

Minutes
HISTORIC RESOURCES BOARD
Conduff Room, 2nd Floor, City Hall
1101 Poyntz Avenue
Monday, November 16th, 2015
4:00 P.M.

Members Present: Dea Brokesh; Betty Mattingly-Ebert, Vice-Chair; Eileen Meyer; Suzanne Orr; and Cameron Tross, Chair.

Members Absent: Craig Hager and Tyler Holloman

Others Present: Kathy Dzewaltowski; Mark French, Applicant; and Linda Glasgow.

Staff Present: Benjamin Chmiel, Planner and Lance Evans, Senior Planner.

1. Consider the minutes from September 28, 2015 meeting.

Brokesh moved to approve the minutes. Orr seconded. Motion passed 4-0

2. Major Review Application.

Chmiel presented the Major Review Application for a proposed renovation of the upper floor of 419 Poyntz Avenue, the Dr. R.L. Fredrich Building: to consolidate the two upper floor apartments into one dwelling unit by removing the east walls currently bounding and dividing the present kitchen spaces. The wall separating the north bedroom of the south apartment with the entry corridor of the south apartment will also be removed to create a dining space. Walls separating the current bathroom and closet in both apartments will be removed to accommodate for more spacious, modern bathrooms. Openings to the stairwell on the east wall along the whole upper floor will remain, though may be filled in the future. The only exterior modification will be on the rear elevation where modern one-over-one windows will be installed where the historic windows were previously removed and openings were boarded up. In general, plaster walls will be maintained where possible and replaced with modern sheetrock where necessary. Plaster archway features throughout the apartments will be maintained. Extant hardwood floors will remain though will be carpeted over in the north apartment due to previous deterioration.

Brokesh asked why one-over-one windows were proposed in the rear of the building instead of replicates of the six-over-one windows extant in the front of the building. Chmiel explained the State Historic Preservation Office (SHPO) determined one-over-one windows to be acceptable.

Brokesh asked how many bedrooms there would be. French explained there would be two. He further explained the details of the renovation and the intended uses of the

individual rooms, noting the discovery of newspapers behind plaster walls leading him to believe the upper floor was remodeled multiple times sometime throughout the 50's, 60's, and/or 70's.

Brokesh asked if there was any intent to repair plaster instead of replacing it with sheetrock. French said though there were some features like the plaster archways that would be preserved, but he wasn't capable of repairing plaster, though could put a stucco finish on sheetrock. Tross questioned if plaster should be preserved. He noted it would be difficult to maintain, and wasn't necessarily a crucial feature.

Brokesh asked if the openings to the apartments along the stairwells would be maintained. The Board speculated the openings would have historically been used for air circulation throughout the apartments. French said the openings to the stairwell on the east wall along the whole upper floor will remain, though may be filled in the future.

Brokesh moved that the proposed renovation, after further explanation from the applicant, met the Secretary of the Interior Standards for Rehabilitation. Tross seconded. Motion passed 5-0.

3. Letter of Support.

Staff needed approval for a letter of support from the Board for Phase II of the KDOT grant rehabilitating Juliette Avenue's brick sections.

Tross asked if concrete intersections along this section of Juliette would remain or be removed and replaced with brick. Chmiel said they would remain. Tross also asked if the Brick continued south of Houston Street, but was overlaid by asphalt. Chmiel said it was possible, but he didn't know.

Mattingly-Ebert motioned to send the letter of support as written. Meyer seconded. Motion passed 5-0.

4. City Owned Structures.

Staff presented the draft of the City-Owned Structures Historic Inventory Guide, looking for input from the Board.

The Board discussed general corrections to the document, but decided to examine the document and send comments before the next meeting as to have a final draft ready for adoption. Ebert suggested the guide be posted on the city website as to inform the public and to give opportunity for input once adopted.

Dzewaltowski noted that National register listing is subject to the State's determination to forward to the national review board and if there is anything the Board is recommending for state listing, it should also be recommended for national listing since it is out of Board

or City control.

Brokesh moved that the staff have a final draft of the guide ready for next month's meeting. Orr seconded. Motion passed 5-0.

5. Downtown Design Guidelines.

Tross asked why previous design guidelines were not adopted. Evans explained that guidelines were used when funding for improvements were available and improvements had to adhere to specific guidelines. Funding went away, so the design guidelines were no longer followed.

Brokesh said the Board could use the 2005 BBN Design Guidelines as a basis, incorporating relevant elements from 1981 guidelines into adapted guidelines. The Board discussed some differences between the two documents and some outdated or irrelevant elements from both to make sure an adaptation would reflect current realities and practices.

Tross suggested the Board send comments on the 2005 and 1981 documents to Chmiel for compilation so that a conceptual draft could be presented to DMI. The Board agreed to have all comments to Chmiel no later than January 15th, 2016.

Glasgow reminded the Board of the availability of historic photos of downtown that may help with developing guidelines and that downtown is a community asset with greater community interest.

Brokesh recommended staff resend state guidelines for signage compatibility in a historic context.

6. Updates and Announcements.

The Francis Byron Kimble House (720 Poyntz) was listed on the National Register of historic places.

The Historic Trust Fund Grant application for Union Pacific Depot rehabilitation was submitted on November 2nd. Notice of approval would be in early February 2016.

Glasgow noted adhesive carpet tiles laid directly on the wood floor (a treatment described in the grant application) would not be recommended.

7. Upcoming Meetings.

Monday, December 28, 2015.

Monday, January 25, 2016.

8. Adjourned.