

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, July 23, 2018
4:00 p.m.

Members Present: Betty Mattingly-Ebert, Chair; Craig Hager; Ann Kosch; and Kevin West.

Members Absent: Cameron Tross, Vice-Chair; Jana Fallin; and Eileen Meyer

Staff Present: Ben Chmiel, Planner; John Adam, Sr. Planner; Karen Becker, Principal Civil Engineer; Alfonso Leyva, Park Planner; and August Titus, Parks and Rec Intern.

Others Present: Tracy Anderson, Applicant; Linda Glasgow, Citizen; and Kathy Dzewaltowski, Citizen.

1. Meeting Opening

Mattingly-Ebert called the meeting to order at 4:00 pm with a quorum. There were no public comments. West motioned to approve the July 5, 2018 Special meeting minutes as written. Hager seconded. Motion passed 3-0-1 (Kosch abstention).

2. Major Review: 720 Poyntz Avenue (Barney Kimble House) Basement Renovation.

Chmiel presented the proposal for basement renovation of 720 Poyntz Avenue to accommodate two more office spaces and spaces for mechanical and I.T. equipment. Chmiel described the history of the property, its previous uses, owners, and architectural significance. He described the condition of the existing basement, which was largely unfinished. Chmiel then described the proposal which included a general finishing of the basement. A hallway would be constructed in the landing area of the basement, creating separation from the mechanical space. The hallway would continue into the northeast room via the extant opening in the center foundation wall, splitting it into two spaces with an angled wall. Existing ductwork would be reinstalled within the depth of the above floor joists. An existing wood jamb and trim would be removed from the existing opening in the center foundation and stored in a manner that will allow it to be reinstalled in the future. Existing plaster would be patched and painted. The stone foundation would be tuck-pointed in the offices and hallway and left with its natural finish. The floor would be patched to meet cross slope requirements. The proposed new walls would be dimensional lumber with gypsum board. The existing floor joist throughout the basement would be left exposed, but painted. New recessed or track lighting would be installed and luxury vinyl tile flooring will be installed throughout the basement. Approximately 2" of the

bottom of existing wall framing above the stairs would be removed to allow for clear head height. Chmiel described how the proposal met the Secretary of the Interior Standards for Rehabilitation, saying that the distinctive features and finishes of the space would not be adversely affected and the character of the space would be maintained. He said City administration recommended approval of the proposal.

Mattingly-Ebert and West asked about code requirements related to floor separation and ADA access. Chmiel explained that Code Services had reviewed the floor plans and didn't have any other requirements besides the widening of the door jamb and creation of head clearance on the stairs. Kosch asked what the thinking was behind painting the floor joist when the limestone specifically was not allowed to be painted. She also asked about the installation luxury vinyl tile (LVT) flooring. Chmiel explained the limestone was more susceptible to damage with paint, while the floor joists were not. As well, the floor joists were less of a celebrated feature compared to features like the stone. He went on to say that if it were of concern to the HRB it could be considered as a condition of approval. Chmiel also explained that LVT was a low-impact installation that could easily be removed in the future.

There were no public comments.

West moved that the Board found 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. Hager seconded. Motion passed 4-0.

3. Juliette Phase IV.

Becker presented the design concept for the 4th and final phase of Juliette, spanning from Poyntz Avenue to Pierre Street. Improvements included: replacing the traffic signals at the Juliette & Poyntz intersection with decorative signals matching those at 4th & Poyntz; installing stamped concrete or brick crosswalks in the Juliette/Poyntz intersection to match intersections further east along Poyntz; reconstructing Juliette & Houston and Juliette & Pierre intersections in concrete; adding bulb-outs to the Juliette & Pierre intersection to shorten crosswalk distances and improve safety for the school; reconstructing the brick paving mid-block between Poyntz and Houston; and restoring the asphalt paving in the mid-block between Houston and Pierre to brick paving. Improvements were not expected to affect the historic limestone curb along Houston Street, though if affected, they would be replaced in kind.

Hager asked where the bricks installed in front of Seven Dolours would be sourced from. Becker said there would be some harvested from the alleys and intersections

that would be converted to concrete in other sections, though other external sources were available if necessary. West commented that the intersections converted to concrete thus far in previous phases of the project were very massive. Becker stated the conversion of those intersections to concrete helped with ADA access, stretched the supply of reusable brick, and reduced deterioration of the intersection material, as brick doesn't fare well specifically at intersections. West asked if intersections could be stamped concrete instead. Becker said there could be an issue with matching concrete with brick and there is already a precedent with the previous phases of the project. West asked about the cost difference between brick and concrete as paving materials. Becker said brick is near double the cost. West asked about the timetable for the whole project and specifically about the effect on Poyntz. Becker said the entire intersection may not need to be replaced, but at the least the crosswalks would be replaced with stamped brick. She further explained there were bricks underneath Poyntz which could be harvested. Becker said two blocks of this type of construction is expected to take about three months to complete. She added that some old waterlines were being replaced in tandem with the project, adding about a month to the schedule.

Mattingly-Ebert asked if there were any stormwater improvements planned at Poyntz. Becker said no, because a separate stormwater project would alleviate some of the current flooding issues experienced along Poyntz. Becker added that the majority of construction was expected to occur during summer 2020. Chmiel mentioned that the final design would come back to the Board as a formal review once the design was closer to completion since the work proposed would be in a historic district. West questioned if it was worth it or appropriate to impose a brick street in the area, given its more modern surroundings. Becker explained that the stamped concrete crosswalks is expected at the Poyntz intersection to match other intersections along Poyntz further east. West said he'd preferred the intersections in prior phases to have employed a similar treatment to visually break up the concrete. Mattingly-Ebert thought the treatment would be a good fit for the Poyntz intersection. Adam and Becker discussed the possibility of adding bulb-outs at the Poyntz intersection to shorten the pedestrian crossing across Poyntz. Mattingly-Ebert expressed support for the project as a whole. Hager concurred.

Glasgow said the durability of the brick verses concrete should be considered when comparing costs. She also expressed concern about the trees along the street, how many would be lost and replaced. Becker believed four or five trees were removed from the first phase. She said that the City Forester was looking to replace those trees in coordination with adjacent property owners. Glasgow said the Forester told her the city would not plant trees in front of rentals due to issues with consistent watering.

Dzewaltowski agreed with Glasgow on the long-term cost benefit of brick streets vs. concrete. She also believed there no reason brick could not be restored in the area despite the modern surroundings. West asked about the longevity of a restored brick street. Becker estimated the street had concrete installed underneath it around the 50s, but had since disintegrated. West also concurred with Glasgow on the issues of the trees and that he was in favor of more brick streets, but had reservations about converting intersections to concrete. Becker reiterated the request for a letter of support for the concept, noting that the final design would come back to the Board for review.

Hager moved the Board supports the TA grant application for Phase IV of the Juliette Avenue rehabilitation as conceptualized. West seconded. Motion passed 4-0.

4. Warner Park Master Plan.

Leyva introduced Titus who presented concepts for a Warner Park master plan update. The first concept included added rentable shelters and a nature play area, an overlook and an amphitheater. The retention pond would be turned into an educational environment and a dog park would be established. Bridges to access the dog park and the golf course from the south parking lot were also proposed. The second concept included added restrooms, increased parking, and increased ADA access. Parking was included next to the pavilion, which would be a rentable space. The pond would have a boardwalk and a nature playground would be created. An amphitheater would be added in the ravine to double as erosion control. One bridge would be installed to cross the ravine. In both concepts, the golf course was planned to expand to 18 holes.

The Board had no comments or questions.

Glasgow asks if the rentable spaces revenue would go directly into the maintenance of that space or would go into the general fund. Titus said revenues would go into the general fund. Leyva added that Parks and Rec was in the process of creating a model to better manage maintenance of parks and rec resources.

5. Minor Review Updates.

Chmiel presented a minor review for 216 South 4th Street, a non-contributing outbuilding on the Bus Depot property constructed in the mid-80s. The permit was for updating the interior space for future office/retail.

6. Updates and Announcements.

Chmiel explained elections for Chair and Vice Chair would be held at the next meeting.

Glasgow solicited a volunteer to serve on the Historic Summit planning committee. Hager volunteered.

7. Adjournment.

The meeting adjourned at 5:30 pm.