

**Minutes**  
**HISTORIC RESOURCES BOARD MEETING**  
City Commission Room, City Hall  
1101 Poyntz Avenue  
Monday, January 24, 2022  
4:00 p.m.

| <b>Member</b>      | <b>Present</b> | <b>Absent</b> |
|--------------------|----------------|---------------|
| Kevin West         | x              |               |
| Phil Anderson      | X              |               |
| Jana Fallin, Chair | X              |               |
| Tom Hanson         | X              |               |
| Troy Henningson    | X              |               |
| Tanner James       | X              |               |
| Karen Cole         | x              |               |

**Staff Present:** Ben Chmiel, Planner; John Verssue, Planner

**Public Present:** Kail Katzenmeier, Applicant; Michael Mecseri, Applicant.

**1. MEETING OPENING**

Fallin called the meeting to order at 4 p.m. Staff performed roll call and confirmed a quorum.

Anderson moved to approve the minutes from the December 13, 2021, with a minor correction. James seconded. Motion carried 7-0.

**2.1 MAJOR REVIEW: 328 Poyntz Ave. (Eames Building) Subdivision**

West recused himself from item 2.1.

Chmiel presented the staff report, briefly noting the history of the building. The applicant has requested approval to allow the construction of a demising wall to allow for a second tenant space. Chmiel explained the division would be done by way of constructing a wall down the middle, encasing existing steel columns. He pointed out that there is already an existing partial wall down the middle that would be used. Chmiel also noted that a new, primarily glass, foyer would be built allowing access and viewing to both sides of the building. Additionally, he noted that a transom window would be built into the top 36 inches of the wall.

Staff recommended approval of the building permit associated with construction of a demising wall based on the findings presented that the proposal met the Secretary of the Interior’s Standards.

With no questions from the Board, Fallin opened the public hearing.

Katzenmeier, owner of Vault Ventures LC., mentioned that Chmiel was very helpful during the process. He continued that his team had been thoughtfully and delicately trying to restore the building back to its original glory. Katzenmeier stated that the application is very simple, just taking a 7,000 sq ft retail space

and trying to thoughtfully, carefully, and minimally divide it to allow a gallery storefront to occupy a portion of the space. Katzenmeier noted that beneath the original stained-glass transoms is an infill wall that still has original mill work casing. He commented that they are excited about what is happening and will continue to do right by the history of the building and allow for future use.

Fallin commented that the Board is glad when work is done on the downtown. Cole also commented that she was very pleased and excited that Katzenmeier was helping to maintain this building and put the gallery in a viable place. Anderson noted that Katzenmeier's company did an excellent job renovating the Eames building in 2018. He also stated he was looking forward to seeing this projected when it was completed. Anderson thanked Katzenmeier for his interest in historic preservation.

Anderson moved that the Board found the proposal met the Secretary of the Interior's Standards for the treatment of historic property as reviewed in accordance with KSA 75-2724 and would not damage or destroy any historically significant property or historic character defining features. Hanson seconded. Motion passed 6-0.

## **2.2 MAJOR REVIEW: 100 S Delaware Ave. (Walters House) Garage**

Chmiel presented the staff report. After giving a brief history of the property, he explained that the applicant proposed to demolish a non-historic shed and construct a two-story detached garage, complete with a loft office, exercise room, and bathroom. He explained that the proposed garage would be located at the southern most extent of the property, utilizing the existing driveway. Chmiel found the proposed garage to be characterized by many traditional elements that match that of the house and original garage.

Staff recommended approval of the building permit associated with construction of detached garage on the findings presented that the proposal met the Secretary of the Interior's Standards.

Henningson asked for clarification on the lot coverage. Chmiel answered that the increase of lot coverage would range from 6% to 8.3%, depending on the calculation. Henningson also asked about the mention of adding gutters and down spouts to the existing house. Chmiel stated he was unfamiliar with that, but the applicant might be able to speak more about it. He then noted that the addition of gutters and down spouts would not require review from the Board.

Cole asked what percentage of this construction is used as a garage, and what percent is used for the previously mentioned rooms. Chmiel responded by saying he did not have a percentage to answer Cole's question, but that the main floor is primarily used as a garage and the second floor used for the additional rooms.

Fallin opened the public hearing.

Mecseri, owner of Timber and Stone Design Build, answered Cole's question regarding size percentages. He said the main floor footprint would be just over 700 sq. ft and the upstairs would be close to 625 sq. ft. Mecseri described the proposed garage as following the traditional, carriage house style.

James asked if the stone veneer would be natural stone or manufactured stone. Mecseri said the stone would be natural and match the house as best possible.

Anderson moved that the Board find that the proposal met the Secretary of the Interior's Standards for the treatment of historic property as reviewed in accordance with KSA 75-2724 and would not damage or destroy any historically significant property or historic character defining features. James seconded. Motion passed 7-0.

### **3. WORK SESSION**

Chmiel presented the Historic Preservation Annual Review. He explained what the annual review is and its purpose. Chmiel mentioned that Manhattan had 36 nationally recognized historic sites, 44 state recognized, and 2 locally recognized. He noted that in 2021 the Board saw 7 major review projects, 14 minor review projects and ended the year with a 90% rate of approval. Chmiel reviewed other accomplishments the group had during the past year.

Chmiel presented new CIP criteria to the Board. He noted that projects would need to cost over \$50,000 to be considered a CIP. Chmiel explained that this would impact the historical surveys that the Board puts out, as these rarely reach the \$50,000 mark. He continued that Community Development Department would instead commit to funding surveys on a biannual basis. Chmiel said the staff would budget for \$8,000 every two years as a grant match to fund a survey through the Historic Preservation Fund Grant Project. He concluded that staff did not have any CIP recommendations for the Board. West asked Chmiel where the Strong neighborhood was located. Chmiel answered that it is South of Allen Rd. West asked Chmiel about the ranking of the Lee Elementary Neighborhood Historic Survey, if it was due to previously noted development threat in the area. Chmiel said he did not recall. West stated he felt that the order possibly should be readjusted. Chmiel responded, that the Lee Elementary was listed first because the neighborhood was interested in also pursuing a state nomination.

Anderson asked Chmiel where the city was in respect to bus shelters. Chmiel stated that he was unaware of any program with bus shelters. Anderson asked if ATA bus system was leading the charge in bus shelters or if the city took part in it. Chmiel mentioned that the stops are in city right-of-way, but ATA would be part of it. He asked Anderson if there was an aspect of historic preservation he was concerned with in terms of the shelters. Anderson answered that he hoped the eventual design would be somewhat historic. Anderson expressed his hopes for the city to stand behind a quality design of bus stops.

Chmiel asked if the Board had any recommendations for the CIP list. Fallin mentioned the Douglas Center. Chmiel said Parks and Rec was doing an architecture study which would include the Douglas Center. He advised on waiting until the study was complete before putting forward a CIP request for a project on it. Anderson mentioned the restoration of and reconnection to the Kansas River. He noted that project would cost well over \$50,000. Chmiel said the riverfront would be addressed in the downtown plan, which would soon be revisited.

Chmiel asked the Board to confirm that they would want to switch the 2023 and 2025 survey items, moving West City Park / South Poyntz Historic Survey to 2023.

### **4. MINOR REVIEW APPLICATIONS**

Chmiel presented the minor review of 323 Poyntz Ave for the alteration of an interior space. He explained they would add a new door to an existing corridor to separate office spaces. Fallin asked which building he was referring to. Chmiel presented an image of the store front for clarification.

West asked Chmiel about the order of addressing the Star Bond and the Board regarding an upcoming project. Chmiel explained that there is a proposal to construct a museum within the downtown historic district. He continued that as proposed it would not require the demolition of any existing buildings. He explained that a preliminary work session was planned for the February meeting.

## **5. UPDATES AND ANNOUNCEMENTS**

None.

## **6. FUTURE AGENDA ITEMS**

February: CIP Finalization

## **7. ADJOURNMENT**

Fallin adjourned the meeting at 5:45 pm. The next meeting will be held Monday, February 28, 2022.