
MINUTES**HUTCHINSON LANDMARKS COMMISSION**

City of Hutchinson

Thursday, February 14, 2019 – 4:00 p.m.

City Council Chambers

125 E. Avenue B, Hutchinson, Kansas

1. Roll Call

The meeting was called to order at 4:00 PM.

Members present: Jo Higgins (1/1), Gale Wall (1/1), Shannon Whetzel (1/1), Joel Haag (1/1), Wes Bartlett (1/1), Greg Holmes (1/1). Chelsey Dawson (0/1) was absent.

Planning Staff present: Jim Seitnater, Interim Director of Planning and Development; Aaron Barlow, Associate Planner; Trent Maxwell, Building Official; and Charlene Mosier, Planning Technician.

2. Approval of Minutes from December 13, 2018.

Haag motioned to approve the minutes from December 13, 2018, seconded by Holmes, passed unanimously.

3. 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

4. Action Plan Reports - None**5. NEW BUSINESS****a. LM19-000001 Sugar Mill Property (600 East 1st Avenue) Request for Demolition**

Barlow said the applicant, Ted Robinson, is requesting historic review for the demolition of the Sugar Mill, 600 East 1st Avenue. A portion of the limestone wall collapsed on Wednesday, February 6, 2019. The applicant brought a structural engineer to look at the property and it was determined repair of just the collapsed portion would cost \$250,000 and it would cost considerably more to repair additional areas of the Sugar Mill. A previous bid received by an applicant interested in rehabilitating the building for an event center a year or so ago was around two million dollars to make the structure code compliant.

Trent Maxwell, Building Official, said one section of the wall is in complete failure and most sections have loose areas and missing mortar between the limestones. It is not safe for anyone to go in the building.

The Building Official, Interim Planning Director and Preservation Planner met with State historic preservation officials and determined the building is beyond repair and demolition is likely the best option based on the cost of repair compared to the value of the building. Barlow said the building is appraised at \$20,000 with Reno County. Demolition does not meet the Secretary of Interior Standards and money cannot be a factor in making a determination.

The Landmarks Commission understood the condition of the Sugar Mill and the extensive work to bring it back as a viable structure; however, they are unable to approve the request. Demolishing the structure will completely remove all historic materials that characterize the property and erase the record of the building's time, place and use.

The applicant may repair or replace materials beyond repair on the portion of the structure that has been damaged in conformance with the Secretary of the Interior's Standards. The applicant would work with Staff to find the appropriate financial aid to assist in rehabilitating the remaining portions of the structure.

A motion was made by Higgins, seconded by Haag, passed unanimously to deny the request for Landmarks Commission approval of the proposed demolition of the Sugar Mill, 600 East 1st Avenue, based on finding that the project does not meeting the Secretary of the Interior's Standards for Rehabilitation and the project will damage or destroy the historic significance of the structure and recommend the structure be repaired because the Sugar Mill is on the State and National Historic Register.

A motion by Haag, seconded by Wall, passed unanimously to deny the request for Landmarks Commission approval of the proposed demolition of the Sugar Mill, 600 East 1st Avenue, based on finding that the project does not meeting the Secretary of the Interior's Standards for Rehabilitation and the project will damage or destroy the historic significance of the structure and recommend the structure be repaired because the Sugar Mill is on the Local Register.

If the proposal is appealed, the City Council will consider all relevant factors and weigh the proposal against the standard of "no feasible and prudent alternative" for the project. The applicant can appeal this decision to the City Council within thirty days.

Haag suggested if the building is not repaired, the limestone could be repurposed rather than hauling it to the landfill. The stone could be used in Carey Park or in a landscaping project.

b. TRAINING - Preservation Tax Credits (Topeka Seminar Highlights)

Barlow and Seitnater went to a preservation tax credit training seminar in Topeka to better understand how tax credits work and help homeowners. Tax credit applications can be kept open for a number of years while the applicant completes multiple projects. The projects each need to be \$5000 or more. The applicant can apply for the credit rebate and as other projects come along, the application can be amended without additional fees. The credit is 25% back in tax credits. This process applies to businesses as well if the building is individually listed or if the building is a contributing structure in a historic district.

6. Old Business - None.

7. Other Business

a. Ty McBride (Wood Window Rescue) for Spring Seminar - Update

Barlow said Ty McBride of Wood Window Rescue is available for an educational seminar on wood windows this spring and he is willing to charge for travel cost only. Haag suggested inviting other CLG communities to attend the seminar.

Holmes said he plans to attend a conference in Wisconsin on road signs and art and will ask about current options with aluminum store fronts and other preservation projects.

8. Adjournment

The meeting was adjourned at 4:40 p.m.

Respectfully Submitted,

Charlene Mosier
Planning Technician

Approved this 14th day of March, 2019.

Attest: 