

Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
September 27, 2010
4:00 p.m.

Members Present: Tom Roberts, Vice Chair; Patrick Schaub; George Lauppe; Michael Krysko; Michael Dudek; Dea Brokesh.

Members Absent: None.

Others Present: Bonnie Lynn-Sherow; Bret Trembley; Rich Seidler; Charlie Busch; Kathy Dzewaltowski; Dixie West; Rick Kiolbasa; Cheryl Collins; Linda Glasgow; Chris Elsey; Bryan Elsey.

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

1. Board member introductions

The Board members provided brief introductions about themselves.

2. Election of Historic Resources Board Officers

Schaub nominated Tom Roberts as Chairperson of the Board, and Lauppe seconded the nomination. Dudek moved that the Board elect Roberts as Chairperson. Krysko seconded the motion, which passed on a vote of 5-0 (Roberts abstained from voting).

Krysko nominated George Lauppe as Vice-Chairperson of the Board, and Brokesh seconded the nomination. Schaub moved that the Board elect Lauppe as Vice-Chairperson. Dudek seconded the motion, which passed on a vote of 5-0 (Lauppe abstained from voting).

3. Consider the minutes of the August 23, 2010, Historic Resources Board meeting.

Dudek moved that the Board approve the August 23, 2010 minutes. Brokesh seconded the motion, which passed on a vote of 6-0.

4. Review of Property Listed on the National Register of Historic Places

Bed & Breakfast Inn, Hulse-Daughters House, 617 Colorado Street (also within environs of Houston & Pierre Residential Historic District and Seven Dolors Catholic Church)

Moeller provided an overview of the proposal, and noted that the applicant had completed a major restoration project on the house. The current proposal to establish a Bed & Breakfast Inn requires a Conditional Use Permit, which is why the project is being reviewed by the Board.

Bonnie Lynn-Sherow, applicant, noted that the project utilized state and federal tax credits and has already been reviewed by the National Park Service.

Board members complimented the applicant for a great restoration project.

Schaub said the proposed use of the house as a Bed & Breakfast Inn is compatible with its historic status.

Schaub moved that the Board find that the proposal meets *The Secretary of the Interior's Standards for Rehabilitation*.

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

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

Awning Sign, Bling, 321 Poyntz Ave (Shortridge Building – Contributing Structure; also within environs of Manhattan State Bank, Community House and Riley County Courthouse)

Moeller provided an overview of the proposal. The proposal includes two options for the print design on the awning. Option 1 has “zebra stripes” and Option 2 shows a solid dark gray background. The applicant indicated in a letter addressed to the Board that the zebra stripe design is the preferred option.

Moeller updated the Board about recent direction provided by SHPO staff regarding the review of signs located on contributing structures in historic districts. SHPO has indicated that the Board should focus on the size, scale, placement and shape of signs in assessing compatibility within the Downtown Historic District, and should refer to the Secretary of the Interior's Standards in making that assessment.

The Board discussed the placement and shape of the proposed awning sign for Bling. Brokesh and Lauppe questioned whether the “boxy” shape of the proposed awning sign is compatible with the character of other awnings in the downtown.

Schaub moved that the Board find that both Option 1 and Option 2 meet *The Secretary of the Interior's Standards for Rehabilitation*. Dudek seconded the motion.

Schaub accepted a friendly amendment that the Board states a preference for Option 2 in terms of its compatibility with other signs in the downtown.

On a vote, the motion passed 6-0.

6. **Environs Review**

PUD Amendment, Downtown Manhattan Marketplace, 4th Street Housing & Dick's Sporting Goods (within environs of Damon Runyon House)

Schaub noted that he is on contract with the City to review projects within Manhattan Marketplace in terms of their consistency with the design guidelines. Schaub stated he does not consider that role to be a conflict of interest for this proposal considering he has already reviewed the project and provided comments.

Moeller provided an overview of the proposal.

Rick Kiolbasa, Dial Realty, presented additional information.

Brokesh spoke about the spatial relationship of Lot 9 and Building Q. The Preliminary Development Plan showed an L-shaped building which framed the corner of 4th & Osage. The amendment shows a residential building which does not “turn the corner” and creates a service drive in the back. Brokesh said the proposed configuration changes the view looking south from the Strasser House.

Lauppe said the proposed change of Building Q from mixed use, including ground floor retail, to a residential structure lessens the impact on the Damon Runyon House and the neighborhood on the west side of 4th Street. Roberts and Krysko concurred with the assessment.

Dudek 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 5-1. Brokesh voted against the motion.

7. Preliminary review of planned multi-family project at 2216 Claflin Road (within environs of Goodnow Memorial Home)

Moeller explained the purpose of the preliminary review was for the Board to provide feedback and direction regarding the concept plans, and that the Board would formally review the project once plans are finalized.

Chris Elsey presented the concept plans to the Board and answered questions. Elsey noted that they held a neighborhood meeting about the project and that the neighbors’ concerns focused on stormwater and traffic flow.

Roberts reminded the Board that their comments and questions should relate to the historic environs issues.

Elsey said the proposed materials include cultured stone and vinyl siding. Lauppe recommended that the applicant incorporate authentic, historic materials as opposed to vinyl siding. Roberts recommended the use of real limestone.

Dixie West said the historic use of the property has been mostly green space and suggested new development could impact the environs of Pioneer Park, across the street on the south side of Claflin Road.

Linda Glasgow noted that when Chase Manhattan Apartments were constructed on the corner of College & Claflin, within the environs of the Goodnow Memorial Home, a stone wall was installed to recognize the site’s relationship to the historic property. Glasgow said the wall could have been done better, however.

Schaub and Roberts emphasized that special consideration should be given to the design of the southwest corner of the site, as that area is closest and most visible from the Goodnow Memorial Home.

8. Announcements and Updates

The Board was updated that the selection committee for the African-American Cultural Resources survey project had interviewed consultants and will provide a recommendation for the City Commission.

The Board was updated that City staff had sat in on a neighborhood meeting of the East Park Neighborhood Association, which is considering options to address issues identified by residents and property owners. Among the options being discussed is the potential nomination of the neighborhood as a historic district.

The Board was updated that the owner of 1001 Pierre, who met with the Board at its April 26, 2010 meeting, has developed a plan to repair the structure and to create a residential dwelling. Code Services has issued a building permit for repair and reconstruction of the roof.

9. Future Items

- Training Session with SHPO staff – October 11th
- HRB Action Plan: High/Immediate Priority Projects

10. Upcoming Meetings

- Monday, October 11, 2010 (SHPO Training Session)
- Monday, October 25, 2010
- Monday, November 22, 2010

11. Adjourn

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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