



Newton Historic Preservation Commission Agenda
Monday, June 1, 2026 at 6:00 PM
Commission Chambers

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A. AGENDA	
1. Consider approval of the May 4, 2026 meeting minutes. 05.04.2026 HPC Meeting Minutes	2
2. Election of Officers	
3. Review of 511 N Main St - Windows 511 N Main Windows	3 - 15
4. Old Business	
5. New Business	
6. Adjournment	

**Newton Historic Preservation Commission Meeting Minutes
May 4, 2026**

Members Present: G. Hanson, A. Newell, M. Kelsey, C. Harris, D. Goodnite, and T. Kaufman.

Members Absent: T. Buller

Staff Present: Rebecca Likiardopoulos, Justin Erickson, and Aubrey Wallace.

AGNEDA

1. Consider approval of the January 5, 2026 meeting minutes.

Motion: Commissioner Kelsey moved and Commissioner Newell seconded approval of the minutes. Motion carried unanimously.

2. Review of 419 E 1st St Carriage House.

Likiardopoulos presented the application for a carriage house for the property at 419 E 1st st where a Queen Anne style home is currently located. The application is for the construction of a new outbuilding behind the residence; staff has already confirmed this project already fits within the city guidelines for outbuildings and new construction.

David & Lillian Quiring, 419 E 1st St, noted that they took reference from the carriage house behind the Warkentin house, and will match the styles from the late 1800s.

Motion: Commissioner Newell moved and Commissioner Kelsey seconded to approve the application as it does not damage or destroy any historic resources and fits within the local guidelines. Motion carried unanimously.

3. Old Business

There was no new business.

4. New Business.

Likiardopoulos noted that in June is when this board will elect a Chair, Vicechair and secretary for the ensuing year.

5. Adjournment.

There being no further business Chairman Hanson called the meeting adjourned at 6:20 p.m.



TO: Historic Preservation Commission
FROM: Rebecca Likiardopoulos
DATE: June 1, 2026
SUBJECT: 511 N Main Windows

PURPOSE:

Property & Applicant Information:

Address	511 N Main St
Parcel Identification Number	040-094-17-0-40-07-005.00-0
Zoning	C3
Historic District	Newton Main Street Historic District II
Applicant	Ryan & Hannah Hahn/Smith Home Improvements
Property Owner	Ryan & Hannah Hahn

History:

Historic Preservation	2025 – Plumbing 2025 – Mechanical 2025 – Building – build offices
Building Permits	2025 – Plumbing 2025 – Mechanical 2025 – Building – build offices 2021 – Mechanical 2000 – Building – replace Cooling 2000 – Mechanical 1994 – Building – Siding 1994 – Electrical 1988 – Re-roof 1985 – Building – connecting properties 1981 – Re-roof 1979 – Sidewalk 1977 – Building – install canopy 1977 – Electrical

Building Permits	1970 – Plumbing – water heater 1969 – Plumbing 1967 – Electrical
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District Nomination Details:

The ground floor storefront has been altered and is shaded by a half-round canvas awning. The second floor is clad in two colors of brick. The windows are covered, however the original windows exist behind the covering. The parapet is ornamented with three bands of the darker colored brick. Between the top two bands the colored brick forms a checkerboard pattern, which is punctuated by three cast stone diamond-shaped tiles. 2024: No major changes since listing or previous survey.

Project Description:

The application is asking for the removal of 2 upper floor window louvers and three existing wood double hung windows to be replaced with three Marvin Ultimate double hung G2 windows. New windows are to be aluminum clad over wood with clear insulated glass and bronze exterior color. New windows will be fit within existing masonry and all existing brick veneer to remain as-is.

Certified Local Government Agreement:

Under K.S.A. 75-2724 (e) as amended The Newton Historic Preservation Commission shall perform all responsibilities of the State Historic Preservation Officer.

1. Under section 2 of this agreement, the Newton Preservation Commission has the authority to make a determination that a proposed project with “damage or destroy” any historic property.
2. This authority is not given to the City Historic Preservation Officer, although they can make a preliminary review, the Commission must make the official determination.

Newton Ordinance 5120-23

This Ordinance which establishes the Historic Preservation Commission, 23-5021, section (f), establishes criteria for the review of requested project:

Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of feature, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Recommended Actions:

1. Approve the project as it will not “Damage or Destroy” a historic resource.
2. Approve the application as presented (or with modifications) as it fits within the local guidelines.

Certificate of Appropriateness Application

Newton Historic Preservation Commission



PROPERTY OWNER/CONTACT INFORMATION

PROPERTY OWNER NAME: Ryan & Hannah Hahn
ADDRESS: 9864 E Hwy K4 CITY/ZIP: Gypsum 67448-9420
REPRESENTATIVE/CONTRACTOR: Smith Home Improvements
ADDRESS: 200 N McPherson Ave PO Box 524 CITY/ZIP: Burrton 67020-0524
EMAIL ADDRESS: Allen@SmithQuality.com

PARCEL INFORMATION (IF KNOWN)

PROPERTY ADDRESS: 511 N Main St
HISTORIC DISTRICT: Main Street Historic District II HISTORIC STATUS: LR / SR / NR / NA

PROJECT DESCRIPTION

- | | |
|---|--|
| <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> EXTERIOR MAINTENANCE/REPAIR |
| <input type="checkbox"/> EXTERIOR REHABILITATION | <input type="checkbox"/> EXTERIOR ADDITION |
| <input type="checkbox"/> STRUCTURAL REPAIR | <input type="checkbox"/> NON-STRUCTURAL REPAIR |
| <input type="checkbox"/> INTERIOR REHABILITATION/REMODEL | <input type="checkbox"/> SIGN/AWNING INSTALLATION |
| <input checked="" type="checkbox"/> OTHER: <u>Replace upper floor windows</u> | |

DETAILED PROJECT DESCRIPTION (please use additional pages if needed)

Describe in detail the proposed project including any materials to be removed, new materials to be used, and design elements that will be affected (i.e. windows / doors / roof / brick / foundation / proposed colors etc.

Remove two (2) upper floor window louvers and three (3) existing wood double-hung windows. Install three (3) new Marvin Ultimate Double Hung G2 windows. New windows to be aluminum-clad over wood units with clear insulated glass and Bronze exterior color. New windows to be sized to fit within existing masonry openings. All existing brick veneer to remain as-is.

PLEASE INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- Photographs of your property and the location to be affected by your project. (Please note, city staff may visit the site for additional pictures)


- Site plan/drawings of the proposed work to provide a visual of the finished project.
- Written description of the materials to be used and construction techniques.
- Material sample (if available).
- If your project includes signage and/or awning, please include a scale drawing indicating lettering type, dimensions, materials, colors, locations, and method of illumination (if applicable).

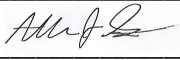
INITIAL YOU HAVE READ THE FOLLOWING:

AS You (applicant) and/or applicant representative are encouraged to attend the meeting of the Newton Historic Preservation Commission held on the first Monday of every month at 6:00 pm in the Newton City Commission Chambers at 201 E 6th Street. Your presence will provide the HPC with a resource for questions regarding the project and will allow you to present additional details not already stated. Should you choose not to attend, review of your project may be postponed to the following meeting at the discretion of the HPC to allow for any adequate information to be provided.

AS Issuance of a Certificate of Appropriateness letter does not constitute issuance of a building permit by the City of Newton Engineering Department. Nor does it constitute approval of any Federal or State Tax Credit Application.

AS Any changes to the project after the completion of a review will require a new COA application and presentation.

OWNER OF RECORD SIGNATURE:  DATE: 05/13/26

OWNER REPRESENTATIVE SIGNATURE:  DATE: 05/06/26

--- FOR OFFICE USE ONLY ---

DATE RECEIVED: ___/___/___

DATE REVIEWED: ___/___/___

DECISION: _____

NOTES/CONDITIONS: _____

Preservation Planner











Marvin Ultimate Double Hung G2 Window



Bronze

Example Photo

Kansas Historic Resources Inventory

Printed: 05/26/2026



079-4000-00750
Drug Store (1944)
511 N MAIN ST
Newton



LOCATION:

County: Harvey

Address: 511 N MAIN ST

Address Remarks:

City: Newton

Zip: 67114

Parcel ID: 094-17-0-40-07-005.00-0

Legal Description: Section 17 Township 23S Range 1E

Legal Description Remarks: NEWTON ORIGINAL TWN, SEDG CO , BLOCK 38 , Lot 9

Latitude, Longitude 1: 38.047984336 -97.345279

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Drug Store (1944)

Alternate Name: Commercial Building

Historic Function: Commerce/Trade

Subcategory: Specialty Store

Historic Function Remarks: 2024: Drug Store listed on 1944 Sanborn

Present Function: Commerce/Trade

Subcategory: Professional

Present Function Remarks: 1998: vacant. 2011: Columbian Title 2024: Crystal Cave

Residential/Commercial/Religious Style: Commercial Style

Secondary Style:

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type:

Physical Description/Remarks: No corbeling or cornice. geometric brickwork in checkerboard pattern indicative of 1930s commercial appearance. 3 evenly spaced windows 2nd story.

Plan Form: Rectangle

Commercial Building Type: Two-Part Commercial Block

Roof Form: Flat with Parapet

Stories: 2

Condition: Excellent

Principal Material: Brick

Condition Remarks: The ground floor storefront has been altered and is shaded by a half-round canvas awning. The second floor is clad in two colors of brick. The windows are covered, however the original windows exist behind the covering. The parapet is ornamented with three bands of the darker colored brick. Between the top two bands the colored brick forms a checkerboard pattern, which is punctuated by three cast stone diamond-shaped tiles. 2024: No major changes since listing or previous survey.

Architect/Designer/Builder: Unknown

Year of Construction: 1901

Certainty: Estimated

Date Notes: 2024: City and County Permits, Sanborns

General Remarks:

Ancillary Structures: None

Ancillary Structure Remarks:

REGISTER STATUS:

Listed in State Register: Contributing

Date of State Listing: 09/22/2003

Listed in National Register: Contributing

Date of National Listing: 11/15/2003

Historic District: Newton Main Street Historic District II

Demolished:

Date Demolished (if applicable):

Potentially Eligible for National Register: Contributing

Register Status Remarks: 2024: The contributing structure reflects the architectural styles of the late 19th century and the early decades of the 20th Century. As outlined in the Newton Main Street HD II. Nomination.

Thematic Nomination (MPDF):

National Historic Landmark:

SURVEY INFORMATION:

Survey 1

Survey Project Name: Newton - Reconnaissance Survey (1998)

Sequence Number: 341

Surveyed By: Davis, Christy and Newton/North Newton HPC

Survey Date: 04/30/1998

Survey 2

Survey Project Name: Newton - Downtown Survey (HPF 2011)

Sequence Number: 2033

Surveyed By: Payne, Glen / PSATG for Newton/North Newton HPC
Survey Date: 01/12/2011

Survey 3

Survey Project Name: Newton - Downtown Survey (HPF 2024)

Sequence Number:

Surveyed By: Cynthia Ammerman

Survey Date: 05/01/2024

IMAGES & DOCUMENTS



511 N Main St. Principal Elevation.
04/09/1998. Davis, Christy.



511 N Main St. Principal elevation.
01/12/2011. Payne, Glen.



511 N Main St. Site plan. Courtesy
Google, accessed 01/12/2011.



511 N Main St. Principle Elevation.
6/25/2020.



511 N Main St. 511 N Main St. East
elevation. C. Ammerman 05/2024

Document
HV_Newton_511NMain_SitePlan