

Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
June 28, 2010
4:00 p.m.

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

Members Absent: George Lauppe; Michael Krysko.

Others Present: Adam Sterns; Todd Ault; Steve Lee; Pat O'Brien; Kathy Dzewaltowski; Dixie West; Sara Fisher; Melvin Watson.

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

1. Consider the minutes of the May 24, 2010, Historic Resources Board meeting.

Schaub moved that the Board approve the May 24, 2010 minutes. Anderson seconded the motion, which passed on a vote of 5-0.

2. Environs Review

Building Addition & Campus Improvements, Manhattan High School – West Campus, 2100 Poyntz Ave (within environs of Grimes House)

Moeller provided an introduction of the proposal, which includes changes to the east, north and south building elevations.

Adam Sterns and Todd Ault, Gould Evans, explained the proposed changes. Sterns said they have attempted to replicate the look and color of the existing brick building.

Roberts made the suggestion that there is an opportunity to improve the landscaping in the area within the 500-foot historic environs, near Sunset Avenue. Weisenburger agreed with Robert's suggestion.

Schaub said it appeared the proposal would have minimal impact on the environs. Anderson said he had the same assessment.

Schaub 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.

Roberts asked whether there would be a different assessment of the project's impact if, hypothetically, the Landmark Water Tower neighborhood was a historic district. Anderson said he did not think he would have any issues. Anderson said the proposed addition adds visual interest and includes a nice selection of materials. Schaub agreed with Anderson, and said he does not think the addition would affect the environs in a way that would be detrimental.

On a vote, the motion passed 5-0.

3. Environs Review

Sign Permit, Hartford Building, 210 N. 4th Street (within environs of Downtown Historic District, Community House, Manhattan State Bank, and Riley County Courthouse)

Moeller provided an overview of the proposal, which is an identification sign for the Hartford Building.

Steve Lee, S& N Design, answered questions from the Board.

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.

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

4. Environs Review

Sign Permit, Syndicate Tattoo, 423 Poyntz Ave (within environs of Downtown Historic District, Riley County Courthouse, Manhattan Carnegie Library, Manhattan State Bank, Community House, Lyda-Jean Apartment House, and Houston & Pierre Streets Residential Historic District)

Moeller provided an overview of the proposal.

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.

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

5. Existing Buildings Code: Code Adoption Update

Brad Claussen, City Building Official, updated the Board about the adoption of new editions of the building codes, including the Existing Buildings Code. The Existing Buildings Code allows for flexibility regarding alterations and repair of historic properties.

Roberts discussed the relationship between the Existing Buildings Code and the issue of demolition by neglect. Roberts noted that the Historic Resources Board has had numerous discussions about the difficulty in preventing property owners from allowing homes to deteriorate to the point where structures become unsafe and are demolished.

Claussen said he will be talking to the City Commission at an upcoming work session and will convey the comments and concerns of the Board. Claussen said that with demolition by neglect the key is enforcement and in having enough resources. Claussen said the new Rental

Inspection Ordinance will improve matters and will allow for a much greater presence in terms of enforcement than before.

Melvin Watson noted that some problem properties will not fall under the Rental Inspection Ordinance.

Claussen reiterated that he would make sure that the Board's concerns are communicated to the City Commission at the July 13th work session.

6. Discuss potential Historic Districts & the nomination process

The Board had a discussion about historic districts and the City's and Board's possible level of involvement in future nominations. Moeller noted that the City and Board may not be as directly involved in future nominations compared with the nomination of the Houston & Pierre Streets Residential Historic District. With a Multiple Property Documentation Form (MPDF) now in place, it is easier for neighborhoods to submit nominations on their own than it was previously.

The Board had a discussion with residents of the East Park neighborhood, Sara Fisher and Melvin Watson, about their interest in pursuing a historic district nomination.

Dixie West noted that the Board had previously considered the neighborhood west of City Park as a high priority area for a historic district nomination. West said the neighborhood west of City Park is not as endangered as the East Park neighborhood.

Pat O'Brien talked about her research thus far into the history of the East Park / Mid-town neighborhood. City staff said it would provide O'Brien with a copy of the MPDF, which can be used as part of a historic district nomination.

7. Announcements and Updates

Weisenburger provided an update for the Board about the sessions he attended at the Kansas Preservation Conference.

The Board announced that Weisenburger had received a lifetime achievement award from the Kansas Preservation Alliance and applauded Weisenburger for this honor.

8. Future Items

9. Upcoming Meetings

- Monday, July 26, 2010
- Monday, August 23, 2010

10. Adjourn

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

CM/cm
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