

Minutes
HISTORIC RESOURCES BOARD MEETING
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, June 27, 2022
4:00 p.m.

Member	Present	Absent
Mike Charney	x	
Phil Anderson	x	
Jana Fallin, Chair		x
Tanner James, Vice Chair	x	
Bryant Macfarlane	x	

Staff Present: Ben Chmiel, Planner; John Adam, Planner; Alex Corrado, Intern

Public Present: Linda Glasgow; George Williams; Phyllis Pease, owner; Aaron Dyck, applicant; Derek Richards.

1. MEETING OPENING

James called the meeting to order at 4:01 p.m. Staff performed roll call and confirmed a quorum.

James moved to approve the minutes from the April 26, 2022 meeting. Chmiel explained that there were not enough members present who were at the last meeting to approve the minutes, so it would have to be voted on at a future meeting. James stated that the minutes review for the April 26 meeting would be moved to the next meeting.

2. MAJOR REVIEWS

2.1. [1026 Poyntz Avenue \(Dawson’s Conoco Station\) Rehabilitation.](#)

Chmiel gave the staff presentation on the application. He described that the site was a service station/mechanic shop that had been unused since the early 2000s. It was listed in the state/national register of historic places for its architectural significance and association with roadside commerce. The proposal involved the renovation of the property from a gas station to a restaurant and bar.

Chmiel focused on Secretary of the Interior’s Standards 1, 2, and 10 as especially pertinent to the case. While the function as an auto-oriented building would cease, the changes are mainly around the building and not to the building itself, meaning it could be reverted if a gas station were to operate there again in the future, though Chmiel also mentioned that a couple of decades ago, the zoning in the area changed so that gas stations were no longer a permitted use.

Staff found that the proposal met the Secretary of the Interior 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, and recommended approval of the building permit associated with work at 1026 Poyntz Avenue.

Pease and Dyck (owner and applicant, respectively) stood for questions from the board.

James asked about the patio bar outlined in the concept. Dyck explained that it was a standalone structure that would be added below the existing canopy. Pease explained its similarity to floating structures that other gas stations, such as Dillons, use to pay.

Charney asked Chmiel about the City's involvement in the approval process and if any other body of authority would review the project. Chmiel explained that once the HRB approves and a permit is issued, that concludes the City's involvement.

Charney did independent research on Conoco gas stations before the meeting, which he shared. In his findings, there were very few gas stations left in the modern architectural style. In the national register of historic places, this would be the only Conoco station in a modern style, and only one of two modern style gas stations in Kansas. Because of this, he brought up special considerations of how the building can and/or should be preserved to keep the history and life of the building intact.

Dyck explained that while the HRB's involvement ends with this decision, because the owner is pursuing historic tax credits, they are working at the state and federal level of historic review as well. Dyck and Pease both elaborated on the color palette for the project, and Pease explained how she has already taken the historic aspects of the building, such as the garage doors, into consideration. She also explained how the landscape changes would keep in line with the historical aspects of other, similar gas stations.

Charney thanks them for their explanation, and discussed more about specific historical aspects of the building, such as the lights, paints and colors, styles, etc.

James explained that he was happy the patio bar would be visually distinct and that the color scheme would be preserved, and that he's always thought something should be at the spot where the Conoco station is. Pease added how the restaurant would be using local products as well.

Macfarlane asked some questions about the technical aspects of the historic materials, starting with the signage. Pease explained that they were still working on the graphics/visuals and were trying to prioritize natural light. Macfarlane commented on how the current concept would lose a lot of the car culture design of the station. Pease elaborated that they were saving and using any signage either to use as décor or otherwise, and other ways they were staying in theme or preserve the culture. Macfarlane also had concerns over deliveries from trucks with the arch light in front, to which Pease explained that the trucks would deliver through the alleys in the back. Macfarlane stated his appreciation that the building was being preserved.

Anderson complimented the owner on their passion for saving the unique visual style of the Conoco gas station.

Charney inquired about how and where to preserve the documentation of the building. Chmiel explained that the documentation is archived online through the Kansas Historic Resources Inventory, and that anyone is able to access the documents at any time.

James opened the floor for public comments.

Linda Glasgow commented that Pease had been doing a great job and that many people are interested in this, and that it was a great opportunity to connect many of the communities in Manhattan, such as Downtown and Aggieville. She expresses her support for the project.

George Matthews stated that he couldn't be happier about this project. While the landscape may change, he said it was a win from an environmental and aesthetic perspective.

James closed the public comment period.

Anderson motioned that the Board found the proposal to meet the Secretary of the Interior's Standards for treatment of historic property as reviewed in accordance with KSA 75-2724 and would not damage or destroy any historically significant property or historic character-defining features and recommended approval of the building permit associated with the work at 1026 Poyntz Avenue. Charney seconded. Staff called the vote. Motion carried, 4-0.

3. GENERAL

3.1. [Ag Press Building Rehabilitation Pre-Application](#)

Chmiel explained that the Board would now hold a work session for a project proposal by applicant Derek Richards on the rehabilitation of the Viking AG Press building located at 1530 Yuma Street, southeast of Long's Park. Chmiel explained that there was no motion required of the Board, but the applicant would like to get feedback on the concepts presented.

Richards expanded on the project and some of the things he'd already done as a developer for the project, such as environmental studies. He explained that they were looking at transforming the space into something that can be enjoyed by the public. He also explained the inspiration came from food halls, Chicken and Pickle, and other districts where one can go and enjoy a space that isn't cut up by vignette spaces. He briefly went over the site plan, including restaurant spaces, a venue space, and a stage. He also showed concepts for the interior and exterior. He also stated that there was a push to destroy the building at one point, but he was able to buy it and keep the building.

Anderson asked what the timeframe was on gathering research and making decisions. Richards explained that he wasn't in any hurry, and that the site needs some pertinent repairs sooner rather than later, such as fixing the leaking roof. While he said he wasn't sure, he confirmed it was unlikely within the next two years.

Anderson asked about the response of the community. Richards said the response was positive, but that he was playing the skeptic to gauge the true viability and plan of the business in the area.

James explained that in his past he had done work on potential big box stores that would go on this site; and that he was happy to see that the buildings are being preserved.

Macfarlane said he thought of the Crossroads Hotel in Kansas City when looking at the project. He asked about how much work is required to preserve the metal buildings. Richards explained that the buildings are historical, and that while he doesn't have bids the tax credits will help finance potential improvements. He also explained that the guts of the buildings are fine, but the facades have been neglected.

Macfarlane and Charney both stated their excitement for the project. Charney was also excited to hear that the outside of the main building won't be touched. Charney explained some history of relevant architects who have worked with similar styles, and similar style buildings that still exist nationally and locally. Signage, windows, and styles were all addressed in discussion.

With further discussion, Richards stated that if the board wanted to take a look, they could, to which Charney asked if that would be appropriate. Anderson stated his excitement that this building was also being preserved. Chmiel explained that if the HRB was to be invited over to tour the place, that it would need to be advertised in order to be in compliance with the Kansas Open Meetings Act.

James opened the floor for public comment.

Glasgow had some historic photos of the building that she offered to share with the board of anyone interested. She also mentioned the Riley County Preservation Alliance would love a tour as well.

James closed the public comment period.

4. MINOR REVIEWS

4.1. [418 Poyntz \(Arrow\) Sign Permit](#)

Chmiel explained that minor reviews are administrative reviews that are approved by the staff that are smaller and scale, and done in the time leading up to the meeting from the previous month's meeting.

Chmiel presented a signage changed at 418 Poyntz from Harry's to Arrow, and how their logo would be put on a canopy on the other side. Anderson asked if the building was to be a restaurant or bar, to which Chmiel was unsure. Chmiel confirmed that it was the same company as Arrow Coffee.

4.2. [409 Poyntz \(J.C. Penny Building\) Interior Modification](#)

Chmiel explained that this was a noncontributing building that received an application for modification of the interior space. It was an addition of office space in the back of the building, and on the upper mezzanine. The Board had no comments

5. UPDATES AND ANNOUNCEMENTS

5.1. [KS HB No. 2237](#) Rehabilitation Tax Credits.

Chmiel explained how the Kansas Legislature has modified how historic tax credits work for citizens and businesses, and how it has been bolstered. He explained how Manhattan's population is just over the cutoff requirement for an increase to the existing tax credit program. However, a 10% rehabilitation credit for all commercial structures over 50 years old throughout the State would be instituted, according to Kansas House Bill No. 2237.

6. ADJOURNMENT

James adjourned the meeting at 5:31PM. Next Meeting: Monday, July 25, 2022.