

**Minutes**  
**Historic Resources Board**  
**Conduff Conference Room, City Hall**  
**1101 Poyntz Avenue**  
**July 28, 2008**  
**4:00 p.m.**

**Members Present:** Tom Roberts, Chair; Elaine Mohr; Ray Weisenburger; Bonnie Lynn-Sherow

**Members Absent:** Brooke Norman-Tapp, Vice Chair; Tracy Anderson; Patrick Schaub.

**Others Present:** Dixie West; Scott Quaintance; Susan Zoeller; Linda Glasgow; Debbie Saroff; Bob Potroff; Robert Shivley; Loretta Hensley.

**Staff Present:** Cam Moeller, Planner; Rob Ott, City Engineer.

The meeting did not begin until 5:30 due to lack of a quorum.

**1. Consider the minutes of the June 23, 2008 Historic Resources Board meeting.**

Weisenburger moved that the Board approve the minutes. Mohr seconded the motion, which passed on a vote of 4-0.

**2. ENVIRONS REVIEW**

**Fence, 320 Sunset Ave, Pottroff Law Office (within environs of McFarlane-Wareham Residence).**

Moeller provided a brief overview of the proposal, and explained that the reason the fence is being reviewed is because the proposed placement is within the required front yard setback. The application will be considered by the Board of Zoning Appeals.

Loretta Hensley said the wood fence would be 4-foot in height, and would not be painted but would be left natural.

Debbie Saroff, owner of the McFarlane-Wareham Residence, said she thinks the architecture of the office building suits the character of the neighborhood and can support the fence as it will complement the building.

Lynn-Sherow said it is helpful to have owners of affected historic properties present.

Weisenburger 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.

Lynn-Sherow seconded the motion, which passed on a vote of 4-0.

**3. ENVIRONS REVIEW**

**Sign Permit, 1031 Poyntz Ave, Robert Shivley, Attorney at Law (within environs of Fitz House).**

Moeller provided a brief overview of the proposal.

Robert Shivley answered questions from the Board.

Dixie West, owner of the Fitz House, said she would be much more distressed if she could see the sign from her house.

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.

Mohr seconded the motion, which passed on a vote of 4-0.

**4. REVIEW OF HISTORIC PROPERTY & ENVIRONS REVIEW  
Building Addition (Mud Room), 617 Colorado Street, Hulse-Daughters House (listed on the National Register of Historic Places; within environs of Seven Dolors Catholic Church)**

The project could not be reviewed due to lack of a quorum (Lynn-Sherow had a conflict of interest).

**5. Memorandum of Agreement: 4<sup>th</sup> & Bluemont Intersection**

Roberts said he did not see any substantial issues with the draft Memorandum of Agreement (MOA).

Linda Glasgow noted that the Manhattan/Riley County Preservation Alliance had forwarded its comments to KDOT.

Moeller informed the Board that since several of the members were absent that the August Historic Resources Board meeting could be another opportunity for the Board to make comments regarding the MOA, and that comments would be forwarded for the City Commission to consider.

**6. Environs Reviews: Major/Minor Projects**

Due to the absence of several Board members, it was decided to table discussion until the August meeting.

**7. Brick Sidewalks on 4<sup>th</sup> Street**

The Board discussed how and where brick sidewalks had been installed in the North Project Area of the Downtown Redevelopment. The Board also discussed developing policy for assisting homeowners in repairing brick sidewalks.

Dixie West suggested that there be some mechanism for homeowners to request replacement bricks from the City.

The Board asked that Staff research whether there are ADA issues with the installation of brick sidewalks. The Board provided several examples of communities who have had success with

brick sidewalks, including Oklahoma City, Portland, Oregon, Marysville, Kansas, and Holton, Kansas.

The Board made note of its request to have instructions for homeowners regarding repair of brick sidewalks available on the City's website.

Linda Glasgow said the Preservation Alliance will be running a brick sidewalk clinic for homeowners in the near future.

#### **8. Selection Committee for Archaeological Survey Project**

The Board discussed having Patrick Schaub and Tracy Anderson represent the Board as members of the Selection Committee.

#### **9. Announcements and Updates**

The Board discussed the upcoming South Downtown Stakeholder Meeting, which is an opportunity for the Board to provide comments regarding the redevelopment plans. The Board discussed advising that there be sensitivity to the historic neighborhood to the west of the redevelopment area.

Weisenburger provided an update about the Core Downtown Revitalization Committee.

Moeller informed the Board that the First Congregational Church (700 Poyntz) will be considered for nomination to the National Register of Historic Places and the Register of Historic Kansas Places at the August 16, 2008 meeting of the Kansas Historic Sites Board of Review. Lynn-Sherow noted that she prepared the nomination.

Moeller informed the Board that the City website now includes information regarding the approved Multiple Property Documentation Forms for *Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Residential Resources* and *Late 19<sup>th</sup> Century Vernacular Stone Houses*, and that the Documentation Forms can be downloaded from the website. The Board was also informed that a letter, signed by the Chair, is being mailed out to owners of Late 19<sup>th</sup> Century Vernacular Stone Houses to inform them of the approved Documentation Forms and the opportunity they now have to nominate their properties.

Moeller informed the Board that an Administrative Review had been completed for the proposed demolition of a house damaged by fire at 530 Yuma, which is within the environs of the Hulse-Daughters House. Lynn-Sherow asked whether reviews of demolitions should also include a review of replacement plans. Moeller said he would speak with the State Historic Preservation Office (SHPO) to clarify whether replacement plans are normally required for reviews of proposed demolitions.

#### **10. Future Items**

Lynn-Sherow suggested that the Board examine whether the City's Zoning Ordinance should be amended to exempt listed historic properties from certain zoning requirements, including the

Traditional Neighborhood Overlay (TNO) regulations. Weisenburger said that was a good suggestion and referred to a court case that provides a legal grounding.

**11. Upcoming Meetings:**

- Monday, August 25, 2008
- Monday, September 22, 2008

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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