

**Minutes**  
**HISTORIC RESOURCES BOARD**  
**Special Meeting**

City Commission Room, City Hall  
1101 Poyntz Avenue  
Monday, March 1, 2012  
4:00 P.M.

**Members Present:** George Lauppe; Chair, Dixie West, Dea Brokesh, Michael Mecseri.

**Members Absent:** Michael Dudek, Patrick Schaub, Michael Krysko.

**Others Present:** Bruce McMillan, Bob Seymour, Tom Orazem, Linda Glasgow.

**Staff Present:** Lance Evans, Senior Planner; Kevin Credit, Planner I.

1. Special Meeting

Location of mechanical units at 901 Poyntz Avenue, Manhattan High School East Campus

Staff presented a slideshow of photographs showing the existing areas in which mechanical units were proposed to be located.

Tom Orazem and Bruce McMillan, explained the proposed location of the air conditioning and heating units on the roof of the High School building; the new units would be used for the heating and cooling of the cafeteria and kitchen, as well as for a kitchen hood. Two of the four units would stand about 8 feet tall above the roof line; the other two would be shorter in height.

The Board inquired about the height, location, and noise of the planned units. West mentioned that the recently-installed cooling tower on 10<sup>th</sup> street was much noisier than the unit it replaced. Orazem explained that the proposed units would sound like a bigger air conditioning unit, but not be as loud as the cooling tower. The Board also expressed concern over aesthetics and the height of the units, being half the height of the structure, and asked about the possible need to trim the existing tree to install the units. Orazem replied that it probably would not be necessary. West stated that, due to the fact that the back of the building already has a very mechanical look to it, in this particular case, the proposal probably does not impact the environs, other than in terms of noise pollution.

The Board then discussed the proposed units serving the gym, and their screening needs – the fence slats should match the color of the building, and the opacity of the fence should be sufficiently deep so as to screen the units from view. McMillan stated that they would try to match the fence slats and building paint color for the gym.

West moved that the Board find that the proposal meets the Standards and Guidelines for Evaluating the Effects of Projects on Environs and will not encroach upon, damage, or destroy any listed historic property or its environs. Mecseri seconded the motion. Brokesh then requested that the motion be amended to include the opacity of the fence. West moved that the motion be amended to read “the Board finds that the proposal meets the Standards

and Guidelines for Evaluating the Effects of Projects on Environs and will not encroach upon, damage, or destroy any listed historic property or its environs, with the recommendation from the Board that the opacity of the screening fence is sufficiently dense to screen the mechanical units.” Mecseri seconded the motion. McMillan then asked for some flexibility in the motion in case the fence should need to be made of a solid material for some reason. Brokesh moved that the Board find that the proposal meets the Standards and Guidelines for Evaluating the Effects of Projects on Environs and will not encroach upon, damage, or destroy any listed historic property or its environs, with the recommendation from the Board that the screening of the mechanical units be equal or better than the current screening for the existing generator. Mecseri seconded, and the motion passed with a vote of 4-0.

The Board discussed the location of the fence southeast of the gymnasium and the width of the driveway relative to the location of the sidewalk and driveway.

Brokesh then moved that the Board recommend the maintenance of the existing plant material on the east side of the cafeteria building on 19<sup>th</sup> Street in order to maintain existing screening. West seconded, and the motion passed on a vote of 4-0.

2. Adjourn.