

**Minutes**  
**Historic Resources Board**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**October 26, 2009**  
**4:00 p.m.**

**Members Present:** Ray Weisenburger, Chair; Tom Roberts, Vice Chair; George Lauppe; Tracy Anderson; Patrick Schaub; Brooke Norman-Tapp.

**Members Absent:** Michael Krysko.

**Others Present:** Jon Condrey; Gwyn Riffel; Rev. Cam McConnell; Doug Shilling; Loren Reiswig; Lawrence Vogel; Mike Reed; Brad Waller; Chuck Bartlett; Kathy Dzewaltowski; Debbie Sarhoff; Melvin Watson; Brandon Funk; Dixie West; Sara Fisher; Debbie Nuss; Linda Glasgow; Michael Mecseri.

**Staff Present:** Cam Moeller, Planner II; Lance Evans, Senior Planner; Jason Hilgers, Assistant City Manager.

**1. Consider the minutes of the September 28, 2009, Historic Resources Board meeting.**

Lauppe moved that the Board approve the minutes. Anderson seconded the motion, which passed on a vote of 4-0 (Roberts and Norman-Tapp had not yet arrived).

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

***Sign Permit, 312 Poyntz Ave, Capital Title (Elliott & Garretson Building – Contributing Structure; also within environs of Manhattan State Bank and Community House)***

Moeller provided an overview of the proposal.

Anderson 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 6-0.

The Board directed Staff to communicate with the applicant that care be taken with the installation of the sign to minimize any damage to the façade.

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

***Sign Permit, 314 Poyntz Ave, Weisner's Sew Unique (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.

Schaub 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.

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

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

***Sign Permit, 330 Poyntz Ave, Wells Fargo (Eames Building – Contributing Structure; also within environs of Manhattan State Bank, Community House, Riley County Courthouse and Manhattan Carnegie Library)***

Moeller provided an overview of the proposal.

Roberts 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.

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

**5. Environs Review**

***New Roof, 714 Poyntz, (within environs of First Congregational Church, Robert Ulrich House and Houston & Pierre Streets Residential Historic District)***

Moeller provided an overview of the proposal.

Jon Condrey, applicant, explained why they have chosen to construct a new pitched roof to replace the existing flat roof, with drainage issues being a primary reason. Condrey said they will be using architectural asphalt shingles.

Lauppe 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 any listed historic property or its environs.

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

Mike Mecseri, Manhattan/Riley County Preservation Alliance, offered that the proposed pitched roof is not in keeping with the original character of the building.

Weisenburger said the comments made by Mecseri should not be discarded but suggested that a pitched roof could be considered to be in character with other buildings in the environs.

After discussion, the motion passed on a vote of 6-0.

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

**Sign Permit, 103 S. 4th, Ulrich Building (Ulrich Building – Contributing Structure; also within environs of Manhattan State Bank, Community House and Riley County Courthouse)**

Anderson recused himself due to a conflict of interest.

Moeller provided an overview of the proposal.

Gwyn Riffel, owner and applicant, said the proposed sign is intended to enhance the face of the building and they have chosen colors to complement the stone exterior. Riffel also noted that they have a historical photo of the building which shows awnings on the second story, which they are going to replicate.

Lauppe 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.

Schaub seconded the motion, which passed on a vote of 5-0 (Anderson did not vote).

7. **Environs Review**

**Demolition of Residential Structure, 831 Leavenworth (within environs of Robert Ulrich House)**

Moeller provided an overview of the proposal.

Rev. Cam McConnell, First Presbyterian Church, described how the house at 831 Leavenworth had been used as an annex for church functions in the past and, over the previous 25 years, had been leased by the Church to the Manhattan Emergency Shelter before the Shelter moved into its new building downtown. McConnell said the building has fallen into a considerable state of disrepair. McConnell said the Church's Board of Elders has given a lot of thought to the best use of the space and their original intention was to have the house moved. Due to difficulties in being able to obtain a moving permit, the Church then looked at other ideas. The Church is now proposing to demolish the house and to create a columbarium on the site, which would provide for a resting place and storage of cremated remains.

Loren Reiswig, Blueville Nursery and member of First Presbyterian, explained the site plan and said the landscaping will complement the neighborhood. Reiswig said the proposal includes a 36-inch circular freestanding wall made of pre-cast modular stone that will look like limestone. Reiswig said the site will be seeded and irrigated.

Doug Shilling, First Presbyterian, said he has been through the structure and it is in poor condition. Shilling said renovation would require a tremendous investment and indicated the Church's budget would not be able to pay for the utilities and upkeep required. Shilling noted that an investor had looked into moving the house and then explained some of the complications that became apparent, including the fact that the roof would need to be removed.

Dixie West, Riley County Historical Society, asked what kind of investment has been put into the house over the years, by First Presbyterian, to maintain its condition. Shilling said the Emergency Shelter took responsibility for maintenance of the house during its occupancy through the lease agreement.

Melvin Watson, resident of the neighborhood, noted that he was the one who had looked into potentially moving the house. Watson discussed the ways in which he feels the proposed demolition does not meet *The Standards and Guidelines for Evaluating the Effect of Projects on Environs*. Watson said historic houses are like diamonds, the less you have, the more important they become. Watson said he believes the former use of the house as the Emergency Shelter gives it some significance, as home to the community's most vulnerable citizens.

Watson, in addressing the condition of the house, said he had a professional plumber inspect the home, who made the assessment that the mechanics were still in good order. Watson said he also had a professional architect take a look at the house, who also still saw value in the house.

Linda Glasgow, Manhattan/Riley County Preservation Alliance, said she would like more time to do additional research on the history of the house.

Mike Mecseri said he believes the proposed demolition is a bad idea and that he would echo many of the comments made by Watson.

Kathy Dzewaltowski, Manhattan/Riley County Preservation Alliance, said she is a member of First Presbyterian who is opposed to the demolition. Dzewaltowski said the church already has an existing green space. In reference to earlier comments that the Church's budget would not allow for the investment required to restore the house, Dzewaltowski said the Church had been able to raise money to pay for a new gym in recent years. Dzewaltowski questioned whether the condition of the house is as bad as suggested, if it is reportedly in good enough condition to be moved.

Sara Fisher, East Park Neighborhood Association, said she was disappointed the Church would use neighborhood resources as proposed.

Watson said he had previously offered to buy the house and indicated he was still willing to do something with the house, including potentially moving the house.

Rev. McConnell said he appreciates the neighbors being at the meeting and hearing their input. McConnell said he believes the proposed use of the site will provide for a lovely, park-type area, but he hears and understands the opinions being expressed. McConnell offered tours of the house so that people can see the existing conditions.

The Board discussed whether there is a need to allow additional time to gather information about the house to assist in making a decision. Schaub said he does not think additional time is necessary, and believes it is apparent that the proposal is in conflict with the *Standards and Guidelines*.

Schaub moved that the Board find that the proposal does not meet *The Standards and Guidelines for Evaluating the Effect of Projects on Environs* and will encroach upon, damage or

destroy any listed historic property or its environs. Specifically, the proposal does not meet Standards #1, #2, #3 and #4.

Norman-Tapp seconded the motion.

Schaub said he does not feel that additional information about the house will change the Board's findings.

Anderson said his only concern is whether demolition by neglect will change anything to the interior of the house.

Roberts, addressing the applicant, said the Board is bound to the Standards and Guidelines and the condition of the house is not a consideration in making its recommendation.

McConnell said he still feels it would be helpful for the Board to see the house. Roberts said there are a number of examples of older homes within the community that have been "brought back from the dead."

On a vote, the motion passed 6-0.

## 8. Environs Review

### *South Downtown Entertainment District, Preliminary Development Plan (within environs of Union Pacific Depot, Downtown Historic District, and Houston & Pierre Streets Residential Historic District)*

Schaub recused himself due to a conflict of interest.

Brad Waller, HWS Consulting, presented the Preliminary Development Plan for the South Downtown Entertainment District.

Weisenburger asked about the lots identified as future areas of expansion. Waller said plans for those lots will go through a public involvement process and the Historic Resources Board will see those plans when the Plat is amended.

Roberts asked if there is anything external around the Discovery Center building that will tie into the region's history. Waller noted that the Discovery Center would have a green roof, and described the walking trails that will provide connections to the Depot.

Chuck Bartlett, HWS Consulting, also mentioned there will be some space allocated on the roof of the Discovery Center for different types of programming.

Weisenburger asked if the tunnel to the Depot would include any references to historic connections. Waller said he did not know for sure. Jason Hilgers, Assistant City Manager, noted that there will be formal spaces around the Discovery Center that can be used as outdoor classrooms.

Roberts asked about signs on the west side of the Hotel, Conference Center and Parking Garage that would face in the direction of the historic neighborhood to the west of the project. Hilgers said the City would have control over the signage of those buildings.

Roberts asked about light fixtures and how they would fit in with the development. Hilgers said the light fixtures would be an extension of what's been done on the north end of the downtown redevelopment and would have a consistent appearance.

Roberts said the mix of materials used on the building elevations should be compatible with the environs.

Roberts suggested that the city park include historic elements.

Roberts moved that the Board find that the proposal, as presented, 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.

Norman-Tapp seconded the motion, which passed on a vote of 5-0 (Schaub did not vote).

**9. Strong House, 1916 Beck Street: National Register nomination**

The Board discussed the National Register nomination of the Strong House, which is to be considered by the Kansas Historic Sites Board of Review.

Roberts moved that the Board endorse the nomination of the Strong House to the National Register of Historic Places as an excellent example of the historically significant property type described in the Multiple Property Documentation Form for *Late Nineteenth Century Vernacular Stone Houses in Manhattan, Kansas*

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

**10. Historic Summit Recap**

By acclamation, the Board tabled discussion of the Historic Summit Recap, as well as Announcements and Updates, to the next meeting.

**11. Announcements and Updates**

- Downtown Design Guidelines
- 4<sup>th</sup> & Bluemont
- 325 Yuma

**12. Future Items**

**13. Upcoming Meetings:**

- Monday, November 23, 2009
- Monday, December 21, 2009

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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