

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, May 21, 2018
4:00 p.m.

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

Members Absent: Craig Hager

Staff Present: Ben Chmiel, Planner; Alfonso Leyva, Park Planner; and John Adam, Sr. Planner.

Others Present: Cheryl Collins, Riley County Historic Society; Alfonso Leyva Linda Glasgow;

1. Meeting Opening

Mattingly-Ebert commented that the Historic Preservation Proclamation was made at the City Commission meeting.

West motioned to approve the February 26, 2018 meeting minutes as written. Meyer seconded. Motion passed 4-0.

2. Riley County Historical Society Nominations

Collins explained the Riley County Historical Society was working to place several properties on the National Register of Historic Places, including Pioneer Log cabin in City Park. She asked for support and comments from Historical Resources Board. Collins briefly explained the history of the Pioneer Log Cabin, noting that the nomination will be presented to Parks and Recreation Board at their June 4th meeting.

Tross indicated the cabin was built to represent cabin construction and asked if it was typical of what was built in this area or just general cabin construction. Collins said it was typical of cabins constructed in the area. Meyers asked if someone will at the cabin on the Sundays it will be open. Collins said April thru October there will be someone there while it's open on Sundays.

Collins said a PSIQ of the Wolf House Site was being developed to be nominated to the National Historic Register. Collins briefly explained the history of the Wolf House Site which consists of four structures. The Historical Society also plans to nominate the Hartford House.

Mattingly-Ebert asked why the Historical Society had waited so long to nominate these sites for the National Historic Register. Collins said there have been many other

things to do and building up the body of history has taken a considerable amount of time. As well, the catalyst is the tax credits available if a site is on the national or state register.

Tross asked if the sites were being nominated for the state or national register. Collins replied that none of the sites are on the state or national register. The application would go to the national register and simultaneously applied to the state register where a determination would be made as to where it would fit best. The properties are designated by the Riley County Commission as Riley County Historic Sites.

3. City Park Master Plan

Alfonso Leyva presented an update of the City Park Master Plan Update which included the work complete in 2015, a review of Concepts A, B, C, and D.

In 2015 surveys were collected to gather information on what the public wanted for City Park. From the survey results Concepts A and B were formed. Concept A is a more vehicle oriented design while Concept B is more focused on bike and pedestrian infrastructure by eliminating the Humboldt Street entrance. Concept C minimized parking within the park by pushing it out towards the street, maximizing the bike and pedestrian infrastructure within the park, and enhancing the ball fields and playground. Concept D is the most recent concept featuring similar parking to what is existing today, looking to organize and pave existing gravel parking, eliminate access through the park, and enhance bike and pedestrian access. The City Commission was in favor of removing vehicular access through the park and create more parking near the Wefald Pavilion.

Tross asked if Leyva could explain the historical significance of the south baseball field. Leyva said David Baker, a previous K-State baseball coach's father played and coached on this field more than 50 years ago. He was also an African American leader in the community. When a plan was proposed to move it, there was opposition because of its significance. Leyva further explained that sidewalks and trails will be increased in the park and repurposing Parks and Recreation building.

Mattingly-Ebert asked where the open space was being decreased. Leyva explained that new proposed sidewalks, trails, and new programed space would eat up a lot of that area. Mattingly-Ebert was also concerned about the amount of parking being lost. Leyva explained Public Works and Parks and Rec supported the concept of a road diet along Poyntz that would create angled parking spaces along the street.

West asked if the east sidewalk would be widened. Leyva said it would.

Tross asked if the parade route could be altered for sake of saving green space. Leyva explained that there wouldn't be any additional pavement dedicated to specifically accommodate the route. Tross also asked about a dog watering station at the existing spigot on the southwest corner of the park. Leyva explained an additional station was sought as a part of improvements to crossings on Fremont.

West supported the elimination of vehicular through-traffic through the park and asked if a dog park was being considered. Leyva explained that it was not something the community specifically desired.

Tross asked if grass could be grown in the northeast portion of the park. Leyva explained that irrigation was critical to grow grass and it was something being considered.

Glasgow expressed concern for the native meadow, due to the possibility of pests. She also expressed the need for access to the Log Cabin. She also expressed concern for horses in the parks for parades. Tross agreed that the native meadow would decrease the use of that area of the park.

4. Sunset Survey Update

Chmiel presented the timeline of the project to date. He then presented a draft report for the Sunset area historic resources survey. The report summarized that the area is historically significant, meeting Criteria A and D of the National Register of Historic Places due to its ties to the development of the city, history of recreation, and high integrity of many WPA projects. The report recommended the establishment of a district encompassing Sunset Cemetery, Sunset Zoo, Sunset Neighborhood Park, Girl Scout Park, and the Sexton's House site. Chmiel explained that the district boundary could possibly be drawn to include or exclude one or more of these areas depending on recommendations from relevant boards or the commission. However, the survey leaves enough information to pursue listing of individual structures.

Mattingly-Ebert asked if the zoo was reluctant to be included in a district. Chmiel explained that there were some concerns from zoo administration early on about the potential consequences of being in a district, but they haven't ruled it out as a possibility.

Tross asked if the stone fireplaces could be rehabilitated if they were designated as historic. Chmiel said they could be.

5. Unified Development Ordinance Update

Chmiel presented the revised draft (presented to the Board previously) of the Established Neighborhood Overlay (ENO) district regulations as a part of the Unified Development Ordinance (UDO) process. Chmiel explained the history and the original purpose of the Traditional Neighborhood Overlay (TNO). He explained that the goals of adapting and updating the TNO to the ENO were to reduce non-use-related non-conformities, update regulations to better reflect and conserve the existing built environment, and update regulations to make more compatible new construction. The primary updates included updates to setback regulations, increases in lot coverage, a change in policy for conditional duplexes, street tree requirements, minimum porch dimensions, foundation material requirements, and entrance requirements for multi-family buildings.

The Board asked if with the UDO duplexes could now be constructed in R-1 zones. Chmiel said no and that the R-1 and the R-2 would effectively be preserved as separate zoning districts as they are today. West asked about the allowance of accessory dwelling units. Chmiel explained that the concept was not being pursued through the UDO.

Tross noted the uncertainty that would come with basing setbacks on the homes surrounding a property. Chmiel explained that a survey of the neighborhood would not be required to determine the range, but an aerial survey using publicly available online GIS would suffice, unless an applicant really wanted to challenge the determined range. Tross asked if a GIS layer could be produced to help with determining setbacks on a block-by-block base. Chmiel said it would be very time-consuming to do, however in the long run it would be helpful to have.

Mattingly-Ebert expressed concern for side yard setbacks for non-residential uses, noting they were fairly narrow. Chmiel said the increase in setback depending on the height of the building could be applied to address that.

Tross asked if there would be incremental requests for exceptions if the lot coverage maximum is increased. Chmiel explained that most BZA cases involving lot coverage are in tandem with other improvements requiring exception, and the opportunity presents itself to clean up the title of the property in regards to the lot coverage. Furthermore, those presenting cases must demonstrate a hardship. Adam further explained that the changes proposed better reflect the built environment and reduce hardship on property owners having to endure additional processes to do something already common in the historic pattern of development.

West asked if the City planted street trees. Chmiel explained that private citizens could plant trees, but the city takes responsibility to maintain trees and had to approve of the species and location of all plantings. As well, the city has a program to give away a certain number of trees every year.

Tross asked if the foundation material of a new house had to be made of brick or stone. Chmiel said it would as proposed. The board discussed the pros and cons of requiring such material and suggested that architectural concrete be an acceptable finishing material to use on a foundation.

Tross suggested entrances for multifamily could be further separated by requiring them to be a certain distance apart.

Glasgow expressed concern for window area percentages. Chmiel explained that currently, windows had to make up 15% of a street facing façade. Tross noted that it could be written so that window area could not be reduced even if it met the 15% rule.

6. Minor Review Updates

Chmiel presented the wall sign permit for “Uncorked” 121 S. 4th St. and the “El Patron” sign at 429 Poyntz. The board had no comments.

7. Updates & Announcements

There were no announcements.

8. Adjourn.

The meeting adjourned at 5:45 p.m.