

Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
December 20, 2010
4:00 p.m.

Members Present: Tom Roberts, Chair; Michael Dudek; Dea Brokesh; Derek Richards.

Members Absent: George Lauppe, Vice Chair; Patrick Schaub; Michael Krysko.

Others Present: Natasha Rice; Roger Seymour; Kathy Dzewaltowski; Linda Glasgow.

Staff Present: Cam Moeller, Planner II; Lance Evans, Senior Planner; Shannon Williams, Zoning Inspector.

1. Consider the minutes of the November 22, 2010, Historic Resources Board meetings.

Brokesh moved that the Board approve the November 22, 2010 minutes. Richards seconded the motion, which passed on a vote of 4-0.

2. Review of Non-Contributing Structure within Downtown Manhattan Historic District

Sign Permit, Saint Francis Community Services, 205 S. 4th Street (also within environs of Manhattan State Bank and Houston & Pierre Streets Residential Historic District)

Moeller provided an overview of the proposal.

Dudek moved that the Board find that the proposal meets *The Secretary of the Interior's Standards for Rehabilitation* and will not encroach upon, damage or destroy any listed historic property or its environs.

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

3. Environs Review

Installation of Through-the-Wall Heating and Cooling Units, 221 N. Juliette Ave (within environs of First Congregational Church and Robert Ulrich House)

Moeller provided an overview of the proposal. Moeller said the applicant was proposing to install eight "through-the-wall" heating and cooling units for a three-unit residential structure.

Roger Seymour, the applicant, explained that he was planning to replace window air conditioning units with units that include both heating and air conditioning components. Some of the window openings would be filled in with plywood surrounding the heating and cooling units, while other window openings would retain glass surrounding the units. Seymour said, for the installation of one of the units, his preference is to cut through a segment of the wall on the ground floor rather than having it placed within a window opening.

Seymour offered a couple of alternative options to his planned proposal. Seymour said he would be willing to retain the glass surrounding the units with each window opening, rather than frame with plywood, and he could utilize another window opening on the ground floor rather than cut through any portion of the wall. Seymour also offered the option of installing three large, central heating and cooling units, one for each apartment, located somewhere on the

exterior of the building, rather than the eight smaller “through-the-wall” heating and cooling units.

The Board discussed the proposal, using the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* to frame the discussion, and asked questions of the applicant. The Board was of the general opinion that the proposed options to fill in the window openings with plywood, and to cut a hole in an exterior wall, were both inconsistent with the *Standards and Guidelines* and would be undesirable.

Dudek moved that the Board find that the proposed option to install the heating and cooling units using window openings only, with no blocking of the window openings other than the heating and cooling units, 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.

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

Dudek moved that the Board find that proposed options to install the heating and cooling units which involve either cutting a hole in an exterior wall, blocking portions of the window openings with plywood, or large exterior units, do not meet *The Standards and Guidelines for Evaluating the Effect of Projects on Environs* and will encroach upon, damage or destroy the listed historic properties and their environs. Specifically, these options are inconsistent with Standards #1 and #6.

Richards left the meeting due to another commitment. Board discussion continued on the following items, with no actions taken.

4. Discussion of 2011 preservation workshops

The Board discussed the need to begin planning for a preservation workshop in 2011, and the potential to coordinate with the Manhattan/Riley County Preservation Alliance and the Riley County Historical Society, in addition to the Kansas State Historical Society.

5. Discussion of Speakers Bureau presentation

Moeller showed the Board a PowerPoint presentation about the Cultural Resource Survey that the Board had used previously. The Board talked about information that could be added so that the presentation could be used by Board members for the Speakers Bureau.

6. Discussion of HRB Action Plan

No discussion occurred regarding the Action Plan.

7. Announcements and Updates

The Board was updated that an introductory meeting for the African-American Cultural Resources project will be held on January 13th, with a special Historic Resources Board meeting at 4:30 p.m. followed by a public meeting at 6:00 p.m.

Linda Glasgow presented Board members with copies of The Charleston Principles. Roberts suggested that the Board discuss these at a future meeting.

Glasgow mentioned that rehabilitation tax credits will be under discussion during upcoming sessions of the Kansas Legislature.

8. Future Items

No other discussion occurred regarding Future Items.

9. Upcoming Meetings

- Monday, January 13, 2011 (Special Meeting – 4:30 pm)
- Monday, January 24, 2010
- Monday, February 28, 2011

10. Adjourn

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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