

Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
May 23, 2011
4:00 p.m.

Members Present: George Lauppe, Vice Chair; Michael Dudek; Dea Brokesh; Michael Krysko; Derek Richards; Dixie West.

Members Absent: Patrick Schaub.

Others Present: Richard Gehring; Aaron Dyck; Rhonna Hargett; Bill Bahr; Linda Glasgow; Kathy Dzewaltowski.

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

1. Consider the minutes of the April 25, 2011 Historic Resources Board meeting.

Richards moved that the Board approve the April 25, 2011 minutes. Krysko seconded the motion, which passed on a vote of 5-0 (Brokesh had not yet arrived).

2. Environs Review

New Building, Manhattan Mennonite Church, 821 Poyntz Ave (within environs of Woman's Club House, Houston & Pierre Streets Residential Historic District, First Congregational Church and Robert Ulrich House)

Moeller provided an overview of the proposal.

West asked about the building materials to be used. Aaron Dyck, member of Manhattan Mennonite Church, referred to the elevation drawings and described the planned materials. Dyck said the lower banding is to be limestone and, above that band, there would be a wall panel system with the specific materials to be decided. Dyck described the proposed glazing and noted that there would be vertical planting screens on the north façade. The roof is to be standing seam metal and metallic silver in color.

Board members voiced general agreement that the scale and mass of the church building is compatible with the environs. Board members noted the presence of larger churches and office buildings located along Poyntz Avenue.

The Board was provided additional background about a demolition permit issued in 2005 for the former structure located on the property. The demolition request was originally denied by SHPO before being approved by the City Commission. At that time, the owner's stated plan was to construct an office building similar to that of the Arthur-Green law office at 801 Poyntz.

Kathy Dzewaltowski said she finds it troublesome that, after a historic environs has been compromised, there seems to be less scrutiny of subsequent changes to the environs.

Bill Bahr, representing Arthur-Green, said he is supportive of the Church's efforts. Bahr said the proposed church fits in well with existing uses in the environs and believes the church will be a good neighbor.

West discussed the changing character of Poyntz Avenue to a commercial office corridor, and noted that the Poyntz Corridor Study and the C-1 zoning designation reflect that change. West said the damage to the environs was already done when the house formerly located at 821 Poyntz was demolished. West said she is in favor of the proposal.

Brokesh questioned whether the roof will cause glare that will be visible from the Houston & Pierre Streets Residential Historic District. Dyck said there are lots of options for the color of the roof. Lauppe said that modern coatings can be UV-resistant.

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.

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

Following the vote, the Board had additional discussion about the roof and concerns that it would create glare. West suggested that tonal colors would be preferable to silver or other bright colors.

West moved that the Board recommend materials and colors for the roof that will blend in with surrounding structures in the historic environs.

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

3. Discussion of Demolition by Neglect

The Board reviewed an updated draft process outline and provided direction. Board members discussed how the Board and Building Official could coordinate with property owners to ensure that cases of neglect are remedied, how penalties could be imposed, and how property owners could make appeals.

The Board provided direction for how it would like to proceed, indicating that it would like to schedule a future work session with the City Commission to discuss the issue. Prior to a work session, the Board indicated it would like to meet one more time with Brad Claussen, Building Official, and finalize the process outline.

4. Announcements and Updates

The Board was updated that the City Commission approved the request from First Presbyterian Church to demolish the house at 831 Leavenworth.

The Board was updated about the upcoming Kansas Historic Preservation Conference. West will attend the conference.

The Board was updated about the African-American History survey project. Evans said the consultant is scheduled to complete the draft Multiple Property Documentation Form and draft National Register nominations by the end of May. The Board requested copies of the draft documents when available.

Krysko excused himself from the meeting due to another appointment.

5. Future Items

The Board identified Demolition by Neglect and Historic Districts as future agenda items.

Richards excused himself from the meeting due to another appointment.

6. Election of Historic Resources Board Officers

Dudek moved to table the Election of Officers until the June 27th meeting. West seconded the motion, which passed on a vote of 4-0.

7. Upcoming Meetings

- Monday, June 27, 2011
- Monday, July 25, 2011

8. Adjourn

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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