

**CITY OF ABILENE
HERITAGE COMMISSION
AGENDA**

March 17, 2022 at 4:00 p.m.
Abilene Public Library
209 NW 4th St.
Abilene, KS 67410

Agenda Item
1. Call to Order
2. Roll Call: ___ Duane Schrag, Chair ___ Mary Burtzloff, Vice Chair ___ Andrew Pankratz ___ Nanc Scholl ___ Barry Arp
3. Approval of Agenda
4. Approval of the Meeting Minutes – February 17, 2022
Business
5. City Hall auditorium seats
6. 415 N Vine building permit
7. Administrative Review permit approvals: • 511 NW 2nd St – Roof permit • 801 Spruceway – Electrical permit
8. Comments
9. Adjournment

CITY OF ABILENE HERITAGE COMMISSION MEETING MINUTES

**February 17, 2022 at 4:00 p.m.
Abilene Public Library
209 NW 4th St. Abilene, KS 67410**

Members Present: Duane Schrag (Chair), Andrew Pankratz, Mary Burtzloff (Vice Chair), Nanc Scholl, Barry Arp

Members Absent: None

Staff Present: Community Development Director Kari Zook

Call to Order

The meeting was called to order by Chair Schrag.

Approval of Agenda

Scholl moved to approve the agenda, seconded by Burtzloff. Motion carried unanimously 5-0.

Approval of the Meeting Minutes – January 20, 2022

Pankratz moved to approve the minutes, seconded by Arp. Motion carried unanimously 5-0.

Business

Grant project proposal updates

Discussion was held regarding the planning of the three public meetings. Staff will confirm dates for availability and members will compile a handout for distributing during the public open forums. Information will be posted on social media, newspaper and possibly the radio when details are made available.

Administrative Review permit approvals:

205 S. Cedar – roof permit

Comments

Kellee Timbrook, Parks & Recreation Director, updated staff on the concrete picnic tables and pool house ceiling damage. They've had contractors look at the projects in the recent weeks. The first bid on repairing the concrete picnic tables came in at \$50,000. Public Works employees will try fixing them first before that large investment could be budgeted. Two bids were received on repairing the pool house roof in the doorway. One bid was received for \$3,000 that would

fix the damage. The other bid received came in at \$10,000. That contractor would repair the damage and fix the issue to hopefully prevent future damage from happening. Staff will determine how to proceed and when a plan is official for repair, report it to the Heritage Commission.

On November 18, 2021, the Heritage Commission approved a building permit for an addition to the home at 415 N. Vine. The contractor listed on the permit is no longer working on this project. A new contractor has informed city staff they will completing the project. A new building permit will be issued and brought before the Heritage Commission. If any deviation from the original foundation plan is submitted, it will have to be approved by the Corp of Engineers before proceeding.

The CLG (Certified Local Government) agreement between the Kansas State Historic Preservation Office and the City of Abilene expired in December 2021. This new 5-year agreement will go before the City Commission in the near future for approval.

There are currently two vacancies on the Heritage Commission.

Adjournment

Burtzloff made a motion to adjourn, seconded by Arp. Motion carried unanimously 5-0.

Minutes Approved,

Attest:

Duane Schrag, Chair

Kari Zook
Community Development Director

Proposal for Abilene City Commission Review

From: Joseph Tatner

Re: Auditorium Seating

Background: The city has 280 total theater seats remaining in the civic auditorium that have sat unused for years and are deteriorating. Some have already been removed, leaving blank areas on the floor where the seats used to be. All must be removed before any renovation of the building, and the seats themselves cannot be reused, because many are damaged and cannot be replaced with matching seats. Photos are attached. I would like to rescue some of these seats for their historical significance, in the same manner as I am helping to rescue the Lebold Mansion.

The Lebold Mansion is one of the most well-known old mansions in the United States and is one of the 8 Architectural Wonders of Kansas, so this would be a perfect location for some of the seats. After the extensive damage done to the property by the last owner, I am renovating the mansion as best I can, and am in the process of adding a mini theater in the basement, using crown molding from the 1800's that was left unused in the garage. Theater seats from the auditorium would be perfect for this use, and would become part of the property for future generations to enjoy. I believe it is well-known how I share the property with the public. I can think of no more fitting use for these seats than serving a new public purpose in the mansion.

Proposal: I would like the city to donate 40 of the best seats and hardware, plus 7 left-end pieces and 7 right-end pieces. This will allow 5 rows of 7 seats each or 6 rows of 6 seats each, plus extras to use as replacements in the event of future damage or degradation over the years. In addition to inspecting and categorizing all existing seats in detail, I would be willing to help sell the remaining seats to raise money for the auditorium's renovation, or any other use of the funds the city may deem appropriate. Payments would be made directly to the city and the buyers would need to pick them up themselves.

This is a win-win for all concerned (especially the citizens of Abilene), and a fitting use of these historic seats in a historic local property. There is no cost to the city, part of its history will be preserved, the city has the potential to make money, and the tragedy of allowing all these seats to rot for no reason will be avoided.

Thank you for your consideration!

Sincerely,

Joseph Tatner
106 N Vine Street, Abilene, KS 67410
785-571-9296



Miscellaneous Hardware



Damaged Wood Veneer



Damaged Wood Veneer



Nice Seat, but Spider Eggs



Damaged Wood Veneer



Old Crown Molding Gets New Life!

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 34

**Abilene Downtown Historic District
Dickinson County, Kansas**

Description: This one-story building retains the historic storefront with its recessed center-bay double entrance and display windows. Soldier course and header brick embellish the upper façade wall. A non-original stucco material covers the sign panel on the upper façade wall. A cloth awning spans the historic transom window opening.

076. 324 N Broadway Street *Eligibility:* Non-Contributing

Historic Property Name(s): Shockey & Landes Furniture & Hardware Store

Building Form: Two-Part Commercial Block

Date of Construction: c. 1890

Structural System: Load Bearing Brick

Photograph Number: 9

Description: This two-story building is fully sheathed in metal siding. The storefront dates to after 1947. If the metal siding was removed and the original façade materials found to be intact underneath, the building could be reevaluated for eligibility as a contributing resource.

077. 327 N Broadway Street *Eligibility:* Non-Contributing

Historic Property Name(s): Firestone; Gugler Insurance

Building Form: Two-Part Commercial Block

Date of Construction: c. 1915

Structural System: Reinforced Concrete

Photograph Number: 9

Description: This two-story building has metal siding that obscures the entire exterior. Historic photos suggest the original building retains integrity under the siding. If the siding was removed and the original materials found to be intact underneath, the building could be reevaluated for eligibility as a contributing resource to the District.

078. 419 N Broadway Street *Eligibility:* Contributing

Historic Property Name(s): Abilene City Hall & Auditorium

Style: Classical Revival

Date of Construction: c. 1922

Structural System: Steel

Photograph Number: 7, 8

Description: This combined City Hall (west half) and Community Auditorium (east half) building is two stories in height. The west elevation is the City Hall facade, which features a central colonnade porch with full-height square brick support columns. This elevation has fifteen (15) bays, defined by single windows, a fire department vehicular bay at the south end, and two minor 1980s alterations - a concrete access ramp and a transparent entrance airlock. The east elevation is the Community Auditorium facade, which features a central engaged colonnaded porch with four, full-height fluted Doric columns; eleven (11) bays defined by single windows; and three central entrance doors with dressed stone surrounds.

APPLICATION FOR PERMIT

☒ Building
 ☐ Electrical
 ☐ Temporary Electrical
 ☐ Plumbing
 ☐ Mechanical
 ☐ Other

Permit #: _____

PERMIT TYPE

☐ Commercial
 ☒ Residential
 ☐ Industrial



Method of Payment: ☒ Cash ☐ Charge

1. Project Site Address: 415 VINE Street
2. Owner of Record of the Property: Bob Morando 415 Vine 67410 952-486-1166
mailing address zip phone
3. General Contractor: Built Rite Const Inc 2925 Gulf Rd 67410 785-479-1043
mailing address zip phone
4. Engineer: LANCASTER CONSTRUCTION 618 FRANCIS AVE SALINA KS 785-826-7900
mailing address zip phone
5. Class of Work: ☐ NEW ☒ ADDITION ☐ ALTERATION/REMODEL ☐ REPAIR ☐ DEMOLITION ☐ OTHER

6. Describe Work: 14' x 34'

Combination Bed / Bath Addition

Living Area: _____ Garage Sq. Ft.: _____

Addition Sq. Ft.: _____ Stories/Height: 1

Total Sq. Ft.: 476 SF Land Area: _____

Coverage %: _____ Occupant Load: 2 Occ. Class: _____

7. Use of Building: Living Space UBC Bldg. Type: _____

8. Value of Work: \$ 56648.76

9. Total Permit Fees (use worksheet): \$ _____

10. Builder Declaration (List Contractors):

Electrical: Koffman Electric

Plumbing: DVN Dallas Van Ness

Mechanical: Wuthnow Heating & Air

I certify that I have read this application and state that the above information is correct, and that I as owner or builder, do agree to comply with all city adopted building codes, relating to building construction.

Signature Blair C. Veal Date 10-11-21

☒ Builder/Contractor
 ☒ Owner
 ☐ Agent for Owner
 ☐ Agent for Contractor

Building Inspection Department

Zoning District: _____ H.C. District: ☐ YES ☐ NO Flood Zone: _____

Set Backs: Front Yard _____ Rear Yard _____ L. Side Yard _____ R. Side Yard _____

Special Conditions: _____

Zoning _____ Engineering _____ Fire Dept. _____

Approved for Issuance By: _____ Date _____

Work Sheet

Building Unit Base \$20.00

Each Additional \$1000 X \$3.50= _____

Additional Inspections \$25.00 _____

Electrical Unit Base \$20.00

Plumbing Unit Base \$20.00

Sewer \$10.00 _____

Septic \$20.00 _____

Mechanical Unit Base \$20.00

Fence* \$25.00 _____

Curb Cut* \$25.00 _____

Demolition* \$50.00 _____

Sign* TBD _____

Roof* \$25.00 _____

Knox Box* TBD _____

Total Applicable Units _____

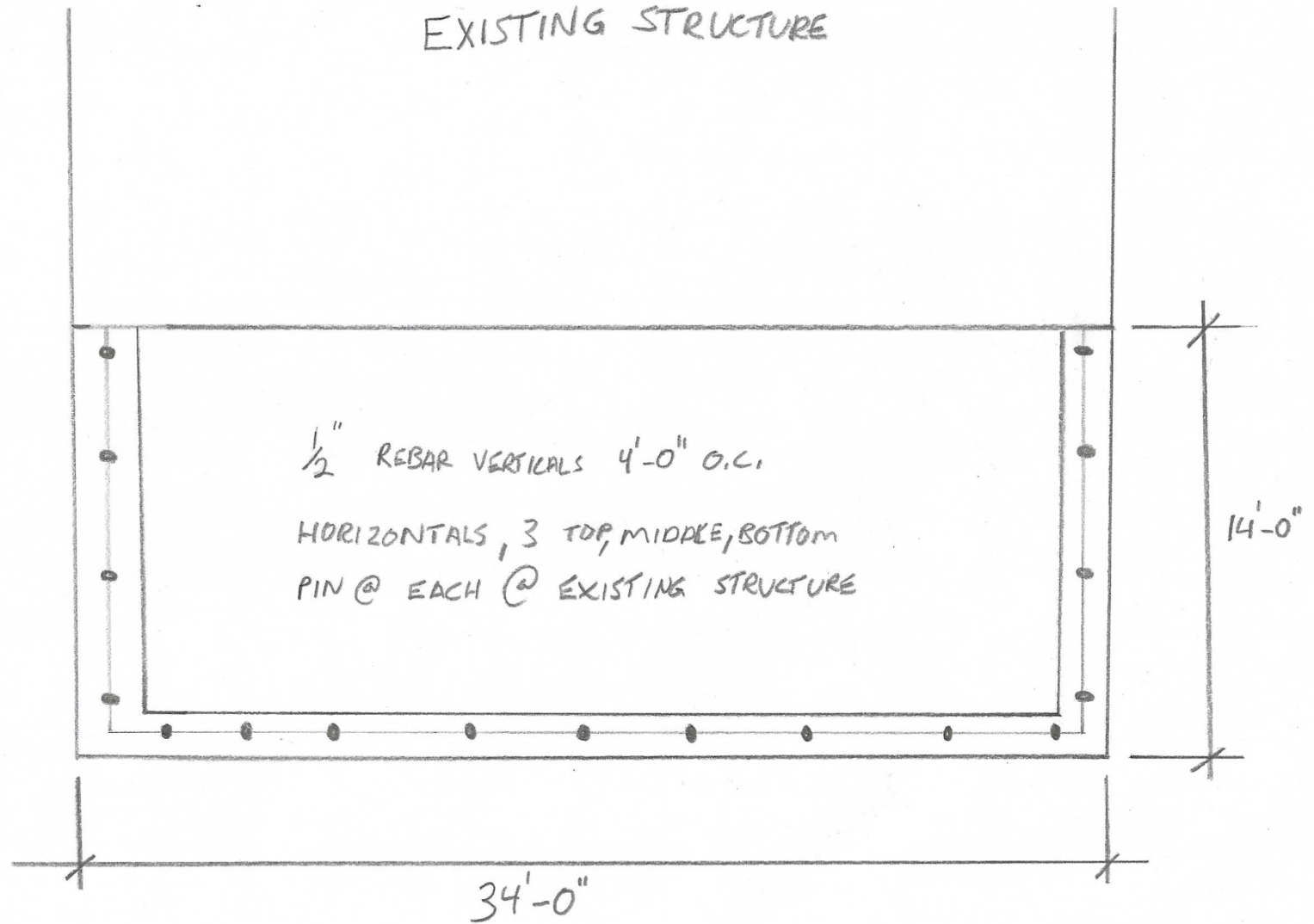
PERMIT FEE / UNIT \$ _____

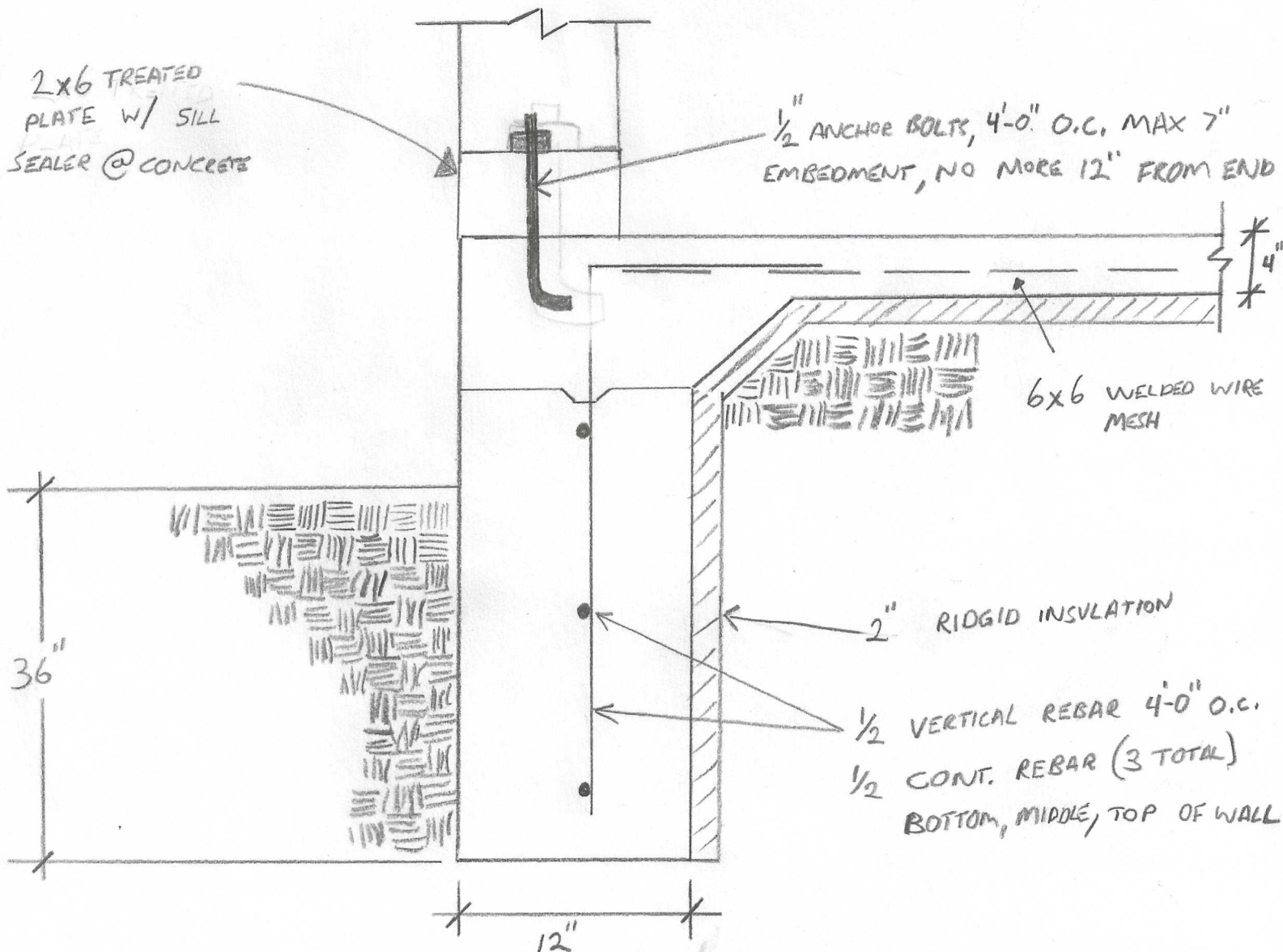
*requires additional worksheet

Bob Morando
3-9-22
owner

FOUNDATION PLAN

EXISTING STRUCTURE







DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, KANSAS CITY DISTRICT
635 FEDERAL BLDG
601 E 12TH STREET
KANSAS CITY, MO 64106-2824

Geotechnical Design and Dam Safety Section
Geotechnical Branch

Subject: City of Abilene
Station 50+00
House Addition
COE Job No. 22-36
Reference COE Job No. 22-11

Mr. Lon Schrader
Public Works Director
City of Abilene
P.O. Box 519
Abilene, Kansas 67410

Dear Mr. Schrader:

Reference is made to a submittal received by our office via email on February 24, 2022, from Travis Steerman, Abilene City Inspector, regarding design changes to a previously approved house addition at 415 N Vine Street (COE No. 22-11). The proposed house addition is located near station 50+00 on the right bank levee, approximately 50 feet landward of the levee toe. The proposed work is not an alteration subject to requirements of 33 USC 408 because it is located outside of the project right-of-way.

The new submittal contains updated sketches of the proposed foundation. The proposed addition measures 14 by 34 feet and will be supported by a concrete slab-on-grade foundation connected to a shallow, continuous foundation wall running beneath the entire perimeter of the proposed addition. The proposed foundation wall is 12 inches thick with its base extending 36 inches below the ground surface. The proposed foundation walls will be reinforced with 0.5-inch diameter reinforcement, which will also be used to connect the walls to the slab-on-grade. The slab-on-grade will be 4 inches thick and reinforced with 6- by 6-inch welded wire mesh. Backfill will consist of spoils acquired from necessary excavations. Historic boring logs along the right bank and in the channel near the proposed addition indicate the blanket extends to elevation 1125 feet, approximately 35 feet below the existing ground surface elevation. The levee is approximately 2 to 3 feet tall at station 50+00.

We have reviewed the submittal and have the following comments:

a. An interim flood protection and contingency plan is required. This should include emergency backfilling procedures, location of backfill material, and location of equipment required to backfill in case of emergency. Additional USACE guidance is located at <https://usace.contentdm.oclc.org/utis/getfile/collection/p266001coll1/id/7582>.

b. Excavations shall not take place if river elevations are projected to be at, or above a flood stage of 15 feet on the USGS 06877120 Mud Creek at Abilene gage. The gage forecasts can be found here: <https://water.weather.gov/ahps2/hydrograph.php?wfo=top&gage=alek1>. Additionally, excavations should not take place and emergency backfill procedures should commence if river elevations are projected to be within 3 feet of the base of an open excavation.

c. Impervious material should be compacted to a minimum of 90 percent of maximum Standard Proctor dry density determined at optimum moisture content according to ASTM D-698. Moisture control limits are to be within -1% to +3% of optimum. Frozen material should not be used for backfill. Additional excavation and backfill procedures provided by the Kansas City District can be found at the following web address: <https://usace.contentdm.oclc.org/utis/getfile/collection/p266001coll1/id/7565>.

The Corps of Engineers' review of the submittal has found that the proposed work will not adversely affect the functioning of the flood damage risk reduction project. The levee Sponsor is responsible for ensuring that the above comments are implemented into the final design and that work is completed in accordance with the approved plan. No re-submittal is required. After the proposed improvements are completed, records of the work shall be maintained by the levee district and submitted to this office for our records.

If there are any questions, please contact Mr. Luke Augustine at (816) 389-2295.

Sincerely,



Digitally signed by
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Date: 2022.03.10 06:15:37 -06'00'

Jacob W. Owen, P.E.
Chief, Geotechnical Branch

K:\MissionProjects\civ\Levee Safety Program\2.0 Federal Levee Projects\2.1 Abilene KS\2. Correspondence\2.1 Official Correspondence\Draft-In Process\2022_36 House Addition.docx

AUGUSTINE.LUKE. Digitally signed by AUGUSTINE.LUKE.STRAND.157
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EDG-D
(LSPM)

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BROWN
EDG-D

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Date: 2022.03.10 06:12:56 -06'00'

OWEN
EDG

Community Development
P.O. Box 519
Abilene, KS 67410
785-263-2550



PERMIT NO. _____
Permit Fee: \$25.00

RESIDENTIAL/COMMERCIAL ROOF PERMIT APPLICATION

Project Site Address: 511 NW 2nd
Property Owner of Record: City of Abilene
Roof Contractor: Wray Roofing
State Registration Certificate #: 13-115183
Type of roof: (pitched, flat) pitched
Number of layers of existing covering: 1
Does the existing roof include wood shingles: NO
Describe sheathing material: solid (no specing) dimensional lumber

All roofing material and installation shall meet or exceed the requirements of the 2009 International Building or International Residential Code. Commercial Buildings may require additional information from the product manufacturer to insure code compliance.

New residential roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions may occur:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood or wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

Contractor/Owner: Lin Schuch Date: 3/1/22
per City of Abilene

City Inspector: _____ Date: _____

Old Webb Home Center Office



