

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, June 24, 2019
4:00 p.m.

Members Present: Eileen Meyer; Kevin West; Jana Fallin; Cameron Tross; and Ann Kosch.

Members Absent: Craig Hager, Vice Chair.

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

Others Present: Linda Glasgow

1. Meeting Opening

Staff called the meeting to order at 4:02 pm with a quorum.

Neither a chair or vice-chair member was present to call the meeting to order. As per the by-laws Kosch moved to elect Meyer as acting chair for the meeting. Fallin seconded. **Motion carried 4-0.**

Meyer explained the public comment policy and opened the floor for public comments. There were no public comments.

Chmiel explained that he made some additions to the previous version of the minutes, at the request of Kosch, noting additional detail about the Community House discussion. Written amendments were provided to the Board for consideration. West moved to approve the May 20, 2019 meeting minutes as amended. Tross seconded. **Motion carried 5-0.**

2. Major Review

Chmiel presented the staff report on an interior alteration proposal for 300 Poyntz (the Orville-Huntress Building). He noted the building was considered contributing in the Downtown Historic District and currently housed a retail boutique. The proposed project was to subdivide the space to accommodate a salon and reintroduce a previous entrance that had long ago been infilled along 3rd street. The limestone infill would be removed or partially removed to reestablish traditional windows and a doorway and the interior would be refinished. Chmiel explained that the proposed project appeared to meet the Secretary of the Interior's Standards and City Administration recommend approval of the project as proposed.

Kosch asked what was on the second floor of the Orville-Huntress building. Chmiel said it was general office space. She asked what the current 3rd Street window and door space was. Chmiel said it was an entrance leading to the upstairs office spaces. Tross asked whether the address of this location is 300 Poyntz or 101 N. 3rd Street. Chmiel

said the historical address has been 300 Poyntz, but after renovations, the address of the new space would be changed to 101 N. 3rd Street. Tross asked about a new lentil proposed under the new second window. He asked whether the proposed work would blend with the existing stonework. Chmiel said it would match the existing lentil and since the infill is not original, it could be modified to accommodate. He added it would slightly impact the existing historical stone when integrated.

Fallin asked when the construction would start if the project were approved. Chmiel told her it is likely to start as soon as possible. Chmiel noted the project was a tax credit project that had already been approved by the State.

Kosch asked what would happen if a property owner received tax credits and later did something to de-list the property. Chmiel explained there is a five year recapture period in which the State can take back credits if the property owner does anything that is counter to the Secretary of the Interior's Standards or their own proposed and adopted plans

Fallin expressed her excitement to continue to see the downtown area being revitalized and continuing to draw more people into the downtown area.

Meyer asked whether there would be any health department requirements that may impact the building since it will become a salon. Chmiel was unsure. Tross said there would typically be an exhaust requirement but that would be housed on the roof of the building. Meyer said she just wanted to make sure that water and sewer were taken into consideration.

Kosch commented that change in this building is true to form for its historical character, and not changing would be against its historical character.

Tross questioned why the applicant was not present. Noting he would typically vote against a proposal if the applicant were not present. Fallin concurred. Chmiel explained the applicant contacted him when the application was submitted, noting he would be out of the country and would be unable to attend the hearing. Fallin and Tross agreed that was a reasonable excuse.

Meyer opened the floor for public comment: there was none.

Kosch moved the Historical Resources Board found that the proposal met the Secretary of the Interior's Standards for Rehabilitation as reviewed in accordance with K.S.A. 75-2724 and will not damage, destroy, or diminish any historically significant property or historic character-defining features. West seconded. **Motion carried 5-0.**

3. Nomination Recommendations

The Hartford House

Chmiel presented the staff report on the nomination of the Hartford House, located at 2309 Claffin Road. Chmiel described its history, explaining that he would provide a

letter to the SHPO stating the Board's recommendation and noting any comments or concerns.

Kosch speculated if there were additional criteria the Hartford House could meet outside of A and C in connection to modern tiny house and prefabrication trends. She said she was glad to see the nomination come forward.

Tross asked what extent of the house was the original, noting when the property was relocated, it received a new foundation, new siding, a new roof and various other modifications. Chmiel said he did not know, but mentioned that Museum staff were present to possibly answer the question. Tross said the application should be updated to reflect the change of foundation from stone to concrete with stone veneer.

Meyer opened the floor for public comment.

Linda Glasgow, Riley County Historical Museum staff, said she arrived after the Hartford House was already reassembled. To her knowledge, she said the kit came with a composition roof and a small cook stove. She said she is unsure what percentage is the original. When reassembling the house, they ensured an access point to allow individuals to view parts of the hidden structure and construction details as educational opportunities. The site was updated to repair damages, paint the house, and provide ADA accessibility.

Fallin thanked Linda for her frequent historical contributions to the Board. Tross asked whether there has been enough construction to the point the property is now a model of a kit house or if there is still enough original content. He asked whether that would impact the chances of getting accepted onto the state and national register. Linda said the property is substantially the original.

Kosch said a building must be 50 years old before it can be considered eligible for consideration. She said if you consider the time of many of the changes back in 1974, those changes were done long enough ago that those changes could soon count as historical too. Fallin emphasized that the Hartford House was not easy to save and transport. She said she was grateful for that.

West moved the Historic Resources Board to support the State and National nomination of the Hartford House at 2309 Clafin Road to the State and National Register of Historic Places. Fallin seconded. **Motion carried 5-0.**

The Avalon

Chmiel presented the staff report on the nomination of the Avalon Apartment Building, located at 417 Fremont Street. Chmiel described its history, explaining that he would provide a letter to the SHPO stating the Board's recommendation and noting any comments or concerns.

The property has been nominated to the Register of Historic Kansas Places under Criteria C for its architectural significance as an example of Prairie School style. Built in the 1890's and later converted to apartments in the 1920's, the style of this building represents the American style at the turn of the century.

Kosch asked for copies of the Board comments that are submitted with the application. She said she thinks the nomination of this building was positive and is happy to see it. Meyer concurred. Meyer said she is happy the nomination is going forward since the property has had structural and back-tax issues recently.

Kosch asked how many apartments existed in the property since there were originally four. Chmiel confirmed there were now six. Fallin asked whether the units were currently occupied. Chmiel and Adam confirmed that the building is under renovation and all units were unoccupied.

Tross said he does not agree with the classification of the building being prairie style. He said if red tile were used, it would closer resemble Spanish style. He said the building lacks many of the features to be classified as Prairie style beyond just the roof profile.

Meyer opened the floor for public comments: there were none.

Fallin motioned that the Board supports the nomination of the Avalon apartment building at 417 Fremont Street to the State and National Register of Historic Places. Kosch seconded. **Motion carried 5-0.**

4. Minor Review Updates

Chmiel presented a sign permit issued at 316 Poyntz Avenue, the Woolworth Building for Manhatchet Axe Throwing. The sign was a dimensional letter sign on a cut-to-shape background as well as cut-to-shape digitally printed logo. The sign is to be installed to the wall using expansion anchors in the mortar joints using a total of eight fasteners.

Tross asked to confirm that the sign would be installed using expansion anchors in the mortar joints and not drilling directly into the rock face. Chmiel confirmed the metal shape would be attached to the metal screen currently in the window frame. Tross asked if there are any protections for the metal screens since they were put in during the 1950's. Chmiel was unsure, but noted it would not be damaged or destroyed. Tross said he would prefer the signage not overlap the vertical brick band at the top of the building.

Meyer asked whether the sign is electronically lit. Chmiel said it was not.

Meyer opened the floor for public comment: there were none.

5. Updates & Announcements

Chmiel said the City Commission had accepted the grant provided by the state to conduct a historic resources survey of Aggieville. The City had signed the grant agreement with the state and was waiting to receive it back, at which point the city

would begin issuing a request for a consultant to carry out the work of said project. When the City issued a RFP, they would have a selection committee to select the most qualified applicant. The selection committee would be comprised of City staff, someone from Aggieville, and someone from the Historical Resources Board. Chmiel asked for a volunteer from the Board to serve on the committee. West volunteered.

Chmiel said the City Commission held a work session concerning the Community House proposal. He said the Commission was generally receptive to the proposal. He said the Commission thinks the proposed plan is a good use of the facility since it will rehab the facility and release liability from the City. He added the Commission was supportive of requiring the facility maintained on the State and National Register. He said the project is expected to start moving forward and the applicant is likely to apply for a building permit sometime in January 2020, at which point the plans would come before the Historical Resources Board for final review.

West asked whether there was discussion on whether a super majority of the Commission would be required to remove the property from the list. Chmiel said the Commission kept the agreement at simple majority.

Chmiel noted the Board is now without a Chair and Vice-Chair, Chmiel suggested the Board hold elections at the next meeting. The Board agreed to hold elections at the next meeting.

6. Adjournment

Meyer adjourned the meeting at 4:59 pm.