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**MINUTES****HUTCHINSON LANDMARKS COMMISSION**

City of Hutchinson

Thursday, March 26, 2020 – 4:00 p.m.

City Council Chambers

125 E. Avenue B, Hutchinson, Kansas – Via Teleconference Meeting

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**1. ROLL CALL**

The meeting was called to order at 4:10 PM.

Members present: Joel Haag (3/3), Jo Higgins (2/3), Shannon Whetzel (3/3), Gale Wall (2/3), Chelsey Dawson (2/3), and Greg Holmes (2/3).

Planning Staff present: Amy Allison, Senior Planner; and Charlene Mosier, Planning Technician.

**2. APPROVAL OF MINUTES**

Haag made a motion to approve the minutes from February 13, 2020 with corrections to item 6a. The motion was seconded by Holmes, passed unanimously.

**3. WRITTEN REPORTS**

a. Projects Approved Administratively

| Project # | Address | Description | Local Landmark | District and Contributing Status |
|-----------|---------|-------------|----------------|----------------------------------|
| -         | -       | -           | -              | -                                |

b. Projects Approved by the SHPO – None

c. Projects Approved by the City Council – None

d. Other Reports – None

**4. NEW BUSINESS**

a. **LM20-000002 – 1602 N Main Street (Trinity United Methodist Church) – Request to reduce damaged chimney.**

Whetzel asked Allison for the staff presentation. Allison said the applicant is requesting historic review for the reduction of an existing chimney on the rear façade of the building located at 1602 N Main Street. She reviewed the following standards required for Landmarks Commission approval:

**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>Reduction of the chimney will not cause a change in use of the building or the operation of the church. The chimney is no longer a functioning chimney. If the Church needs use of the chimney in the future, they will likely not need the full height for operation.</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>The chimney is situated on the rear face of the building and though can be seen from the side street front yard, cannot be seen from the front façade. Removal of historic materials is necessary due to the damage caused by earthquake.</p>   | <p><input checked="" type="checkbox"/> Met</p> |
| <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>Reducing the chimney will not create a false sense of historical development. The chimney in question is not mentioned specifically in the property’s historic designation description and the proposal does not contain any conjectural features or architectural elements from other buildings.</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 that were not included in the original application for nomination.</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>As stated earlier, features on the property’s primary elevation will be preserved. The reduced chimney is located on the rear of the structure.</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>The applicant is requesting to repair a deteriorated feature by removing the unstable section of the chimney. No replacement materials will be used in the project.</p>   | <p><input checked="" type="checkbox"/> Met</p> |

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|---|---|--|
| <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>The applicant does not plan to use any cleaning or abrasive treatments as part of the project.</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> |
| <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>Because the chimney is on the rear elevation, it will not damage the historic integrity of the property and its environment. The specific chimney is not mentioned in the property's historic designation description.</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>Since the chimney is not located on a primary elevation, the essential form and integrity of the building and the surrounding environment will not be impaired.</p>  | <p><input checked="" type="checkbox"/> Met</p> |

The property is listed on the Local Register. It is not listed on the State or National Register. The church was built in 1925. Photos of the chimney prior to the earthquakes and after repair were included in the packet. Staff believes all factors are met. A Certificate of Appropriateness will be prepared if approved.

Faye Summervill, applicant for the church, said the chimney is no longer in use and will be decorative but not as tall. Because the chimney was located close to an entrance, it was deemed a safety issue and was repaired.

Haag said this situation is similar to the Reno County Courthouse chimney when it was struck by lightning and was removed for safety reasons.

Motion by Haag , seconded by Holmes to approve the request to reduce the height of the damaged exterior chimney on the rear façade at 1602 N Main Street because the project meets the Secretary of the Interior's Standards for Rehabilitation and would not damage or destroy the historic character of the property. The motion passed with the following vote: Yes - Higgins, Wall, Dawson, Holmes, Haag, Whetzel.

**5. OLD BUSINESS**

- a. None.

**6. OTHER BUSINESS**

- a. Neon Sign Project Proposal Update

Allison said Barlow had contacted the State about a preservation grant for a neon sign project proposal. The State indicated at the present time it would not be a priority because it is not associated with a building. They did like the idea but said it needed more connectivity with local history.

Holmes asked about contacting the Hutchinson Community Foundation. Allison said we could apply for a Make it Greater Grant, as the City qualifies for being a possible recipient of that grant. Holmes will work with staff on the information about the signs to submit to the Community Foundation later in the year.

- b. Open comments from the audience – None.

**7. ADJOURNMENT**

The meeting adjourned at 4:30 p.m. The next Landmarks Commission meeting is yet to be determined due to the current COVID-19 Pandemic.

Respectfully Submitted,

Charlene Mosier  
Planning Technician  
Approved this 25<sup>th</sup> day of June 2020.

Attest:   
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Ryan Hvitlæk, AICP, CFM - Director of Planning & Development