

**AGENDA**  
**HUTCHINSON LANDMARKS COMMISSION**

Thursday, November 14, 2019 – 4:00 PM  
City Council Conference Room  
125 East Avenue B, Hutchinson, Kansas

**1. ROLL CALL**

Higgins (Vice Chair)     Bartlett (Chair)     Whetzel     Haag  
 Wall     Dawson     Holmes

**2. WELCOME BY CHAIRPERSON**

**3. APPROVAL OF MINUTES** – Meeting of October 24, 2019

**4. WRITTEN REPORTS:**

- a. Projects Approved Administratively – None
- b. Projects Approved by the SHPO – None
- c. Projects Approved by City Council – None
- d. Other Reports – None

**5. NEW BUSINESS**

- a. Union Labor Temple Letter of Support – Barlow
- b. Historic Preservation Fund Grant Projects – Barlow

**6. OLD BUSINESS**

- a. LMD19-000003 – 524 East 1<sup>st</sup> Avenue, Demolition Appeal – Approved by City Council
- b. LMD19-000004 – 541 East Avenue A, Demolition Appeal – Approved by City Council

**7. OTHER BUSINESS**

- a. Kansas Historic Sites Board of Review – February 3, 2020 – Delisting of Kansas Sugar Refining Company
- b. Open comments from the audience.

**8. ADJOURNMENT**

The next Landmarks Commission is set for **4:00 pm, Thursday, December 12, 2019**, at City Hall.

|                 |                 |              |               |              |
|-----------------|-----------------|--------------|---------------|--------------|
| Staff Contacts: | Ryan Hvitlök    | 620-694-2681 | Aaron Barlow  | 620-259-4198 |
|                 | Amy Allison     | 620-694-2638 | Jim Seitnater | 620-694-2677 |
|                 | Charlene Mosier | 620-259-4133 |               |              |



## Item 2

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### MINUTES

### HUTCHINSON LANDMARKS COMMISSION

City of Hutchinson

Monday, October 14, 2019 – 4:00 p.m.

City Council Chambers

125 E. Avenue B, Hutchinson, Kansas

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#### 1. Roll Call

The meeting was called to order at 4:01 PM.

Members present: Jo Higgins (6/7), Joel Haag (6/7), Wes Bartlett (7/7), Shannon Whetzel (6/7), Gale Wall (6/7), Chelsey Dawson (4/7), and Greg Holmes (6/7).

Planning Staff present: Aaron Barlow, Associate Planner; Ryan Hvitløk, Director of Planning and Development

#### 2. Welcome by Chairperson

#### 3. Approval of Minutes

Haag made a motion to approve the minutes from October 24, 2019 seconded by Higgins, passed unanimously.

#### 4. Written Reports

- a. Projects Approved Administratively – None
- b. Projects Approved by the SHPO – None
- c. Projects Approved by the City Council – None
- d. Other Reports – None

#### 5. NEW BUSINESS

##### a. **LM19-000008 – 00000 east Avenue B (Fire Station #1) – Request to Rezone from P/I – Public and Institutional District to C-5 – Downtown District**

Barlow reviewed the request. The property is in the Downtown Core South Historic District and is listed in the National and State Register. It is not listed on the Local Register. Recent and Historical photos of the building were presented. Haag commented on the condition of the jail portion of the building saying that it likely is not in any condition to be saved. Holmes asked if any of the components can be saved. Haag said they likely could be saved provided the developer is willing to set them aside.

Discussion ensued.

Staff is recommending approval of the request. If the Landmarks Commission approves this request, staff will issue a certificate of appropriateness. The Landmarks Commission must

determine if the proposed project will damage or destroy the historic significance of the structure of the district based on the following factors:

**Analysis of Secretary of the Interior’s Standards for Rehabilitation Required for Landmarks Commission Approval:**

| Factor   | Analysis   | Met   Not Met                                  |
|--|--|--|
| <p><b>1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</b></p>      | <p>The property has been zoned P/I Public and Institutional District because of the fire station use and because the property has been owned by the City since it was constructed. Some uses that are allowed in the C-5 district and prohibited in the P/I District include: live/work units, emergency shelters, assisted living, drive-thru restaurants, retail and service uses, hotels / motels / bed &amp; Breakfasts, and artisanal manufacturing (See Exhibit A for a complete analysis).</p> <p>The majority of the Downtown Core South District is in the C-5 Downtown District. Most of the uses that will be allowed in the C-5 district that are prohibited in the P/I district would not require changes or additions that would significantly impact the defining characteristics of the building, the property or the historic district. Any future proposals that would require significant changes to defining characteristics of the structure would be brought to the Landmarks Commission for Historic Review.</p> <p>As the future use of the building will likely be commercial in nature, future proposals will likely include new signage. Under the City’s Certified Local Government agreement with the State Historic Preservation Office, signs are reviewed by staff. If staff feels a proposed sign may significantly impact the building’s defining characteristics, then the proposal would be brought to the Landmarks Commission for Historic Review.</p> | <p><input checked="" type="checkbox"/> Met</p> |
| <p><b>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</b></p> | <p>There is no proposal to remove any historic materials. Any future proposal to remove historic materials from the structure will be brought to the Landmarks Commission for Historic Review.</p>   | <p><input checked="" type="checkbox"/> Met</p> |

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| <p><b>3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</b></p>   | <p>There is no proposal to add features that may create a false sense of historic development. Any future proposal to add such features will be brought to the Landmarks Commission for Historic Review.</p>  | <p><input checked="" type="checkbox"/> Met</p> |
| <p><b>4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</b></p>  | <p>There have been no changes to the structure that have acquired historic significance in their own right.</p>   | <p><input checked="" type="checkbox"/> Met</p> |
| <p><b>5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</b></p>   | <p>The proposed rezone will not impact the building's distinctive features. Any proposal that would impact distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be brought to the Landmarks Commission for Historic Review.</p> | <p><input checked="" type="checkbox"/> Met</p> |
| <p><b>6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</b></p> | <p>No part of this project involves features that have deteriorated beyond repair.</p>  | <p><input checked="" type="checkbox"/> Met</p> |
| <p><b>7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</b></p>  | <p>Rezoning the property will not require any chemical or physical treatments.</p>  | <p><input checked="" type="checkbox"/> Met</p> |
| <p><b>8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</b></p>   | <p>There are no known significant archeological resources at the project site.</p>  | <p><input checked="" type="checkbox"/> Met</p> |

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| <p><b>9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</b></p> | <p>No new construction is proposed with this rezone proposal. Any proposals for new construction on the property—whether additions, exterior alterations or other related new construction projects—will be brought to the Landmarks Commission for Historic Review.</p> | <p><input checked="" type="checkbox"/> Met</p> |
| <p><b>10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</b></p>   | <p>No new construction is proposed with this rezone proposal. Any proposals for new construction on the property—whether additions, exterior alterations or other related new construction projects—will be brought to the Landmarks Commission for Historic Review.</p> | <p><input checked="" type="checkbox"/> Met</p> |

Haag made a motion, seconded by Higgins.

Motion to **[approve/deny]** this request for a Certificate of Appropriateness to rezone Fire Station #1 (located at 24 East Avenue B) from P/I Public and Institutional District to C-5 Downtown District, based on finding that the project **[meets/does not meet]** the Secretary of the Interior’s Standards for Rehabilitation and that the project **[will/will not]** damage or destroy the historic significance of the structure and the Downtown Core South Historic District. The motion passed with the following vote: Yes – Higgins, Wall, Whetzel, Haag, Dawson, Holmes, Bartlett.

**6. OLD BUSINESS – None**

Haag asked about the status on the Stevens building. Staff was not sure. Wall said she spoke with the owners recently and that they are looking to open the salon portion of the project in January.

**8. OTHER BUSINESS**

**a. Open Comments from the Audience:**

Steve Dechant, Hutchinson City Councilmember, asked to address the Commission. He asked the commission to be proactive in preservation and in maintaining buildings in town that appear to be on the decline. Haag explained that the community is lacking in tradespeople to do the skilled labor needed to maintain historic buildings. He suggested more people – besides himself, as he believes the college is tired of his requests – reach out to the community college about developing an education program to help students in building trades. Barlow indicated that Staff and the Commission are working on putting together seminars to educate and excite the public about preservation.

Holmes asked about preserving state fairground buildings. Barlow indicated that current political realities prevent staff from doing anything more at this time.

**7. Adjournment**

The meeting adjourned at 4:39 p.m. The next landmarks Commission meeting is set for 4:00 p.m., Thursday, November 14, 2019.

Respectfully Submitted,

Ryan Hvitløk  
Director of Planning and Development  
Approved this    day of            2019.

Attest: \_\_\_\_\_

## Item 7a

### Aaron Barlow

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**From:** Fiore, Jamee [KSHS] <Jamee.Fiore@ks.gov>  
**Sent:** Tuesday, November 5, 2019 1:37 PM  
**To:** Aaron Barlow  
**Subject:** Feb 1st HSBR meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Aaron:

I'm giving you a heads up. The CLG notices go out December 3<sup>rd</sup> for the February 1<sup>st</sup> HSBR meeting. On the agenda is: Delisting – Kansas Sugar Refining Company

Please add this to any upcoming CLG meeting agendas for review.

Thank you!  
Jamee

**Jamee Fiore**  
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