

Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
July 27, 2009
4:00 p.m.

Members Present: Tom Roberts, Chair; Brooke Norman-Tapp, Vice Chair; Ray Weisenburger; Michael Krysko.

Members Absent: Patrick Schaub; Tracy Anderson; George Lauppe.

Others Present: Susan Zoeller; Tom Bennett; Mark Bachamp; Rich Seidler; Charlie Busch; Linda Glasgow; Debbie Sarhoff; Monty Wedel.

Staff Present: Cam Moeller, Planner II; Lance Evans, Senior Planner; Savannah Benedick, Planning Intern.

1. Consider the minutes of the June 22, 2009, Historic Resources Board meetings.

Weisenburger moved to approve the minutes. Krysko seconded the motion, which passed on a vote of 4-0.

2. Review of Contributing Structure within Downtown Manhattan Historic District & Environs Review

New Awning Sign, Weisner's Sew Unique & Bridal Boutique, 314 Poyntz Ave (Stingley & Company Hardware Building – Contributing Structure; also within environs of Manhattan State Bank, Community House, and Riley County Courthouse)

Moeller provided an overview of the proposal.

After discussion, Weisenburger moved that the Board find that the proposal meets *The Secretary of the Interior's Standards for Rehabilitation* and *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.

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

3. Environs Review

Awning Sign, 409A Poyntz Ave, Allstate Agency Inc. (Non-Contributing Structure within Downtown Manhattan Historic District; also within environs of Manhattan State Bank, Riley County Courthouse, Manhattan Carnegie Library, Community House, Lyda-Jean Apartment House, and Houston & Pierre Streets Residential Historic District)

Moeller provided an overview of the proposal

Susan Zoeller, Thomas Sign, explained that the proposal is to utilize the existing sign on the building, but to clean it up and apply a new face.

Norman-Tapp 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 the listed historic property or its environs.

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

4. **Environs Review**

Demolition of Single-Family Structure, 1603 College Avenue (within environs of Washington & Julia Marlatt Homestead)

Moeller provided an overview of the proposal

Tom Bennett, College Avenue United Methodist Church, said they had looked at options for moving the house but it was not feasible in terms of cost, and also noted the challenges in meet Code requirements if moved within the city.

Weisenburger said he hated to see the house demolished but had no major objections to the proposal with respect to its impact on the historic environs.

Weisenburger 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 the listed historic property or its environs.

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

5. **Environs Review**

N. 4th Street Housing, including renovation of Strasser House, Manhattan Marketplace (within environs of Damon Runyon House)

Moeller provided an overview of the proposal, and noted that the plans are part of the Final Development Plan of the Planned Unit Development (PUD).

Mark Bachamp, Schultz Construction, presented the Board with the latest plan drawings and described the project with Rich Seidler of McCullough Development. Seidler said the design of the new housing on 4th Street is in keeping with the character of the neighborhood and should flow well along the 4th Street corridor.

Weisenburger said he was enthusiastic about the proposal and how it will establish the streetscape on 4th Street.

Norman-Tapp said she also really likes the project, and likes the choice of the lighter color of siding on the new housing units to blend in with the Strasser House.

Debbie Sarhoff said she is pleased to see the plans for the Strasser House and also likes the new 4th Street housing units.

Bachamp described how the development team has met with staff from the State Historic Preservation Office (SHPO) on a number of occasions to discuss how the house can be renovated while maintaining its historic integrity.

Linda Glasgow asked whether there were plans to utilize tax credits with the rehabilitation work. Seidler said they had not originally planned to use tax credits but it may be a possibility.

Seidler described the proposal as a very positive change for the Strasser House, and said that SHPO staff had a favorable view of the wood addition being removed, as proposed.

Krysko 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 the listed historic property or its environs.

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

Weisenburger moved that the Board endorse, in principle, the proposed renovation of the Strasser House, as presented in the plans shown to the Board.

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

6. Announcements and Updates

- **South End Redevelopment, Draft Design Guidelines – Public Forum, Thursday, July 30th**
- **Core Downtown Revitalization Committee**

The Board was informed that a Public Forum was scheduled for July 30th for input on the draft design guidelines for the south downtown redevelopment area.

The Board was informed that the house at 315 Yuma Street, which had been scheduled to be offered for relocation, had been extensively vandalized.

Weisenburger informed the Board that no further activity had taken place with the Core Downtown Revitalization Committee since the last update. The Board discussed having a representative from the Committee meet with the Board for a future update.

7. Future Items

- **Archaeological Survey**
- **HRB Vision & Action Plan**

8. Election of Historic Resources Board Officers

Roberts moved that Ray Weisenburger be elected as Chairperson of the Board. Norman-Tapp seconded the motion, which passed on a vote of 4-0.

Weisenburger moved that Roberts be elected as Vice-Chairperson. Norman-Tapp seconded the motion, which passed on a vote of 4-0.

9. Upcoming Meetings:

- Monday, August 10, 2009 (Special Meeting – Archaeological Survey Update)
- Monday, August 24, 2009
- Monday, September 28, 2009

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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