

Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
April 26, 2010
4:00 p.m.

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

Members Absent: Brooke Norman-Tapp.

Others Present: Phil Vering; Mortaza Irannezhad; Kathy Dzewaltowski; Debbie Nuss; Linda Glasgow; Bruce Snead, Mayor.

Staff Present: Cam Moeller, Planner II; Lance Evans, Senior Planner; Brad Claussen, Building Official.

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

Roberts moved that the Board approve the March 25, 2010 minutes. Anderson seconded the motion, which passed on a vote of 6-0.

2. 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 updated plans for the porch, which had been revised to show more detail at the request of the Board. The Board previously reviewed and commented on earlier versions of the plans at the February 22nd and March 25th meetings.

Phil Vering, applicant, answered questions from the Board regarding design and construction details. The Board had questions, and made suggestions, related to the header and fascia, the columns to be placed around the posts, the open railings, and the use of treated lumber.

The Board worked with the applicant to reach agreement on several modifications to the plan, which were noted on the plan drawing.

Roberts moved that the Board find that the proposal, as shown on the modified plan drawing with notes included, 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.

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

3. Environs Review

Demolition Permit, 1001 Pierre Street (within environs of Houston & Pierre Streets Residential Historic District and Fitz House)

Moeller provided an overview of the proposal. It was noted that the structure was originally built as a corner grocery store and was also used as a barber shop, but had since fallen into

disrepair. In 2009, the City's Building Official issued a Notice and Order that the structure be demolished due to its poor condition. The property owner plans to demolish the structure, plant trees on the lot and maintain the property as green space.

The Board discussed whether the structure, located in the middle of a residential neighborhood, is considered a character-defining feature of the historic environs.

Roberts raised the question as to whether this case is an example of demolition by neglect, which would mean that the building had been allowed to deteriorate to a point where repair was not feasible.

Brad Claussen, City Building Official, said it had been difficult to assess the extent of interior deterioration until they had walked through the building. Claussen noted that interior walls are crumbling and there is the presence of black mold.

Roberts spoke of there being a need for greater understanding among City staff in addressing demolition by neglect. Roberts suggested the new Rental Inspection Ordinance will assist in that effort.

Mortaza Irannezhad, the owner, provided additional background about the property. Irannezhad said he purchased the property 15 years ago and has made repairs so that it is in better condition than when first purchased.

Discussion resumed as to whether the structure is a character-defining feature. Roberts noted that the property is on the fringe of the 500-foot environs. Weisenburger said he was of the opinion that the property does not fall into the category of character-defining. Referring to the architecture and historic use of the building, Schaub said these types of buildings can be considered character-defining.

Debbie Nuss talked about the role this property may have had in the neighborhood's history, and expressed concern about removing historic components of the neighborhood. Nuss suggested there may be the potential for adaptive reuse.

Irannezhad said he would be willing to donate the property if he is not permitted to demolish the building.

Roberts 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 historic environs.

Schaub seconded the motion.

Roberts referenced Standard #4, as well as Guidelines #1 and #2 under Not Recommended for a Demolition, as Standards and Guidelines that the proposal does not meet.

On a vote, the motion passed 4-1 (with Weisenburger voting against; Krysko had to leave the meeting early and was not present for the vote).

4. Environs Review

New Garage, 901 Leavenworth Street (within environs of Robert Ulrich House and Woman's Club House)

Moeller provided an overview of the proposal, which is to construct a new three-stall detached garage. A parking stall proposed be placed next to the garage is within the front yard setback.

Lauppe said he considers the building to be compatible with the environs. Schaub agreed that the building is compatible.

Although not part of the current review, Schaub reiterated that he does not consider the location of the privacy fence in the front yard to be characteristic of the environs.

Roberts 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.

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

5. Discuss Historic Plaques & Markers

Roberts presented a slideshow showing examples of historic plaques and markers, including both local examples and those from other communities. Roberts discussed the need to upgrade and update the wording of the guidelines previously drafted by the Historic Resources Board.

Schaub provided the Board with the sign details for the interpretive panels associated with the downtown redevelopment.

6. Opportunity to comment on nomination of Strasser House to the National Register of Historic Places

Moeller provided the Board with background as to the criteria under which the Strasser House has been nominated to the National Register.

Anderson moved that the Board endorse the nomination of the Strasser House to the National Register of Historic Places.

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

7. Election of Historic Resources Board Officers

By consensus, the Board tabled the Election of Officers.

Weisenburger, who is completing his second term, said he enjoyed his time serving on the Board a great deal. Weisenburger said the Board engages in valuable discussions and he is happy to have been part of that.

Anderson, who is completing his first term, said serving on the Board has been a great experience and he has learned a lot. Anderson said he would prefer not to step down now but he has other commitments requiring his time.

Mayor Snead thanked Weisenburger and Anderson for their service.

8. Announcements and Updates

The Board was updated about the April 27th City Commission Work Session, at which Lauren Ritterbush will present the Manhattan Archaeological Survey.

The Board was updated that the Mayor will read a proclamation for National Preservation Month at the May 4th City Commission meeting.

The Board was informed that there are scholarships available for members interested in attending the Kansas Historic Preservation Conference, to be held in Newton on June 2nd through 5th.

9. Future Items

10. Upcoming Meetings

- Monday, May 24, 2010
- Monday, June 28, 2010

11. Adjourn

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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