

Minutes
HISTORIC RESOURCES BOARD SPECIAL MEETING
City Commission Room, City Hall
1101 Poyntz Avenue
Tuesday, November 1, 2021
12:00 p.m.

Member	Present	Absent
Kevin West	X	
Phil Anderson		X
Jana Fallin, Chair	X	
Tom Hanson	X	
Troy Henningson	X	
Tanner James	X	
Bethany Pingel		X

Staff Present: Ben Chmiel, Planner.

Public Present: 1

1. MEETING OPENING

Fallin called the meeting to order at 12:00 p.m. Staff performed roll call and confirmed a quorum. There were no comments from the public unrelated to items on the agenda.

2. MAJOR REVIEW: 111 N. 4th Street (Charlson & Wilson Abstract Co.) Façade Amendment

Chmiel presented the [staff report](#). The request was for an amendment to an approved interior and façade remodel of a building in the Downtown Historic District. At the time the remodel was originally approved there were two proposals. At the time, the building was considered a contributing structure and the proposal preferred by the applicant was denied. New information showed the majority of the building was constructed in 1972 and the state has since identified the building as noncontributing. This in mind, the applicant sought approval of the preferred original proposed remodel which includes three windows on the southern portion of the façade, a widened entryway, and a conference room surrounded in glass on the northern part of the façade.

City Administration recommended approval of the building permit associated with the façade redesign at 111 N. 4th Street (Charlson & Wilson Abstract Co.), based on the findings in the staff report that the proposal meets the Secretary of the Interior’s Standards.

Fallin opened the public hearing.

Callie Marks, co-owner of Charlson and Wilson, thanked the members of the Board for conducting the special meeting and offered to answer any questions.

Kathy Dzewaltowski stated that the process for this property has been convoluted. She stated that, though the property is now considered nonconforming, it is important that the Board make sure that

the property is not out of character with other properties in the Downtown Historic District. She expressed some concern about how the amount of glass would affect the character of the building, but also stated that there are many buildings Downtown that have façades the consist heavily of glass. Dzewaltowski expressed concern that the Board was considering approving the original proposal at their previous meeting, stating that it should be considered that previously submitted plans should not be retroactively approved without opportunities for public involvement.

Fallin closed the public hearing and started Board discussion.

West agreed the process for this proposal had been convoluted, primarily due to the change of designation to noncontributing based on evidence that the applicant assumed was common knowledge. West echoed the concerns that the glass is a major change to the character of the building but also stated that the original character has not aged well.

Fallin stated that the HRB has approved many façade remodels that added a significant amount of glass that have generally been a significant improvement to the Downtown area. She stated the importance of making sure Manhattan stays a vibrant community.

Henningson moved that the Board found that the proposal met the Secretary of the Interior’s Standards for the Treatment of Historic Property as reviewed in accordance with K.S.A. 75-2724 and would not damage or destroy any historically significant property or historic character-defining features. West seconded. Motion carried 5-0-0.

3. UPDATES AND ANNOINCEMENTS

Chmiel stated that the Boys and Girls Club’s appeal to the City Commission for the demolition of the building located at 212 S. 5th Street would occur at the November 16th City Commission Meeting. Fallin stated her belief that the option to move the structure was good and that it should possibly be considered more in the future. West stated that his primary consideration when voting to deny their request was that it would create open space that could have been out of character with the area. Chmiel stated that the criteria for the Commission are different than those that the HRB evaluated the request on. The Commission will focus on whether there are reasonable and prudent alternatives and whether all planning has been done to minimize the effect on the historic structure and district.

Fallin stated that the November meeting of the HRB would be cancelled, and the December meeting would likely be moved to December 13th.

4. ADJOURNMENT

Fallin adjourned the meeting at 12:15 pm. The next regular meeting would be held at 4:00 pm on December 13, 2021 in City Hall.