceiling Finishes: May be plaster/stucco, gypsum board, wood, wallpaper, or any other material. Specify this other material in your inspection record sheet. Check for
 - Signs of damp plaster on ceilings (this suggests leaks from the roof or plumbing and mechanical pipes)
 - Loose plaster, cracks and bulges
 - Blistering and peeling

- l. Interior Decorative Masonry: This includes windowsills, walls, wainscot, and floors. Check for
 - Dullness of surfaces
 - Stain, dampness, and spalling

- m. Fireplace: Inspect active fireplaces thoroughly for fire safety, material soundness, and structural stability. Check for
 - Connection with flues
 - If damper is operable
 - If the flue is lined with a clay tile liner to prevent fire and fumes leaking into the building
 - If the flue is unobstructed (bird nests, etc.)
 - If the fire box has a firebrick liner

- n. Metal Surfaces: Brass, cast iron, and bronze. Inspect all exposed ornamental metal trim. Check for
 - Built-up dirt, stain and rust
 - Corrosion and cracked surfaces

- o. Stairs: Check for
 - Secureness of all railings
 - Gaps between treads, risers and stringers

- Stair pulling away from the wall
 - Looseness or other damage to balustrades
 - Looseness and other damage to newel post
 - Rotting in wood members
- p. Interior Doors and Wood Trim: Check for
- Proper door alignment, fit and operation
 - Presence of all door hardware
 - Proper operation of all locks
 - Deterioration of hinges and pins
 - Condition of finish and other problems
- q. Interior Windows and Wood Trim: Check for
- Proper window alignment, fit and operation
 - Presence and functioning of all window hardware
 - Proper operation of locks, hinges and pins
 - Signs of water leakage at frames
 - Movement of sash up and down the frame
 - Seals around window panes
 - Condition of finish and record other problems
- r. Kitchen Cabinets/Counters: Inspect cabinets and counters to ensure that all drawers and doors are properly hung and secure, and that no movements are restricted and to ensure that all units are securely anchored to walls and floor. Check for
- Missing handles and hardware
 - Badly worn or stained countertops
 - Condition of finish

Mechanical and Electrical:

- a. Electrical: Ascertain that there are sufficient power circuits to run all of the appliances and equipment the owner uses. Remember that older buildings were not originally wired to take care of the many electrical appliances and the equipment used today. Check
- The condition of incoming service wires and supports
 - The operation of all exterior outlets and switches
 - Whether all exterior plugs are fitted with ground fault connectors
 - Whether fuses or circuit breakers trip frequently
 - Whether an electrician has periodically checked all aluminum wire connections
 - Whether power is brought in overhead rather than underground (look for trees and other hazards that could cause problems)
- b. Plumbing and Mechanical Systems: Note which types of heating, ventilating and air conditioning systems the building presently has. Inspect the furnace, ducts, registers, and radiators.
- Look for any obvious signs of deterioration, damage, stains and rot
 - Inspect the water supply and waste pipes for rust and leaks

- Has the local gas company tested gas lines for leaks (if not, have them do so)

Attic:

Condensation occurs in the attic principally because of easy pathways for moisture to migrate from the living quarters, or because of inadequate ventilation. The ventilators (louvers) in the attic should remain open to provide circulation of air throughout the year. Check for

- Any signs of roof or flashing leaks on rafters and insulation
- Signs of mildew on underside of roof boards
- Smoke or water leaks or breaks in the mortar joints of the chimney
- Straightness and sound condition of the roof rafters
- Adequacy and condition of insulation
- Nests and blockages of ventilation openings
- Operation of vent and/or attic fan

MAINTENANCE CHECKLIST

Roof material

- | | | |
|---------------------------------------|---|---|
| <input type="checkbox"/> Slate | <input type="checkbox"/> Asbestos Tile | <input type="checkbox"/> Asphalt Shingles |
| <input type="checkbox"/> Copper | <input type="checkbox"/> Wood Shakes | <input type="checkbox"/> Roll Roofing |
| <input type="checkbox"/> Ceramic Tile | <input type="checkbox"/> Wood Shingles | |
| <input type="checkbox"/> Tar & Gravel | <input type="checkbox"/> Galvanized Steel | |

Condition of Roof

- | | | |
|--|------------------------------|-----------------------------|
| (a) Are there any missing, broken or warped shingles or tiles? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (b) Is there evidence of mineral granules getting thin or worn edges on asphalt shingles? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (c) Does the ridge of the roof sag? This could be caused by normal settling or rotting or broken trusses. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (d) Does roof look lumpy? This may indicate that a new roof was applied directly over the old shingles. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (e) Can you see any indentations in the roof decking? This indicates that roof trusses may need to be replaced and new decking installed. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (f) If the roof is flat, are there any signs of bubbles, separation or cracking in the asphalt or roof felt? The roof shouldn't feel squishy under foot. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (g) Is the flashing around chimneys and valleys rusty, loose or missing? Flashing is generally galvanized metal that is sealed with roofing tar. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (h) Is the chimney masonry cracked or crumbling? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (i) Does the chimney appear to be sinking into the roof? This can indicate that the foundation for the chimney has settled or shifted and needs repair. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (j) Do the chimney flues have tile lining and meet housing code standards? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (k) Are there any loose, rotted or missing gutters? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (l) Does the fascia board show any signs of rot or peeling paint? This can be an indication of water damage from a leaky roof. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Exterior Walls:

- | | | |
|--|------------------------------|-----------------------------|
| (a) Do exterior walls seem plumb? Out-of-plumb walls can be a sign of serious foundation problems. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (b) Look down the wall. Are there any sign of bulges? This could indicate structural flaws. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (c) Is decorative woodwork firmly attached to the house and tightly caulked to prevent water penetration? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (d) Do doors line up squarely in their frame? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (e) Is the exterior paint fresh and in good condition? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (f) If the paint is not new, are there any signs of cracking, peeling or blistering? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (g) Are there open joints around doorframes, window frames and trim? All open joints will have to be caulked. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (h) Are joints between dissimilar materials well protected with flashing or caulk? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (i) Is glaze around window glass sound and well painted? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (j) If the walls are masonry, are there any signs of cracks? Horizontal cracks and hairline cracks through bricks are not a major problem; cracks that run vertically through bricks and mortar are more serious. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (k) Is the mortar soft and crumbling; are bricks missing or loose? If repointing is necessary, care should be taken to ensure that an appropriate mortar mix is used. If the mortar is too hard – a high content of portland cement – it will cause the bricks to break. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (l) Has the masonry been painted? Re-painting will be required ever 5-7 years. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (m) Is there any sign of spalling, cracking or crumbling of stonework? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (n) Are clapboards loose, cracking or missing? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (o) If exterior walls are shingle, are they thick and well nailed? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Termites and Rot: Unsound wood can be caused by either termites or rot. Rot can be arrested by shutting off the source of moisture. Termites call for chemical application.

- (a) Are there any signs of veins of dirt on interior or exterior walls? These are termite mud tunnels. Look for them on foundation, under porches, steps and on cellar walls. Yes No
- (b) Does wood near the ground pass the "pen knife test"? Yes No
- (c) Is wood siding 8-10 inches above ground? Yes No
- (d) Is there any vegetation close to the house? Vegetation holds moisture in wood; be sure to check behind it for rot. Also, vines growing on side of house can crack the foundations and pull siding loose. Yes No
- (e) Are there any signs of rot in the cornice or attic beams? Yes No

The Attic:

- (a) Are there any signs of leaks, such as dark water stains, on the underside of the roof, especially around chimneys, valley and eaves? Yes No
- (b) Is the attic adequately vented? Check for signs of mildew. Yes No

Insulation: Most houses before 1940 had no built-in insulation. However, some old houses will have had insulation added. Houses with brick or stone walls rarely have any wall insulation.

- (a) Is there any loose fill insulation visible between attic floor joists? Yes No
- (b) Has insulation been blown into sidewalls? Check for evidence of patched holes in exterior walls. A good contractor will remove the siding and drill the fill hole. If the house does have blown insulation, on a cold day the interior of an exterior wall should feel about the same temperature as an interior partition wall. Yes No

Interior Spaces:

- (a) Are there any signs of damp plaster or cracks in the plaster? Yes No
- (b) Is there any loose plaster in wall or ceilings? Plaster that is spongy when you push on it will have to be repaired or replaced. Yes No
- (c) Is there a noticeable bounce to the staircase when you jump on it? Are there any gaps between treads, risers and side stringers? Yes No
- (d) Is flooring original and in good repair? Yes No
- (e) Do floors have a pronounced sag or tilt? Yes No
- (f) Do floors vibrate and window rattle when you jump on floors? Yes No
- (g) Do window sashes move up and down smoothly? Yes No
- (h) Do window frames show signs of substantial water leakage? Yes No
- (i) Are fireplaces operational? Yes No
- (j) Are there smoke stains on the front of the mantel? Yes No

Foundation:

- (a) Is there a dug cellar with wood sills resting solidly on a masonry foundation well above ground level? If the sill is resting directly on the ground, it will eventually have to be replaced. Yes No
- (b) Is the mortar in the foundation soft and crumbling? Yes No
- (c) Are there any vertical cracks in the foundation wall? Have an engineer check if cracks are present. Yes No
- (d) Does the ground slope away from the foundation so that rain water drains off? Yes No
- (e) Do downspouts have splash blocks to divert water away from the house? Yes No

The Cellar:

- (a) Do sills show signs of rot or termites? Check with a penknife. Yes No
- (b) Is there any sign of dampness on the underside of floors around pipes? Yes No
- (c) Does basement show signs of periodic flooding? Yes No
- (d) Are there any signs of sagging floors, rotted support posts or jury-rigged props to shore up weak flooring? Yes No
- (e) Are the water pipes and large waste pipes in good condition? Yes No

Electrical System:

- (a) Does wiring in the cellar appear to be old wiring? Is it frayed? Yes No
- (b) Does the main power box have at least 100 amp capacity? Yes No
- (c) Do all ceiling light fixtures have wall switches? Yes No
- (d) Is there at least one electrical outlet on each wall in every room? Yes No
- (e) Is there any sign of surface-mounted lamp cord extension wiring? Yes No
- (f) Are there multiple cords plugged into a single outlet? Yes No

Plumbing:

- (a) Are water pipes copper or brass? If they are, a magnet won't stick to them. Lead piping will be soft and silvery when scratched with a penknife. Lead pipes will have to be replaced. Yes No
- (b) Is water pressure adequate? Turn on kitchen sink faucet, bathtub faucet and flush the toilet. If water slows significantly, piping may be inadequate or have scale buildup. Yes No
- (c) Is plumbing connected to a city sewer system? Yes No
- (d) If there is a septic tank, has it been cleaned in the last 3-4 years? Yes No
- (e) Is water supply from: City Water Main Drilled Well Shallow Well

Heating System: Determine the type of HVAC system: electric central air unit gas forced air gravity window unit

- (a) Does HVAC system operate satisfactorily? Yes No
- (b) What are the fuel bills for the past 12 months? The utility company can provide this information. Yes No
- (c) Is the capacity of the hot water heater at least 40 gallons? Yes No
- (d) Are there any signs of leaks or rust spots on the hot water heating tank? Yes No
- (e) On steam heating systems, do floorboards around radiators show signs of black stains and rot? Yes No