

**Minutes**  
**Historic Resources Board**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**July 25, 2011**  
**5:00 p.m.**

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

**Members Absent:** Michael Krysko.

**Others Present:** Scott Kulp; Paxton LeMoine.

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

**1. Consider the minutes of the June 27, 2011 Historic Resources Board meeting.**

West moved that the Board approve the June 27, 2011 minutes. Dudek seconded the motion, which passed on a vote of 5-0 (Brokesh had not yet arrived).

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

**Wall Sign, Little Apple Costume Company, 411 Poyntz Ave.,** (*Montgomery Wards Building contributing structure also within environs of Downtown Manhattan Historic District, Manhattan Carnegie Library, Riley County Courthouse, Manhattan State Bank, Houston & Pierre Streets Residential Historic District, Lyda-Jean Apartments*)

Evans provided an overview of the proposal.

The Board discussed sign composition and size noting that it was similar to Glenn's Music sign. Some concerns were expressed about the screws used to attach the sign may cause long-term damage to the building. It was decided that any impact to the building would be minimal.

Dudek stated that the sign met the standards and moved to recommend approval of the sign. Schaub seconded the motion. There was no public comment. Motion passed 6-0.

**3. Review of Contributing Structure within Houston & Pierre Streets Residential Historic District & Environs Review**

**Addition to Single-Family Dwelling, 831 Houston Street** (*Contributing Structure within the Houston & Pierre Streets Historic District within environs of Woman's Club House and Houston & Pierre Streets Residential Historic District*)

Evans provided an overview of the proposal.

The Board discussed how the roofline would be affected and if it would be able to be replaced at a later date. West asked what the roofline would look like.

LeMoine explained that there were two options for the roof, shed and hip. The shed was preferred to save costs but the owners are open to either type of roof.

Mecseri suggested that the shed would be out of place. Schaub suggested the hip would be more consistent with the building. The board discussed the appropriate color and interior ceiling height to possibly lower the new dormer to be in line with the front windows and compatible with the building, keeping the front turret the highest window. The taper of the hip roof should also match the front hip roof pitches and exterior building colors. A sketch was shown of the proposed hip roof line and pitches and was acceptable to the board.

Schaub moved that the board recommend approval contingent on a hip roof line that matches the existing hip roof's on the house. Dudek seconded the motion. Motion passed 6-0. It was also noted that new drawings of the hip roof should be submitted and approved by staff prior to sending the recommendation to SHPO.

#### **4. Review Demolition by Neglect process outline**

Moeller gave brief overview of demolition by neglect past discussions.

The board asked Claussen how the proposed demolition by neglect outline differs from the existing Property Maintenance Code (PMC). Claussen stated that the PMC process is: complaint, notice to repair, possible appeal to the housing board. If not repaired it would go to municipal court and the judge sets forth the judgment which ranges from fines to jail time. This process takes a long time. Theoretically, a demolition by neglect ordinance would add a layer for separate penalty and would be a 2<sup>nd</sup> violation, with the same enforcement mechanism.

West asked if the Henry Winter House at 1014 Houston, would come under the PMC.

Claussen stated that code violations are usually non-aesthetic but that would fall into the PMC. A demolition by neglect ordinance could require Code Services to report back to the HRB. Peeling paint can also be a violation.

Schaub asked if a Victorian home with the trim falling off could be violation under the PMC.

Claussen said that it would be a violation.

West stated that Lawrence does not have a demolition by neglect code but more of a PMC, and that only locally listed properties are subject to their demolition by neglect code. West also questioned if 500 foot halo in the current version would make it unacceptable.

Claussen said that nothing new is being created with the demolition by neglect proposal.

West also asked about 617 Colorado when it appeared to be falling down. Would a demolition by neglect ordinance solve the problem?

Claussen explained that absentee owners are hard to get to court and are most of the PMC problem. A demolition by neglect ordinance would have sped up the process, but it won't change absentee owner problems.

The Board discussed municipal court fines as they relate to the property.

Mecseri asked what about 831 Leavenworth.

Claussen stated that 831 had received a notice to paint but code was waiting for the appeal process. Getting run down isn't enough, code services needs a specific violation. A demolition by neglect ordinance would have helped the process but Code still needs owner or tenant permission to inspect.

West asked Claussen what he thought would be the advantage of this ordinance over the PMC?

Claussen responded that it would allow for advance notice and a bigger stick for Code Services.

Schaub motioned to have city staff draft a memo for the city manager to discuss the outline with the city commission. Brokesh seconded. Motion passed 6-0.

**5. Future Items**

The Board reviewed of approval letters from SHPO and discussed the process for the Calvin Emig appeal.

**6. Announcements and Updates**

Dixie West updated the board on the Kansas Preservation Conference. She also recommended having code attend the annual SHPO seminar to learn about preservation issues.

Tom Roberts (former member and Chair of the HRB) expressed his thanks to the board and staff for his time served on the HRB.

Moeller announced that he is leaving the city after twelve years of service to move to Colorado.

**7. Upcoming Meetings:**

Monday, August 22, 2011

Monday, September 26, 2011

**SPECIAL MEETING 7:00 p.m.**

Presentation of the African-American Cultural Resources Multiple Property Documentation Form and National Register Nominations for Bethel AME Church and Pilgrim Baptist Church by Three Gables Preservation

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

**Members Absent:** Michael Krysko.

**Others Present:** Deon Wolfenbarger and Barbara Hammond, Three Gables Preservation; Billy D. and Linnetta A. Hill, Reverend Jim Spencer, Larry Hackney, Reverend I.C. Swift Sr., Tom Roberts, Jim Sherow, Don Slater,

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

Wolfenbarger presented the Multiple Property Document Form (MPDF) and two National Register of Historic Places nominations with background on the history of the African-American community in Manhattan.

The public expressed their appreciation and support of the report.

Mayor Sherow asked for the material to be presented to the City Commission. City staff and Wolfenbarger said that it was not part of the original budget but they would work on it.

The board moved to recommend approval of the MPDF and both nominations to the SHPO.

**8. Adjourn**

There being no other business, the meeting was adjourned.

Respectfully submitted,

Lance Evans, AICP, Senior Planner

LE/le  
072511