

**Minutes**  
**HISTORIC RESOURCES BOARD**

**Rieger Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, August 28, 2017**  
**4:00 p.m.**

**Members Present:** Betty Mattingly-Ebert, Eileen Meyer, Christopher Banner, Cameron Tross, and Kevin West.

**Members Absent:** Craig Hager.

**Staff Present:** John Adam, Senior Planner and Ben Chmiel, Planner.

1. Call to Order.

Meyer called the meeting to order at 4:00 pm.

2. Consider the minutes of the previous meeting.

Meyer requested the minutes be amended to include public comments concerning the historic survey plan. Mattingly-Ebert moved to approve the minutes as amended. Tross seconded. Motion passed 5-0.

3. Elect a Chair and Vice Chair.

Tross nominated Mattingly-Ebert for Chair. Mattingly-Ebert consented to the nomination. West seconded. Motion passed 5-0. West nominated Tross for Vice Chair. Tross consented to the nomination. Mattingly-Ebert seconded. Motion passed 5-0.

4. Minor Review Updates

Chmiel presented the administrative review and approval of the installation of a wall sign at 121 S. 4th St. (the Marshall Theatre building) for the Wine Dive. The Board had no comment.

Chmiel presented the administrative review and approval of wall sign at 320 Poyntz Ave. (the Duckwall's Building) for Baby Bedding Co., which would be lit from fixtures mounted to the existing awning below. Tross asked about the use associated with the sign. Chmiel noted that no application had been made for interior alterations, so he couldn't speak to the nature of the use.

Chmiel presented the administrative review and approval of selective interior demolition of an ongoing project at 212 S. 4th St. (the Bus Depot building). Tross noted an addition of a tower on the south façade of the building he recalled was not a part of the original proposal brought to the Board a few years ago when the rehabilitation of the building was

reviewed. Mattingly-Ebert concurred. Chmiel said he would investigate the possible discrepancy. Tross recalled the proposal for the building a few years ago was for a restaurant space. Linda Glasgow noted that Trinium Contractors planned to occupy the building for their offices.

Chmiel presented the administrative review and approval of an interior remodel of 105 N. 3rd St. (the Huntress Building) for the Village Geek, a gaming café. The remodel would involve the removal of the kitchen and bar, with the addition of a counter and coffee bar. Tross asked who the contractor for the project was. Chmiel recalled BHS was the general contractor.

Chmiel presented the administrative review and approval of an interior remodel of 607 Houston St. (the H.S. Willard House) including ADA improvements, moving a kitchen, expanding a bathroom, and general repair of the exterior. Bruce McMillan added some background information for the project and mentioned the addition of a front porch ramp in the scope of the project. Chmiel added that the ramp had been constructed in the front yard setback and would require review from the Board of Zoning Appeals. He explained the zoning action would require historic review, but would be considered a minor review.

#### 5. Updates and Announcements

Chmiel updated the Board on the progress of the Sunset Area Survey, stating that the selection committee met a couple weeks prior after receiving six submissions from interested firms. The selection committee selected two firms to be interviewed by staff. Staff and the steering committee agreed to recommend Historic Resources Group of Lincoln, Nebraska as the consultant for the project. The recommendation would be approved at the next city commission meeting and thereafter a contract would be created. McMillan asked Chmiel if he could explain the scope of the project. Chmiel explained that the City received a grant to conduct a historic resources survey of Sunset Zoo, Sunset Park, and the surrounding parkland. McMillan explained the neighborhood association was interested in the project. Chmiel explained that the process would include a couple of public meetings which the neighborhood would be welcomed to attend.

Chmiel explained that the Landmark Water Tower had been listed on the Kansas Register of Historic Places a few weeks prior.

Glasgow noted that Johnny Kaw recently turned 50 years old. As well, she expressed concern for the lighting proposed for the sign at 320 Poyntz as it would contribute to light pollution in the downtown. Tross explained he was not concerned as adequate lighting is a safety issue.

#### 6. Upcoming Meetings.

The next meetings is scheduled for Monday, September 25, 2017

#### 7. Adjourn.

Meyer adjourned the meeting at 4:35 pm