

Minutes

HISTORIC RESOURCES BOARD

City Commission Room, City Hall

1101 Poyntz Avenue

Monday, June 26, 2017

4:00 p.m.

Members Present: Betty Mattingly-Ebert, Eileen Meyer (Vice-Chair), Christopher Banner, and Cameron Tross.

Members Absent: Craig Hager and Kevin West.

Staff Present: John Adam, Senior Planner; Ben Chmiel, Planner; Chris Kutz, Planner; Chad Bunger, Community Development Assistant Director; Eddie Eastes, Director of Public Works; Annapurna Singh, Planning Intern.

1. Call to order

Eileen Meyer (Vice-Chair) called the meeting to order.

2. Consider the minutes of the previous meeting.

Christopher Banner moved to approve the minutes. Mattingly-Ebert seconded. Motion passed 4-0.

3. Provide input on the proposed improvements to the Peace Memorial Auditorium.

Eddie Eastes introduced the item concerning the plans to renovate the Peace Memorial Auditorium, briefly explaining the scope of work. McMillan expounded on the details of the project including electrical upgrades, replacement/repair of seating, AV improvements, and HVAC improvements. The main concern was for the potential replacement of some seating and modification of the ceiling.

Kathy Dzewaltowski, representing Friends of Peace Memorial presented the case in front of the Historic Resources Board. She elaborated that the Friends of Peace Memorial have been considering permanent seating and would expect some feedback regarding repair and replacement.

Cameron Tross asked if the Historic Society was okay with removing the top row of seats in the Auditorium. Dzewaltowski said she didn't have a problem as long as the parts were stored for future use. She preferred that if the seats were damaged they'd be replaced or repaired with the stored parts if possible. Betty Mattingly-Ebert asked if the office maintains a catalogue of where every dismantled piece of the Auditorium is kept. Eddie said that every piece taken out of the building has been kept in case it is ever needed. Tross mentioned the proposal seemed appropriate. The Board had no other comments.

4. Landmark Water Tower Nomination Letter of Support.

Chmiel informed the Board that the nomination for the tower would be sent to the Kansas State Historic Sites Review Board on the August 12, 2017, but that the Kansas Historic Sites Review Board requires a letter of support from the local preservation commission before listing a property on the register.

Banner noted the tower was an impressive feature. Mattingly-Ebert pointed out that there was a wrong date in the letter. Tross asked about the period of significance noted in the nomination, as it only covered the year of the tower's construction. He asked that Chmiel contact the Kansas State Historic Society and verify why that period was chosen. Meyer moved that the letter be submitted to the Kansas State Historic Sites Review Board. Tross seconded. Motion passed 4-0.

5. Review of a Letter of Support for Phase III of the Juliette Avenue Rehabilitation KDOT Project.

Chmiel described the scope of the project and the proposed treatment for the rehabilitation of Juliette Avenue, explaining that the Board was asked to submit a letter of support to the Kansas Department of Transportation (KDOT), specifically for Phase III of the project.

Tross noted that the intersections would be converted to concrete for ADA compliance. Chmiel added that the displaced brick from the intersections would be salvaged to replace deteriorated brick in other areas of the street. Betty Mattingly-Ebert pointed out a discrepancy in the dates written in the letter, asking Chmiel to correct it. During public comment, Sarah Fisher said she would like to see some of the work started. Tross moved that the letter of support be submitted to KDOT with the corrected dates. Betty Mattingly-Ebert seconded it. Motion passed 4-0.

6. Consideration of Chair and Vice Chair Election.

The Board considered electing a new Chair and Vice Chair for a one-year term, given the current absence of a Chair. Tross noted that terms would expire in August anyway and moved to table the election till August. Mattingly-Ebert seconded. Motion passed 4-0.

7. Minor Review Update: 316 Poyntz (Woolworths Building) Signage.

Chmiel presented the administrative approval of an application for a window sign and rear wall sign for Rockstar and Rogers at 316 Poyntz Avenue. The Board had no comment.

8. Updates and Announcements

Chmiel announced that the City was awarded a grant from the State to hire a consultant to do a historic resources survey of the Sunset Area and that City Administration would begin assembling a Selection Committee between now and the next meeting.

Mel Borst, a resident of the Landmark Water Tower area, raised an objection to the proposed expansion of the house next to the water tower, a case that would be presented to the Board of Zoning Appeals for a public hearing on July 12, 2017. He argued that it was a negative step and would interfere with the sanctity of the historic landmark. He presented a map showing the details of the lot. Kutz stood up to explain that it was a unique lot since it was platted in a way that wouldn't be allowed today. He explained that the lot was about 30% smaller than what is allowed under current zoning regulations. Hence, the owner's proposal of increasing the percentage lot coverage through the proposed expansion is understandable. He also informed the Board that the property owner would be hosting a voluntary neighborhood meeting at 6:00 p.m. that evening and anyone was invited. The applicant stood up to explain that part of the house lies in the setback per the zoning regulations and that the house is a non-improved non-conforming lot. Their proposal for expanding the property had been positively received by the neighbors. She invited every one present to join the neighborhood meeting. Tross explained that the lot was left over from several lot splits over time. Banner asked if the case would be presented before the Historic Resources Board in any forthcoming meetings. Tross stated that the Board had no control over the case, given no historic resources were involved, so it would not be reviewed. Banner questioned the need to discuss the case further and the discussion came to a close.

9. Eileen Meyer adjourned the meeting.