



Delano Design Advisory Committee Meeting Minutes



April 6, 2026, at 10 a.m.

The Ronald Reagan Building

271 W. 3rd Street, Suite 201

Wichita, KS 67202

Attendance

1. Members present – Jamie Gideon, Christopher Parisho
2. Members absent – David Dickenson, Anthony Gallardo, Vincent Hancock, John Todd, Jocelyn Clonts, Jeff Fleur, Wess Galyon
3. Staff Present – Christina Rieth

Order of Business

- HPC2026-00066: D-O Delano Overlay - rebuild front porch with stucco exterior, replace existing asbestos siding with stucco, create new driveway and curb cut (400 North Elizabeth Street).

Request: consultation on architectural compatibility

- HPC2025-00079: D-O Delano Overlay - new 12' x 20' shed in backyard (208 South Vine).

Request: Consultation on placement and architectural compatibility

Agenda Item 1

- HPC2026-00066: D-O Delano Overlay - rebuild front porch with stucco exterior, replace existing asbestos siding with stucco, create new driveway and curb cut (400 North Elizabeth Street).

Request: consultation on architectural compatibility

- Jose and Marie Herrera are seeking to remodel their single-family residence.
- **Site Details:** The property is a 0.15-acre site zoned for single-family residential use within the Delano Overlay. It is located at the northeast



corner of West Third Street North and North Elizabeth Avenue. The existing residence and detached garage were built in 1920.

- **Proposed Changes:**
 - Demolish and rebuild the front porch with a stucco exterior and PVC or metal railings.
 - Remove existing asbestos siding and replace it with stucco on the house only.
 - Remove 1,200 square feet of the front lawn to install a new concrete parking pad.
- **Applicable Guidelines (from the Unified Zoning Code):** The Delano Design Review Committee requested consultation on the following:
 - **Section 3-A-1:** Architectural features must be retained, and building design must be compatible with the district's historical character in style, detailing, materials, and scale.
 - **Section 3-A-2:** Remodeling must ensure the building's visual integrity and be compatible with the district's architectural character.
 - **Section 3-G-2:** Porches must be oriented towards a primary street and have an architectural style compatible with the primary structure.
 - **Section 3-G-5:** At least 60% of any yard area abutting a public street must consist of live plant material.
- **Neighborhood Context:** The surrounding properties are predominantly single-family residences.
- **Applicant Status:** The applicant was not present at the time of discussion.
- Jamie Gideon raised concerns about the proposed use of stucco, questioning if other structures in the area used this material.
 - Jamie also inquired about the proposed concrete pad for parking.
 - With only one voting member (Jamie Gideon) present, Christina requested her recommendation for the Delano Design Review Committee.
 - **Key Decision:** Jamie Gideon recommended against the proposal, citing two primary concerns: the stucco's incompatibility with the Delano district's character and the design of the concrete parking pad.



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

- HPC2025-00079: D-O Delano Overlay - new 12' x 20' shed in backyard (208 South Vine).

Request: Consultation on placement and architectural compatibility

- **Project:** The committee's advice is requested on the design of a proposed shed.
- **Site Details:** The property is a 0.16-acre site zoned for single-family residential use within the Delano Overlay, located at 208 South Vine Avenue.
- **Proposed Shed:**
 - o Dimensions: 20 feet deep, 12 feet wide, 11 feet high.
 - o Appearance: Gray color with black trim, and a gambrel metal roof with swing doors.
 - o Placement: The applicant will remove an existing shed and place the new one between the main house and the detached garage.
- **Applicable Guidelines (from the Unified Zoning Code):** The Delano Design Review Committee requested consultation on two items:
 - o **Guideline 3-A-3:** Building additions and accessory buildings must be compatible in appearance with the principal building.
 - o **Guideline 3-A-4:** Detached accessory structures must be subordinate (smaller) to the primary structure in height, scale, and mass, and be situated in a manner typical of the neighborhood.
- The applicants for this item were noted as being present at the meeting.
- **Rationale for Shed:** The applicant explained they dismantled a smaller, older metal shed and purchased the new, larger one for storage space for items from their garage.
- **Permitting Context:** A location permit is required because the shed's size (240 sq ft) falls between 25 and 249 square feet. The shed company requires this permit before they deliver and anchor the structure.