

**Minutes**  
**Historic Resources Board**  
**Conduff Conference Room, City Hall**  
**1101 Poyntz Avenue**  
**February 25, 2008**  
**4:00 p.m.**

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

**Members Absent:** Jean Hill.

**Others Present:** Russ Weisbender; Clyde Goff.

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

**1. Consider the minutes of the January 28, 2008 Historic Resources Board meeting.**

Weisenburger moved that the Board approve the minutes, with modifications. Mecseri seconded the motion, which passed on a vote of 6-0.

**2. ENVIRONS REVIEW**

**Building Addition, 617 Houston, (within environs of Seven Dolors Catholic Church, Mattie M. Elliot House and E.A. & Ura Wharton House).**

Moeller provided a brief overview of the proposal. Russ Weisbender, Weisbender Contracting, described the proposed building addition. Weisbender said the addition will blend in with the aesthetics of the existing structure with the utilization of stone, shingles, and window trim.

Noting that the structure is within a potential new historic district, Lynn-Sherow referred Weisbender to the *Secretary of the Interior Standards for Rehabilitation* for further guidance.

Mecseri asked about the roof line. Weisbender said the addition will extend the hip roof.

Lynn-Sherow moved that the Board find that the project 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.

Weisenburger seconded the motion, which passed on a vote of 6-0.

**3. ENVIRONS REVIEW**

**Sign Permit, Manhattan Appliance, 302 S. 4<sup>th</sup> Street, (within environs of Downtown Historic District and Lyda-Jean Apartments).**

Moeller provided a brief overview of the proposal. Clyde Goff, Schurle Signs, provided additional information related to the sign design.

Lynn-Sherow said she initially did not like the proposed sign but after looking at other signs in the surrounding area felt that the design was in keeping with other big signs. Lynn-Sherow said the sign may be oversized but the illumination is not inappropriate for that location.

Weisenburger said he is not opposed to the proposed sign, recognizing that it is a contemporary design.

Anderson questioned the placement of the sign above the doorway. Goff confirmed that the sign would cover the transom window.

Lynn-Sherow said there are not other examples of backlit signs that hang that low within the downtown area.

After further discussion, Mecseri moved that the Board find that the project, 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 Downtown Historic District. The Board directs City Staff to review the project administratively if either of the following two alternatives is incorporated into a revised proposal so that the sign better complements the building and its setting within the downtown:

- (1) The proposed projecting sign should be placed higher so that it is located above the transom window and should extend back to the building wall; or
- (2) The design and type of sign should be altered so that it lays flat against the building wall and is placed in the approximate location of the pre-existing Ady's Appliance sign.

Anderson seconded the motion, which passed on a vote of 6-0.

#### **4. Residential Historic District**

The Board discussed the upcoming informational meetings about the potential Houston & Pierre Streets Historic District and looked over the final drafts of the letters and FAQs to be mailed out to property owners. The Board finalized the dates of the meetings, deciding to hold the meetings on March 11<sup>th</sup> and April 9<sup>th</sup>, at the City Library.

The Board was informed that staff had contacted the SHPO about the possibility of running the meetings but was told that SHPO staff does not typically run those types of meetings. The Board discussed the type of information to have available for property owners at the meeting, including handouts about tax credits and maps of the district.

#### **5. Finalize 2009-2014 CIP Requests.**

The Board resumed discussion of the priority items identified at the January 28, 2008 meeting. After discussion, Lynn-Sherow moved that the Board forward the following CIP request for consideration:

Hire a consultant to develop Design Guidelines for the Downtown Historic District. The Design Guidelines would be used by the Historic Resources Board in the review of project proposals within the District. The project would be funded with a Historic Preservation Fund (HPF) grant from the Kansas State Historical Society.

Anderson seconded the motion, which passed on a vote of 5-0 (Roberts had left the meeting).

**6. Announcements and Updates**

Lynn-Sherow updated the Board about the Historic Summit held on February 21<sup>st</sup>. A summary of the meeting will be provided for the Board members later.

Winslow and Mecseri updated the Board about the February 21<sup>st</sup> meeting of consulting parties to discuss the 4<sup>th</sup> & Bluemont intersection, which was required as part of the Section 106 review. The purpose of the meeting was to discuss mitigating measures for the three historic structures at that intersection potentially impacted by the planned improvements. KDOT will draft a Memorandum of Agreement (MOA) to reflect the conclusions of the meeting.

Weisenburger updated the Board about the latest meetings of the Core Downtown Revitalization Committee (CDRC).

**7. Future Items**

After discussion, a motion was approved that the Board, through the Chair, provide the following suggestions to the City Commission related to the discussion on the South Redevelopment Area at their Work Session scheduled for Tuesday, February 26, 2008:

1. The South Redevelopment Project needs to be reviewed by the Historic Resources Board and the SHPO in its preliminary phase, as early in the process as possible, to consider its impact on the environs of historic properties and the Downtown Historic District.
2. An outside consultant, with an expertise in urban planning in and adjacent to historic districts, should be brought in to oversee the remainder of the downtown redevelopment to coordinate a comprehensive design approach in which the design elements provide connectivity between the South Redevelopment Area and the Core Downtown District, and to ensure complementary development and design within the Downtown Historic District.

**8. Upcoming Meetings:**

- Monday, March 24, 2008
- Monday, April 28, 2008

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

CM/cm/022508