

**Minutes  
Historic Resources Board  
Conduff Conference Room, City Hall  
1101 Poyntz Avenue  
September 24, 2007  
4:00 p.m.**

**Members Present:** Tom Roberts, Chair; Mike Mecseri, Vice Chair; Jean Hill; Ray Weisenburger; Elaine Mohr; Bonnie Lynn-Sherow; Tracy Anderson.

**Members Absent:** None.

**Others Present:** Clint Hibbs; Ben West; Dave West; Greg West; Brent Bowman; Patrick Schaub; Morris Dozier; Lisa Rockley; Elise Podhajsky.

**Staff Present:** Cam Moeller, Planner; Jane Winslow, Senior Planner.

**1. Consider the minutes of the August 27, 2007 and September 10, 2007 Historic Resources Board meetings.**

Weisenburger moved that the Board approve the minutes. Mohr seconded the motion, which passed on a vote of 7-0.

**2. ENVIRONS REVIEW**

**New Apartment Building, 5<sup>th</sup> & Humboldt (within environs of Downtown Historic District; Riley County Courthouse; Manhattan Carnegie Library)**

Clint Hibbs presented the plans for the apartment building. Hibbs described how the design accentuates the relationship to other brick buildings in the downtown while being sensitive to nearby limestone buildings. Hibbs pointed out the repetitive window structure, double-hung windows, wall-mounted light fixtures, and subtle, offsetting brick patterns.

Lynn-Sherow complimented the applicants on their careful study of downtown buildings and their effort to place more housing in the downtown. Lynn-Sherow suggested that either recessed entryways or awnings over the doorways be incorporated as design features typical of downtown buildings.

Mohr said she agreed with Lynn-Sherow's suggestion.

Mecseri said he agreed with the need for canopies or recessed entries. Mecseri also suggested that additional windows be placed on the east elevation which will be facing 5<sup>th</sup> Street. Hibbs said they are planning on adding windows to that façade.

Lynn-Sherow moved that the Board find that the proposal, as submitted, does not meet the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and will encroach upon, damage or destroy the environs of the affected historic properties.

Mohr seconded the motion, which passed on a vote of 7-0.

Lynn-Sherow moved that the Board direct City Staff to do an Administrative Review of the project if the applicant incorporates the following suggestions in the building design:

- (1) Add recessed entryways or canopies/awnings above the doorways.
- (2) Add windows to the east building façade.

Hill seconded the motion, which passed on a vote of 7-0.

3. **ENVIRONS REVIEW**

**New Building for Boys & Girls Club, 5<sup>th</sup> & Pierre (within environs of Downtown Historic District; Lyda-Jean Apartment House; Mattie M. Elliot House; E.A. & Ura Wharton House)**

Brent Bowman and Patrick Schaub described the project. Bowman noted that the Boys & Girls Club is relocating due to the South Downtown Redevelopment to a site that was formerly a city parking lot. Schaub said the 5<sup>th</sup> Street side is more urban in nature and will be built to the curb while the south side will be at a more residential scale. The west side will have a limited number of windows due to its proximity to residences.

Lynn-Sherow suggested that the brick sidewalks around the lot be preserved.

After discussion, Hill moved that the Board find that the proposal meets the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and will not encroach upon, damage or destroy any listed historic property or its environs.

Anderson seconded the motion, which passed on a vote of 7-0.

4. **ENVIRONS REVIEW**

**Elevator Addition, St. Paul's Episcopal Church, 601 Poyntz (within environs of Downtown Historic District; Mattie M. Elliot House; E.A. & Ura Wharton House; Seven Dolors Catholic Church; Manhattan Carnegie Library; Riley County Courthouse; Lyda-Jean Apartment House)**

Morris Dozier described the project, which is an addition to put in an elevator. Dozier said they have attempted to preserve the look of the church.

Mecseri said the addition will be a functional and visual improvement.

After discussion, Mohr moved that the Board find that the proposal meets the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and will not encroach upon, damage or destroy any listed historic property or its environs.

Mecseri seconded the motion, which passed on a vote of 6-0 (Lynn-Sherow was not present).

5. **Continue discussion of historic preservation issues related to Downtown Redevelopment Project.**

The Board continued its discussion of the proposed amendment to the Manhattan Marketplace PUD and its impact on historic resources.

**6. Announcements and Updates**

**7. Future Items**

**8. Upcoming Meetings:**

- Monday, October 22, 2007
- Monday, November 26, 2007

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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