

**Minutes**  
**HISTORIC RESOURCES BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, April 27, 2015**  
**4:00 P.M.**

**Members Present:** Dea Brokesh, Chair; Angie Danner, Vice Chair; Suzanne Orr; Cameron Tross (4:20).

**Members Absent:** Betty Mattingly-Ebert; Tyler Holloman.

**Others Present:** Mike Carson, Applicant; Calvin Emig, Applicant; Linda Glasgow; Mel Borst; Eric Williams, Applicant.

**Staff Present:** Benjamin Chmiel, Planner; Lance Evans, Senior Planner; Wyatt Thompson, Park Planner.

Meeting began at: 4:07 pm.

(The City Park Master Plan update was heard first due to lack of a quorum at the start of the meeting.)

1. Consider the minutes from March 23, 2015 meeting

Minutes could not be approved for lack of a quorum.

2. City Park Master Plan Update

Thompson presented the progress of the City Park Master Plan update. He emphasized the common themes of concerns citizens had for the future of the park as well as trends in the feedback received through the public outreach process. He explained how the historic elements of the park were viewed in relationship to the master plan update. Respondents were noted as being users of the Round House (Floral Hall) and log cabin (Pioneer Log Cabin), the most prominent historic features of the park. As well, there was concern from the respondents about the disappearance of historic park features in the future.

Borst asked about the reuse of the park offices once the Parks and Recreation Department moved out. Thompson explained while no decisions have been made, there were still many options on the table, through there has been an identified need for smaller program space in the community. Glasgow asked if the offices could serve the function of a storm shelter. Thompson said it had not been considered yet.

3. Major Review Applications

Chmiel explained staff received an application for 313 Poyntz Ave. (Briggs Block Building) which is treated as a separate application from the review held at the February meeting. The application proposed a one-story retail storage addition extending 17 feet to the south from the rear of the building. Chmiel explained all significant historic elements of the building are associated with the north façade. The addition would put the building flush with the adjacent building rears and would include a concrete masonry unit (CMU) wall with an entry way and cargo bay door.

Tross asked if any signage was proposed. Chmiel confirmed no signage was proposed. Glasgow inquired about changes to the façade. Chmiel confirmed that no changes were made to the Poyntz façade with the proposed design under review. Staff spoke with SHPO and confirmed that previous façade changes approved in February posed no threat to the structure's contributing status.

Brokesh inquired about the color of the CMUs proposed. Emig commented it would look similar in color to the adjacent building with like pattern. Tross asked if the addition would be considered separate from the historic context of the rest of the building. Evans explained the rear of the building was not a contributing element and would not be held to the same standard as the front. Until the rear acquired a significance of its own, it would not be a contributing element.

Danner moved the proposal meets the Secretary of the Interior Standards for Rehabilitation and will not encroach upon, damage, or destroy any listed historic properties. Tross seconded. Motion passed 4-0.

Chmiel explained staff also received an application for a rear addition to 816 Pierre St. (Ben F. Sweet House). He presented photographs of the existing structure and its surrounding properties as well as renditions of the proposed addition. He explained the rear utility room would be removed and a 2 story addition would replace it, extending the house farther north into the rear yard. Tross asked if the building footprint would be moving any closer to the existing contributing property immediately west of the property in review. Chmiel confirmed the addition would only extend northward. Tross also inquired about the building footprint. Chmiel explained how the proposed total building footprint could not exceed 30% of the lot coverage, as per TNO zoning regulations.

Brokesh asked about the siding material. Chmiel explained it would match the existing vinyl. He also explained how the design attempted to separate the addition from the original house by incorporating demarcating trim. Tross asked why the building was non-contributing. Chmiel pointed to the KHRI document which noted if the secondary siding was removed from the original structure and the underlying cladding was intact, it could be contributing. Chmiel also noted because the existing siding is not a contributing element, there is no necessary reason for the addition to make itself contrast from the original historic structure as it is at this time. Tross and Brokesh noted there was enough delineation in the proposal in the case that the original siding were restored.

Chmiel noted the utility room being removed was part of a 1950's addition over a crawl space, which was not mentioned in the listed KHRI survey.

Borst asked if the west elevation was completely flush with the original structure. Carson confirmed the proposed structure is offset farther east by a few feet. The board agreed this would help alleviate the visual massing of the house.

Tross moved the proposal meets the Secretary of the Interior Standards for Rehabilitation and will not encroach upon, damage, or destroy any listed historic properties. Danner seconded. Motion passed 4-0.

#### 4. City Owned Structures

The Board continued with its discussion of assessing the historic significance of city-owned structures, beginning with the City Park elements. Brokesh explained the historic significance of the park site as a part of the broader City Beautiful Movement at the turn of the 20<sup>th</sup> century. Tross inquired how designation of the park as a historic site could affect future plans or current plans for the park. Evans explained it could be spelled out in the local listing in the form of design guidelines, which could be as detailed or as broad as necessary. Chmiel clarified just the boundary of the park could be established as historic, though current plans could be affected, which could give the commission reservations for designation. Brokesh noted that City Park could qualify under Criteria 1 and Criteria 8 of the local registry. Danner noted the Board could better use its resources to pursue the listing of individual structures in the park first, before putting constraints around the park as a whole.

Tross noted that the Pioneer Log Cabin was originally built as a tribute structure. His concern being that the structure was a recreation of an archaic building style/technique rather than an authentic representation of such. Glasgow clarified it was built for purposes of being a museum. Brokesh explained how the elements of the log cabin could be historic of themselves (stones coming from the Bluemont College and the original bridge crossing the Big Blue).

Brokesh began discussing the Round House (Floral Hall) and its connection to Kansas County Fair History, as the park was once designated as county fairgrounds. As well, there are several monuments throughout the park. Tross noted the easiest structures to pursue possible registration with would be the log cabin and the Round House. He explained the potential for a historic walking tour of the park. Brokesh said that may be something to mention to Thompson. Chmiel noted the installation of such could be something pursuant to an HPF grant in the future. The Board speculated the future use of the Round House which could affect the preservation plan for it. Chmiel said he could contact Thompson to clarify. Brokesh noted the Round House has potential for historic significance under criteria A. The board agreed that it could, but further research may be needed.

Brokesh continued the discussion with the Girl Scout Little House. She said it could qualify under Criteria A of the National Register for being a WPA project and Criteria B for the association with Paul Weigel. She also noted the building could qualify under Local Criteria 1 and 3 for its association with Girl Scout Heritage and Paul Weigel, respectively. Tross agreed the Girl Scout Little House could qualify for the National and Local Register.

Evans emphasized the Board's role in assessing the City Owned Structures, stating the board would need to organize a list of structures of historic significance along with reasons for their significance, and then suggest a plan for designation to the City Commission based upon the findings.

Glasgow inquired about the listing of the Peace Memorial Auditorium. The reasons for its ineligibility to be on the National Register were unclear. Glasgow said she would investigate.

Chmiel clarified that out of the identified city-owned properties, the board could at anytime put together a list of properties as well as their potential historic criteria if there were a handful identified.

Brokesh continued the discussion with Griffith Park, saying it could qualify for the National Register under Criteria A for being a WPA project as well as its association with the development of Negro League Baseball. She also noted on the Local Registry, the park could qualify under Criteria 1 with the association to the development of Manhattan as well as Criteria 3. Danner suggested more research should be done on Griffith Park.

On the Municipal Airport Hanger, Brokesh noted it was a WPA Project and was used by Kansas State University as a center for pilot training in WWII. She also noted the Peace Memorial Auditorium could qualify for the National Register under Criterion A as a memorial to war veterans and those killed in action from Manhattan and Riley County. Glasgow explained the surrounding building is what she believed made it ineligible for the National Register. Evans explained how a memorial may not meet the criteria for historic significance, because of its lack of historic influence. Chmiel stated SHPO has some literature on how to treat memorials and said he would look into it.

Brokesh continued the discussion with the Sexton's House. She stated it could qualify for the national register under criteria C2 for its association with Henry Winter, a prominent architect. Glasgow mentioned the house may have already been surveyed along with the 19<sup>th</sup> century Vernacular Housing Survey and the Stone House Survey. Chmiel noted information about the Sexton's House could be on those surveys and he would check to see if it existed. Brokesh continues stating the Sexton's House could qualify for the Local Register under Criteria 3 and/or 5 for its association with Henry Winter and Sam Kimble-who donated the property.

Chmiel pointed out 15 properties had been identified and researched by the HRB to date, 3 are already listed on a register, and 6 are included in a CIP request for a survey, leaving

6 properties without a plan or protection. He suggested compiling the properties assessed thus far and listing what historic significance criteria they could fulfill. From there the Board could make a motion to forward select properties in a memo to the city commission with a suggestion for listing. The Board agreed it would be a good idea.

5. Minor Review Applications Update

Chmiel presented the administratively approved sign permit for 211-223 S. 4<sup>th</sup> St. (J.J. Marshall Store). He explained that no damage was done to the historic façade of the building as the signs were hung on pre-existing plywood previously used to hold up the awnings that were removed and replaced with the approved signage.

6. Updates and Announcements

Chmiel explained the nature of the CAMP Session on Aug 28, 2015 as a voluntary workshop for the Historic Resources Board, though more information would be available and forwarded to the Board later.

Evans announced the proclamation to be read at the City Commission Meeting on Tuesday May 5<sup>th</sup> and asked that if the Board Members can make it, to be there to kick-off Preservation Month.

Glasgow announced the Kansas Preservation Conference is to be held in Manhattan on October 7<sup>th</sup> and 8<sup>th</sup>.

Borst thanked staff and the Board for all their work on the City Owned structure research and inventory.

7. Upcoming Meetings

- Monday, May 18, 2015 (moved to third Monday from Memorial Day Holiday).
- Monday, June 22, 2015.

8. Adjourn