

Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
June 27, 2011
4:00 p.m.

Members Present: George Lauppe, Vice Chair; Michael Dudek; Dea Brokesh; Michael Krysko; Dixie West; Michael Mecseri; Patrick Schaub.

Members Absent: None.

Others Present: Rod Meredith; Clancy Holeman; Monty Wedel; Rich Vargo; Kay Scarborough; Thaniel Monaco; Tanya Bachamp; Richard Bachamp; Father Joe Popelka; Linda Glasgow.

Staff Present: Cam Moeller, Planner II.

Michael Mecseri was introduced as the newest Board member.

1. Consider the minutes of the May 23, 2011 Historic Resources Board meeting.

West moved that the Board approve the May 23, 2011 minutes. Dudek seconded the motion, which passed on a vote of 6-0 (Schaub had not yet arrived).

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

Replacement of front steps and ADA Ramp, Seven Dolors Catholic Church, Juliette Ave & Pierre Street (also within environs of Houston & Pierre Residential Historic District, Hulse-Daughters House, Mattie M. Elliot House and E.A. & Ura Wharton House)

Moeller provided an overview of the proposal.

Father Joe Popelka indicated that the church was planning to use red-colored concrete instead of putting back red tiles on the steps.

The Board had a discussion about whether colored concrete would be an appropriate material as described in *The Secretary of the Interior's Standards for Rehabilitation*.

After discussion, West 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, with the additional suggestion that the Church contact the State Historic Preservation Office for advice about potentially coloring the concrete.

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

Schaub arrived at the meeting.

3. Environs Review

Final Plat (vacation of alley) and Rezoning (C-1 to C-4), First United Methodist Church (within environs of Downtown Manhattan Historic District, Manhattan Carnegie Library, Riley County Courthouse, First Congregational Church, Houston & Pierre

Streets Residential Historic District, Mattie M. Elliot House and E.A. & Ura Wharton House)

Brokesh informed the Board that she is a member of the church and would not vote on the item.

Moeller provided an overview of the proposal.

Thaniel Monaco described the church's plans for an addition to connect the Sanctuary with the Education Building, which requires vacation of the alley between the two structures. Monaco explained the reason for the rezoning request to C-4 is so the church will have more flexibility in terms of setbacks and off-street parking requirements. Monaco showed 3-D renderings of the planned addition, and showed how the alley will be re-routed north to Humboldt Street.

In response to questions from the Board, Monaco indicated which trees would be removed as part of the project. Monaco said there are no brick sidewalks on the site.

Linda Glasgow said the project will create a suburban rather than urban look, and voiced concern about losing a piece of the City's grid street pattern.

The Board clarified which aspects of the project are under review. Schaub noted that the Board will review the building addition once an application has been made for a building permit. At this time, the Board is reviewing only the alley vacation and rezoning request.

After discussion, 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.

Krysko seconded the motion, which passed on a vote of 6-0 (Brokesh did not vote).

4. Environs Review

New Parking Lot for Riley County Offices, 5th & Humboldt (within environs of Downtown Manhattan Historic District, Manhattan Carnegie Library and Riley County Courthouse)

Clancy Holeman, Riley County Counselor, described the plans for the parking lot.

The Board asked about the number of trees to be provided. Holeman said there is one tree planned. Board members suggested that additional trees and landscaping would be more in keeping with the historic environs, and referred to the number of trees located within the County's parking lot on the south side of Humboldt.

Rod Meredith, Riley County Public Works, said maintenance of trees would be a concern. Leon Hobson, Riley County Public Works, said there is no irrigation on the site.

West 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, with the additional comment that landscaping and trees around the parking lot should meet the minimum standards normally required by the zoning regulations.

Brokesh seconded the motion, which passed on a vote of 7-0.

5. Environs Review

Demolition of Residential Structure, 1446 Laramie (within environs of KSAC Radio Towers)

Mecseri recused himself because he had earlier conversations with the applicant about the project before being appointed to the Board.

Moeller provided an overview of the proposal.

West said the house, built before the Radio Towers were constructed, is one of the last character-defining structures remaining within the environs.

West 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 environs of the KSAC Radio Towers. Specifically, the proposal does not meet Standards #3 and #4.

Dudek seconded the motion, which passed on a vote of 6-0 (Mecseri did not vote).

6. Election of Historic Resources Board Officers

Brokesh nominated Lauppe as Chairperson of the Board. Krysko seconded the nomination, which was approved on a vote of 7-0.

Brokesh nominated Schaub as Vice-Chairperson of the Board. Lauppe seconded the nomination, which was approved on a vote of 7-0.

7. Finalize Demolition by Neglect process outline

By acclamation, the Board tabled the item until the July 25th meeting.

8. Announcements and Updates

The Board was updated that the consultant for the African-American History survey project, Deon Wolfenbarger, would present to the Board at the July meeting and that Board members would be provided with draft documents to review before the meeting.

9. Future Items

The Board identified Demolition by Neglect and an update on the Kansas Preservation Conference as agenda items for the July 2011 meeting.

10. Upcoming Meetings

- Monday, July 25, 2011
- Monday, August 22, 2011

11. Adjourn

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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