

**Minutes**  
**HISTORIC RESOURCES BOARD**  
**Rieger Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, April 24, 2017**  
**4:00 P.M.**

**Members Present:** Cameron Tross; Betty Mattingly-Ebert; Craig Hager; Eileen Meyer, Vice Chair; and Kevin West.

**Members Absent:** Suzanne Orr, Chair

**Others Present:** Michael Mecseri, Timber and Stone Architects (Applicant); Linda Glasgow; and Kathy Dzewaltowski.

**Staff Present:** Ben Chmiel, Planner; John Adam, Senior Planner

1. Consider the minutes from March 27, 2017 meeting.

West moved to approve the minutes as written. Tross seconded. Motion passed 5–0.

2. Major Review Applications.

Chmiel presented the proposal for the remodel of 300 Poyntz Ave. & 105 N. 3<sup>rd</sup> St. (the Orville Huntress Building). Exterior façade improvements include new Marvin double-hung windows to replace all existing aluminum double-hung windows and general masonry repair and tuck pointing where needed. The stained glass windows on the north end of the east façade will be maintained and deteriorated trim surrounding it and the window below will be replaced with replica detail. The cornices will be repainted. As well, the exterior of the building will also be structurally stabilized. Interior changes on the second floor will return the two main spaces to their original size and shape. All existing interior stud walls will be demolished. New interior walls will stop short of the ceiling as to leave the space's original size apparent. The space will be used for offices, a conference room, two bathrooms and a breakroom. The drop ceiling will be removed, exposing the original tin ceiling on the south end of the building, and a wood beadboard ceiling will be installed on the north end. Carpet throughout the second floor will be removed and plaster on stone walls will be patched and repaired where necessary. No work is proposed for the existing store space on the ground floor. Structural improvements will be made to the basement and first floor. Improved grading of the roof along with new roofing is proposed. As well, three chimneys are proposed to be cut down to the level of the parapet for structural concerns. An existing skylight will also be repaired.

Tross asked if the chimneys in the historic photos still existed. Mecseri said they were not, but there were chimneys on the west side of the building not visible from the street that

would be partially demolished since they let moisture into the building. West asked if there were an elevator in the building. Mecseri said there was and it would continue to be used. Meyer asked if the space behind the next door building of Steve's Floral would be effected by the proposal. Mecseri said it would not. Glasgow requested that historic photos in the building plans and application be credited to the Riley County Historical Society and Museum.

West moved that the proposal met the Secretary of the Interior's Standards for Rehabilitation as reviewed in accordance with K.S.A. 75-2724 and would not damage, destroy, or diminish any historically significant property or historic character-defining features, with the condition that historic photo credit be annotated in final documents. Mattingly-Ebert seconded. Motion passed 5-0.

3. Floral Hall Letter of Support.

Chmiel presented a letter of support to the State Historic Preservation Office in support of the listing of Floral Hall on the Register of Historic Kansas Places.

West moved to approve of the letter as written and forward the letter to the State Historic Preservation Office. Mattingly-Ebert seconded. Motion passed 5-0.

4. Updates and Announcements.

Chmiel notified the Board that the Mayor would be making proclamation for Preservation Month at the May 16 City Commission Meeting. He encouraged Board members to attend.

5. Upcoming Meetings.

Monday, May 22, 2017.

Monday, June 26, 2017.

6. Adjourn.