

**Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
February 22, 2010
4:00 p.m.**

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

Members Absent: None.

Others Present: Scott Kulp; Phil Vering; Mark Skochdopole; Gina Scroggs; Noah Reagan; Clark Balderson; Mary Ann Fleming; Kathy Dzewaltowski; Linda Glasgow.

Staff Present: Cam Moeller, Planner II; Lance Evans, Senior Planner.

1. Consider the minutes of the January 25, 2010, Historic Resources Board meeting.

Schaub moved that the Board approve the January 25, 2010 minutes. Lauppe seconded the motion, which passed on a vote of 5-0 (Anderson and Norman-Tapp not had net arrived).

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

Sign Permit, 411 Poyntz Ave, Sophie Lynn's (Montgomery Ward Building – Contributing Structure; also within environs of Riley County Courthouse, Manhattan Carnegie Library, Manhattan State Bank, Community House, Lyda-Jean Apartment House and Houston & Pierre Streets Historic District)

Moeller provided an overview of the proposal.

Scott Kulp, Schurle Signs, answered questions from the Board.

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.

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

Roberts offered a reminder that care be taken to protect the façade with installation of the sign.

3. Environs Review

New Front Porch, 109 N. 9th (within environs of Woman's Club House and Robert Ulrich House)

Moeller provided an overview of the proposal

Phil Vering, applicant, explained that the new porch would be treated lumber painted white. The railing around the porch is proposed to be opened up, with balusters instead of a solid wall, to allow for drainage to prevent the wood from rotting.

Anderson said the use of treated lumber would eliminate some historic character, as would the use of six-inch by six-inch posts for the columns. Schaub suggested that the columns on the new porch be of similar character to what is there presently. Anderson said the proposed railing around the porch is fine but would also recommend similar columns.

The Board asked about the header across the top of the porch, as well as the hipped roof, and Vering confirmed that those features would stay the same.

Anderson said he did not know if he could be supportive of the proposal, as currently presented.

Weisenburger asked if the space underneath the porch would be open. Vering said that area could be covered.

Roberts suggested it would be advisable for the applicant to come back after making the suggested changes, but said the proposal is headed in the right direction.

Linda Glasgow said there may be historical photos of the house at the Riley County Historical Museum if the applicant was interested in researching how the porch looked originally.

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 the environs of the Woman's Club House and the Robert Ulrich House.

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

Vering indicated that he would come back with a revised proposal, rather than having the current proposal submitted to the State Historic Preservation Officer (SHPO) for consideration at this time.

4. Downtown Design Guidelines Discussion: Presentation of "Poyntz Avenue District" Guidelines

Patrick Schaub presented the Design Guidelines for the Poyntz Avenue District, which were completed as part of the Downtown Redevelopment project. The Board began a general discussion about options for potentially adopting these, or similar, guidelines for the Downtown Historic District.

Clark Balderson, Downtown Manhattan Inc. and business owner, expressed concern with downtown businesses having to comply with more restrictive standards than other commercial areas. Balderson specifically mentioned concerns with restrictions on signs.

Noah Reagan, Downtown Manhattan Inc. and business owner, mentioned similar concerns as Balderson and said he does not want the downtown to be preserved into a ghost town.

Gina Scroggs, Executive Director of Downtown Manhattan Inc., spoke about creating opportunities to make the downtown environment unique.

Schaub provided some background on the history of downtown and related redevelopment projects, including the construction of Manhattan Town Center and its stabilizing impact on the historic downtown. Schaub talked about ways that design guidelines could be utilized and potentially beneficial to the downtown core.

Balderson said that consideration of design guidelines for the downtown should include a deeper, philosophical discussion about the nature of what is envisioned for downtown, which currently is made up of locally owned and operated businesses.

The Board indicated that it would like to continue to meet with members of Downtown Manhattan Inc. on an ongoing basis to discuss further whether to establish design guidelines for the Downtown Historic District.

5. Discussion of Historic Markers: South Manhattan Neighborhood Association – Douglass School

Moeller informed the Board that Mary Ann Fleming from the South Manhattan Neighborhood Association had had to leave the meeting earlier due to another commitment.

The Board indicated that the discussion of historic markers could be rescheduled for a future meeting.

6. Finalize project requests for inclusion in the 2011-2016 Capital Improvements Program (CIP)

The Board revisited the two projects it requested for the 2010-2015 CIP: Design Guidelines for the Downtown Historic District and Historic Street Lighting for the Houston & Pierre Streets Residential Historic District.

After discussion, the Board identified two project requests for the 2011-2016 CIP: a Phase III evaluation of an individual archaeological site to determine National Register eligibility, in addition to the project request for Historic Street Lights for the Houston & Pierre Historic District.

While the project request for Downtown Design Guidelines was not included for the 2011-2016 CIP, the Board indicated it would continue to explore options for design guidelines through discussions with Downtown Manhattan Inc.

7. Announcements and Updates

Weisenburger updated the Board about scheduling a future CLG training session with SHPO staff. The training could include topics that would expand beyond previous training sessions, which focused on environs reviews.

8. Future Items

The Board identified future items, including scheduling the reading of a proclamation for Preservation Month in May, and prioritizing potential historic districts.

9. Upcoming Meetings

- Thursday, March 25, 2010
- Monday, April 26, 2010

10. Adjourn

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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