

**Minutes
Historic Resources Board
Conduff Conference Room, City Hall
1101 Poyntz Avenue
December 15, 2008
4:00 p.m.**

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

Members Absent: None.

Others Present: Charlie Busch; Mark Oberhelman; John Stroh.

Staff Present: Karen Davis, Director of Community Development; Cam Moeller, Planner II; Jason Hilgers, Assistant City Manager; Brian Williams, Assistant to the City Manager.

1. Consider the minutes of the November 10, 2008, and November 24, 2008, Historic Resources Board meetings.

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

2. ENVIRONS REVIEW

Sign Permit, 221 N. 4th Street, The Audio Junction (within environs of Downtown Historic District, Community House, Manhattan State Bank, Riley County Courthouse, Manhattan Carnegie Library, and Damon Runyon House).

Schaub recused himself due to a conflict of interest.

Moeller provided an overview of the proposal.

John Stroh, JS Sign & Design, provided additional information and answered questions from the Board.

Lynn-Sherow, noting the Art Deco architecture of the building, made the suggestion that applicant consider Art Deco lettering for the sign. Anderson said he agreed with the suggestion.

Anderson 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. The Board recommended that Art Deco lettering be considered for the sign.

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

3. ENVIRONS REVIEW

Repair of Storefront Glass, 221 N. 4th Street, The Audio Junction (within environs of Downtown Historic District, Community House, Manhattan State Bank, Riley County Courthouse, Manhattan Carnegie Library, and Damon Runyon House).

Mark Oberhelman, McCullough Development, described for the Board the different window systems under consideration for the repair of the storefront glass.

Lynn-Sherow asked for clarification that the windows were being “replaced” rather than “repaired.” Oberhelman confirmed that was the case.

Lynn-Sherow informed the applicant that, with the assistance of her University class, she had prepared a nomination of the building to the National Register. Lynn-Sherow suggested that the applicant may want to get an assessment of whether the project may be eligible for tax credits by filling out a Preliminary Site Information Questionnaire (PSIQ), which could be evaluated by the SHPO.

Charlie Busch, McCullough Development, said they would be interested in looking into that option.

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. The Board recommended the utilization of the storefront systems described as Exhibit A and Exhibit C in the application materials.

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

The Board directed City Staff to administratively review other window replacements planned for the north and west sides of the building.

4. Brick Sidewalks

Lynn-Sherow updated the Board about her research into sidewalk preservation ordinances.

Lynn-Sherow left the meeting.

5. Preliminary Review of Demolitions/Removals in South Downtown Redevelopment Area (within environs of Union Pacific Depot, Downtown Historic District, and Houston and Pierre Streets Residential Historic District).

Moeller explained that the purpose of the meeting was for the Board to begin consideration and assessment of issues related to the removal of structures in the South Redevelopment Area, while a future Special Meeting would be scheduled for the Board to complete its review.

Davis and Hilgers described the process the City is planning to undertake in demolishing and salvaging structures in the South Redevelopment Area.

Roberts mentioned the possibility of salvaging some of the motors inside the Manhattan Ice building for display within the new development, as a way of preserving and recognizing the history of the area.

The Board agreed to schedule the Special Meeting for January 12, 2009, to resume discussion and complete its review.

6. Announcements and Updates

No announcements or updates were discussed.

7. Future Items

The Board identified several questions related to future discussions of brick sidewalk preservation, including the question of who owns the bricks found in public sidewalks and what is the status of bricks held in storage by the City.

8. Upcoming Meetings:

- Special Meeting, January 12, 2009
- Monday, January 26, 2009
- Monday, February 23, 2009

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II
CM/cm
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