

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

Members Present: Tom Roberts, Chair; Brooke Norman-Tapp, Vice Chair; Elaine Mohr; Ray Weisenburger; Bonnie Lynn-Sherow; Tracy Anderson; Patrick Schaub.

Members Absent: None.

Others Present: Joe Knopp; Cheryl Collins; Linda Glasgow; Dixie West.

Staff Present: Cam Moeller, Planner II; Karen Davis, Director of Community Development.

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

Mohr moved that the Board approve the minutes, with minor corrections. Schaub seconded the motion, which passed on a vote of 5-0. (Roberts and Anderson had not yet arrived)

2. Residential Historic District – Houston and Pierre Streets

Moeller and Davis updated the Board about the status of the Historic District nomination, and noted that the City Commission would be considering whether to submit the nomination at the September 2nd Commission meeting.

Weisenburger moved that the Board recommend that the City submit the nomination of the Houston and Pierre Streets Residential Historic District to the National Register of Historic Places, and that the Board supports the creation of the District by the homeowners.

Mohr seconded the motion, which passed on a vote of 5-0.

3. ENVIRONS REVIEW

Sand Volleyball Court, 2300 Claflin, Delta Upsilon Fraternity (within environs of Goodnow Memorial Home).

Moeller provided a brief overview of the proposal, and explained why the sand volleyball court was being reviewed even though a permit was not required. Moeller noted that Delta Upsilon had applied for a demolition permit to remove a house on the property in 2005 and, at that time, the SHPO made the determination that the demolition would “encroach upon, damage, or destroy” the environs of the Goodnow Memorial Home. Delta Upsilon then went before the City Commission, which made the determination that there was “no feasible or prudent alternative” to the proposed demolition, and authorized issuance of a demolition permit. In approving the demolition permit, the Commission adopted a resolution requiring that future improvements of the property be reviewed.

Lynn-Sherow said the damage to the environs occurred when the house was demolished.

Lynn-Sherow moved that the Board find that the proposed sand volleyball court 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.

Schaub seconded the motion.

Cheryl Collins, Riley County Historical Museum, said her biggest concern was with noise associated with the volleyball court. Collins said, however, that the court would most likely be used at times when the noise would not have as significant an impact on the Goodnow House.

Linda Glasgow, Manhattan/Riley County Preservation Alliance, expressed her concern with the fraternity not following the correct procedure in that they started construction of the volleyball court before it had been reviewed. Glasgow said that some work continued on the site after the City had told the applicant to stop work.

Joe Knopp, representing Delta Upsilon Fraternity, said it was their interpretation that the work to construct the sand volleyball court was “ground cover” only and not subject to environs review. Knopp noted that the fraternity also has other projects planned for the site and said he would like to get some preliminary input from the Board on what would be acceptable. The Board was provided with a list of 16 potential projects that the fraternity is considering undertaking, along with supplemental information describing the projects.

Lynn-Sherow said, in defense of the fraternity’s action to start work before review, that the reference to “ground cover” in the City Commission’s resolution could be interpreted to include a sand volleyball court.

On a vote, the motion passed 7-0.

The Board discussed the list of 16 project requests submitted by the applicant. The Board expressed consensus that several of the project requests are minor in scope and would not require Board review.

Weisenburger moved that Request #2, a storage shed, be reviewed by the Board at a future meeting, and that Requests #3 through #10 be reviewed administratively.

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

4. Memorandum of Agreement: 4th & Bluemont Intersections

Davis noted that the City Commission would be considering the MOA on September 2nd and asked whether the Board had comments it would like to forward.

The Board discussed how preserving the stone house at the intersection would make a statement about the City’s support of historic preservation. The Board discussed potential uses for the stone house, and mentioned a 9 to 5 office use as being suitable as well as marketable.

Glasgow asked about storage of the houses if they have to be moved, and whether they could potentially be located in a floodplain. Davis said the houses would have to be secured if they are moved.

Glasgow said the Preservation Alliance has been happy to be a consulting party but would have preferred more transparency in the process.

Lynn-Sherow moved that the Board support the Memorandum of Agreement.

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

5. Environs Reviews: Major/Minor Projects

The Board was presented with a draft list of “minor project” types that would not have to go before the Board but which could be reviewed administratively by City Staff, as had been requested by the Board.

The Board expressed agreement with the proposed list of project types. It was clarified that any project not defined as minor would go to the Board for review. In addition, it was also clarified that projects which are considered minor by definition, but which are determined by City Staff to “encroach upon, damage or destroy” a historic environs, would also go before the Board.

Dixie West said she wants to know of every project that occurs within the environs of her home, the Fitz House, including minor projects. West said she would like owners of individually-listed historic properties to be notified directly of environs reviews.

Glasgow said she agreed with West that owners of historic properties should be notified of environs reviews. Glasgow said she prefers that all projects go through the Historic Resources Board.

Roberts said the discussion of property owner notification should be added as a future agenda item.

Lynn-Sherow moved that the Board approve the proposed list of minor project types to be reviewed administratively.

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

6. Zoning Regulations: Listed Historic Properties

By consensus, the item was tabled until the September 22nd meeting.

7. Announcements and Updates

Weisenburger provided an update about the Core Downtown Revitalization Committee.

The Board was informed that the Selection Committee would soon be doing the consultant interview for the Archaeological Survey Project.

Moeller informed the Board that the City has received a number of inquiries from owners of stone houses interested in nominating their homes utilizing the Multiple Property Documentation Forms.

Moeller updated the Board about an administrative review of a mud room addition at 617 Colorado, the Hulse-Daughters House.

8. Future Items

Moeller informed the Board that the final designs of the historic signs on 4th Street are scheduled for review by the Board at the September 22nd meeting.

9. Upcoming Meetings:

- Monday, September 22, 2008
- Monday, October 27, 2008

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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