

Minutes

HISTORIC RESOURCES BOARD

City Commission Room, City Hall

1101 Poyntz Avenue

Monday, March 26, 2012

4:00 P.M.

Members Present: George Lauppe, Chair; Dixie West, Patrick Schaub, Dea Brokesh.

Members Absent: Michael Dudek, Michael Krysko, Michael Mecseri.

Others Present: Loren Reisinger, Kathy Dziewaltowski.

Staff Present: Lance Evans, Senior Planner; Kevin Credit, Planner; Jim McDiffett, Code Services, Shelly Carver, Community Development, Curt Loupe, Director Parks and Recreation; Chuck Deprima, Planner Parks and Recreation.

1. Consider the minutes for the February 27th and March 1st, 2012 Historic Resources Board meetings.

West moved that the Board approve the February 27th and March 1st, 2012 minutes with minor corrections. Schaub seconded the motion, which passed on a vote of 4-0.

2. Code Violation Report – Code Services

210 S. 10th – McDiffett said there have been numerous reports of issues at the property; he spoke to the owner on February 27th and confirmed that required exterior work would begin soon.

1446 Laramie – McDiffett explained that a City Commission work session was to be scheduled to discuss the possible demolition of the property.

McDiffett asked the Board whether or not there were other properties that might need to be looked at in terms of Code Violations. No suggestions were raised.

The Board then discussed the process for moving forward with demolition on 1446 Laramie, given that SHPO had denied the request. McDiffett explained that the property owner had not yet appealed that ruling to the City Commission; however, if the property owner were to appeal, the HRB would certainly send a recommendation to the Commission.

3. Environs Review - 900 Yuma Street, Douglass Center, ADA ramp replacement, sidewalk and curb cut expansion.

Evans presented an overview of the project. Loupe explained the necessity of the project due to changing drainage patterns, so as to not have the sidewalk underwater.

West asked how the approval had gone to SHPO first, and Carver explained that they had gotten an opinion on the brick sidewalk from SHPO before beginning the project, and that SHPO had sent a letter of approval for the project in response. The Board then discussed the extent of the sidewalk refurbishment.

Chuck Deprima, new Parks Planner, was then introduced to the Board. The Board discussed the handicapped accessibility in the gravel parking lot and the reason that the handicapped-accessible ramp did not require a permit – due to the fact that the City does not charge itself for the permit, the project does not go through the entire process, although the ramp is inspected. Kathy Dzewaltowski asked whether state agencies require historic review of their projects, even if a permit is not pulled. Lauppe replied that in this case, SHPO had already reviewed the project, but Kathy expressed her concern about future issues, such as the train depot. Evans indicated that he would look into the specifics of state review requirements and update the Board at the next meeting. The Board continued a discussion about the potential for extending the brick sidewalk down the street.

Loupe then provided an update on the status of the train depot: in the process of trying to outfit the building with sound-absorbing material, they noticed signs of sagging in the floor. After going under the building, the structural engineer that had been hired proposed a somewhat radical solution for tearing the floor out and rebuilding the interior from the top-down. He explained that after having discussions with Bruce McMillan and Mike Mesceri, they were going to pursue a strategy of reinforcing the floor. The Board then discussed why the damage had not been noticed earlier and the effects of air conditioning and vents on historical properties.

No motion on the item was necessary.

4. Environs Review – 801 Leavenworth, First Presbyterian Church, relocation of trash enclosure on site.

Evans presented an overview of the project, and Loren Reiswig, the project designer, explained that the Church had gotten a donor for the park area, and reconstruction of the trash enclosure was one of the conditions for the donation.

Laupe asked about the proposed color for the enclosure, and the Board briefly discussed the concrete pad and distance to the street of the proposal.

Schaub moved that the Board find that the proposal meets the Standards and Guidelines for Evaluating the Effects of Projects on Environs and will not encroach upon, damage, or destroy any listed historic property or its environs. Brokesh seconded, and the motion passed with a vote of 4-0.

5. Hartford Road Stormwater Improvements – Review of Notice of Intent (NOI) for stormwater improvements along Hartford Road.

Evans explained the location of several proposed stormwater improvements in the vicinity of the Marlatt Homestead. Brokesh discussed the possibility of preserving the existing trees in the area around the proposed detention basin at Chase Manhattan, and expressed concern over the maintenance of the historical landscape and aesthetic. Kathy Dzewaltowski stated that she was unsure about the historical landscape around the Marlatt Homestead.

Brokesh suggested that on the west and east sides of the Chase Manhattan detention basin, the City extend the proposed trees to cover the entire north-south length of the detention

basin to the walking trial. The Board further discussed drainage basin design, the types of plants being used inside the basin, and absorption qualities of different grasses and asked staff to pass their concerns onto the public works staff.

6. Announcements and Updates

—Kansas Legislature historic preservation bills: West explained that there was not much new information on the bills, other than that the environs law was still sitting in the background “like a little toad in the corner” and that the historic preservation tax credits are being kept for the time being.

—Washington Marlatt Homestead: West explained that the University began to take out the windows of the building and install metal siding – SHPO was contacted and met with KSU Facilities. They drew up a Memorandum of Agreement, whereby the University is required to properly restore the building, if they are able to obtain funding for the project within five years.

7. Future Items

Upcoming meetings: Monday, April 23, 2012, and Monday, May 21, 2012 (third Monday of the month due to Memorial Day).

8. Adjourn.