

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, February 26, 2018
4:00 p.m.

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

Members Absent: None.

Staff Present: Ben Chmiel, Planner.

Others Present: Linda Glasgow.

1. Meeting Opening

Mattingly-Ebert called the meeting to order at 4:00 p.m. There were no comments from the public. West motioned to approve the previous meeting minutes as written. Tross seconded. Motion passed 5-0.

2. Major Review Eames Building (328-330 Poyntz) Interior Remodel.

Chmiel presented Capstone 3D's proposal to remodel the second floor offices of the Eames Building at 328-330 Poyntz, a contributing building in the Downtown Historic District. Chmiel briefly explained the history of the building, its character-defining features, and its rehabilitation over time- the most recent in 2011.

Chmiel explained the proposal to remodel the southeast corner the second floor interior for expansion of an existing professional office, adding five designated office spaces, a conference area, and additional bathroom facilities for tenants of the building. Several small interior walls would be demolished in a limited part of the building. As well, the majority of finishes in the space, including deteriorated vinyl floors, soundboard walls, florescent light fixtures, would be removed. The finishes would be replaced with compatible material to match the existing renovated space in the southwest corner of the building- namely the millwork on the windows and doors defining the character of the space. Hardwood floors will be refurbished where possible and replaced where missing or deteriorated beyond repair. No work was proposed for the exterior of the building, though the windows fronting Poyntz Avenue would be replaced with energy-efficient double-hung windows to match those installed in the renovated space to the west on the second floor of 330 Poyntz. The most substantial addition was the addition of two bathrooms and a storage closet on the north end of the space, which would require an opening into the main corridor. The style of this door would mimic those already along the corridor, including a transom window. The addition of the non-loadbearing walls could simply be removed

without diminishing the integrity of the interior space. Chmiel said the proposal appeared to meet the Secretary of the Interior Standards for Rehabilitation and recommended approval of the proposal based on the findings in the staff report.

Tross asked if the 1970s remodel included both interior and exterior and specifically if there was any historic resources above the drop ceiling that might have been installed at that time. Chmiel explained that there was a tin ceiling in the west half of the building which was restored in a previous remodel, but there didn't appear to be any in the area proposed for remodel.

Betty asked which windows would be replaced. Chmiel said it would just be the eight eastern-most windows on the south façade. The applicant clarified that most of the sashes were in good shape and they would be refurbished. He also clarified that the ceiling was just plaster.

During public comment, Linda Glasgow asked if SHPO required documentation of the interior before demolition took place. Chmiel explained that it was part of the application process that the applicant submit photographs of areas proposed for alteration. She explained the process that the Kansas Preservation Alliance went through on proposals for National Register reviews, which included extensive photo documentation.

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. Tross seconded. Motion passed 5-0.

3. Finalization of CIP Requests.

Chmiel presented the revised list of CIP requests for the Board, which included the Aggieville Historic Survey grant match and the Floral Hall rehabilitation feasibility study in 2019; the Strong Neighborhood Survey grant match in 2020; and the Union Pacific Depot Display Case in 2021. Chmiel noted that Parks and Rec included phase one of the Community House window replacement in their CIP request, so the Board did not need to. Mattingly-Ebert noted that the prioritization and requests matched what the Board discussed at their previous meeting.

Chmiel gave an update of the grant application of the Aggieville historic survey. The week prior, a meeting was held with a few Aggieville property owners to discuss the potential of a Aggieville Historic Survey. A similar meeting was scheduled for the next day with the Aggieville Business Association (ABA) to discuss the potential survey, but the meeting was canceled due to weather and would not be rescheduled until after the grant application was due. Chmiel said he spoke with the ABA Director who expressed concern about conducting a survey and that many businesses had

concern as well. After discussing the issue with management, it was decided to not move forward with the application until the project and its potential results be fully explained to ABA and have its support.

Meyer asked why the business owners' support was need if the property owners were supportive. Chmiel explained that ultimately, property owners have to consent to establishing a district, but it was also important to have support from the business owners, who were concerned about the implications of historic designation. In order to gain that support, more meetings would have to take place between now and the next grant round.

Tross noted Downtown does not experience issues alternating their spaces. Furthermore, businesses can turnover frequently, so it shouldn't matter if the business owner doesn't want historic designation.

West expressed concern about the item being removed from the City Commission agenda for the following week. Chmiel mentioned ABAs apparent concern for the item possibly distracting the conversation involving the sell-off of the city-owned lot for the development of a hotel. And though it was not a favorable outcome, it seemed best not to move forward without ABA support.

Mattingly-Ebert who the director of ABA was and if she owned property in the district. Chmiel said Linda Mays was the director and that she did not own property, but manages and represents the district as director.

Tross pointed out that the businesses were misinformed and that a survey would only identify what should be protected. The Board concurred.

Mattingly-Ebert asked when the Commission meeting for the item was supposed to be scheduled. Chmiel said next Tuesday. Tross suggested the item should be put back on the agenda that the project could move forward, since it would not stop the potential hotel and could protect buildings from potential destruction.

Tross said businesses should have come to a public meeting to voice their concern. And that because it was a CIP request from the Board, the project should move forward. Mattingly-Ebert asked that the Board be notified whether or not the item would end up on the Commission's agenda. Hager mentioned the importance of the project given the timing of the grant application period.

Chmiel said he would speak to City Management to discuss the boards concerns and suggested the Chair could contact city management directly. Mattingly-Ebert suggested Board members attend the commission meeting to make them aware of the project despite city administration's suspension of it.

4. Minor Review Updates.

Chmiel presented an approved interior alteration project proposed by Aaron Schump at 219 South 4th Street (JJ Marshall Building). The project included selective demolition of interior elements and remodel for use as a cocktail and dessert bar, which included minor alterations and no modifications to the shell of the space or storefront.

Chmiel also presented approved signs proposed by Trinium Inc. at 212 South 4th Street (Bus Depot). The signs were brushed metal wall signs on the south façade above the entrance and on the east façade above the window bay.

5. Updates and Announcements.

Chmiel noted that the consultant for the Sunset Area Historic Resources survey would be holding an open house/public meeting to go over the preliminary findings of their research. The meeting would be at the Sunset Zoo Exploration Center at 6:00 on Thursday, March 1st.

6. Adjourn.

The meeting adjourned at 4:40 p.m.