

**Minutes**  
**HISTORIC RESOURCES BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, June 27<sup>th</sup>, 2016**  
**4:00 P.M.**

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

**Members Absent:** Craig Hager and Cameron Tross, Chair.

**Others Present:** Linda Morse; Linda Glasgow; Marlene Irvine, Applicant; Robert Shivley, Applicant.

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

1. Consider the minutes from May 23, 2016 meeting.

Brokesh moved to approve the minutes as written. Meyer seconded. Motion passed 4-0.

2. Major Review Application (427 A Poyntz).

Chmiel presented the major review application for 427 A Poyntz (Building unnamed) for converting the commercial/retail space into an office space with reception area along with façade restoration. Interior alterations include the addition of shower in the existing bathroom in the rear of the store; the addition of a bathroom toward the front of the store, delineating a front reception area; the removal of modern paneling on the east wall and replacing with plaster; the removal of the drop-ceiling, exposing tin-pressed ceiling; and the installation of an ADA landing, ADA ramp, and glass railing at the store entrance. Exterior (front façade) alterations include the removal of modern hard-board siding from the transom down; the restoration or replacement of the eastern brick column and underlying bulkhead material (believed to be limestone), pending its condition; the restoration of original transom window openings; and dropping the door opening to be level with the sidewalk and interior ramp.

Mattingly-Ebert asked if the uncovered limestone bulkhead would be restored. Shivley explained if it was in good condition it could be restored, otherwise it would be replaced with like material. He further explained that the brick column underneath the hardboard siding on the left edge of the façade would also be maintained.

Meyer moved that the proposal meet the Secretary of the Interior's Standards for Rehabilitation as reviewed in accordance with K.S.A. 75-2715 – 2725 and would not

damage, destroy, or diminish any historically significant property and its character-defining features. Brokesh seconded. Motion passed 4-0.

3. Historic Courthouse Square (Colorado Park) Improvements Review.

Chmiel explained that the Board needed to officially review all phases for the improvements to Colorado Park presented in concept at a previous meeting. Thompson presented the design concept. Improvements included rehabilitation to existing brick sidewalks, tree plantings, new seating, and the addition of a new concrete pathway crossing through the center of the park in a north-south orientation. The pathway included a central seating area, a historical marker, and new tree plantings to flank it, reestablishing the tree coverage extant in the 1950's. Open spaces on both the east and west side of the park would be maintained for unprogrammed recreational opportunity. The main difference from previous concepts was addressing the old jail building, activating the southwest corner of the park with bocce ball courts and added seating.

Mattingly-Ebert asked about the timeline of the project. Thompson explained that there was currently funding for Phase 1, but subsequent phase timing was unsure. Brokesh asked about the derivation of the design of the center seating area. Thompson explained it derived from octagonal building elements found on the jail building. Brokesh also asked about pedestrian patterns through the park. Thompson noted no evidence of pedestrian patterns through the park. Morse asked about the size of the open space on the west half of the park. Thompson noted it was large enough to accommodate a U-12 soccer field and eight-man football for Seven Dolors School.

Meyer moved that the proposal for all three phases of improvements to Colorado Park meets the Secretary of the Interior's Standards for Rehabilitation as reviewed in accordance with K.S.A. 75-2715 – 2725 and would not damage, destroy, or diminish any historically significant property and its character-defining features. Orr seconded. Motion passed 4-0.

4. Aggieville Community Vision Update.

Chmiel presented background information on the Aggieville Community Vision Plan and its process as it related to Historic Preservation. He explained that establishment of a historic district, as well as designation of individual buildings, was generally supported by business owners and community members. As well, several buildings were identified as significant by the community, including the Varney's building and the Dusty Bookshelf building. Maintaining the look and feel of Moro as a small-urban downtown was also important to the community.

Brokesh asked about the history of downtown's historic designation and how property owners bought into the idea. Chmiel was not sure of that history, but explained that Aggieville business owners were generally positive toward historic designation, but that is different from property owners being supportive and more information from them would be needed to gauge property owner support. He went on to explain that several

steps would have to be taken before designation would be possible, including a historic resources survey and property owner meetings, but those steps could be laid out in an action plan. He also explained that the survey did not go into the detail of the pros and cons of historic designation, but those could be explained to property owners after the plan established if that was a direction the district might want to go.

Chmiel explained the process moving forward and that he expected to have a final plan document ready for adoption early next year, which would have a background report assessing historic potential of the district as well as an action plan responding to it.

Morse pondered if design guidelines would be explored as a result of the plan, emphasizing materials and building heights. Chmiel explained that the current plan in place, the Aggieville – Campus Edge plan speaks to design aspects of new development, which were largely followed in the case of the Bluemont Hotel. In this plan, it's possible that design of new development be codified through design requirements or zoning amendments.

5. Updates and Announcements.

Chmiel informed the Board that information was being gathered on Floral Hall and its Preliminary Site Information Questionnaire would be submitted soon.

He also informed the Board that its CIP request for a Sunset Area Historic Survey was still in the budget discussions for fiscal year 2017.

Chmiel reminded the Board that elections for a new chair and vice chair would be held at the August meeting.

6. Upcoming Meetings.

- Monday, July 25, 2016.
- Monday, August 22, 2016.

7. Adjourn.