

# Minutes

## HISTORIC RESOURCES BOARD

City Commission Room, City Hall  
1101 Poyntz Avenue  
Monday, April 23, 2012  
4:00 P.M.

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

**Members Absent:** Michael Dudek.

**Others Present:** Tim Clark, Thaniel Monaco.

**Staff Present:** Lance Evans, Senior Planner; Kevin Credit, Planner; Jim McDiffett, Code Services;

1. Consider the minutes for the March 26, 2012 Historic Resources Board meeting.

West moved that the Board approve the March 26<sup>th</sup>, 2012 minutes as amended. Brokesh seconded the motion, which passed on a vote of 6-0.

2. Code Violation Report

3. McDiffett reported that 1446 Laramie was working to get on the May 26<sup>th</sup> 2012 City Commission agenda. Evans noted it was unlikely he would be scheduled for any May Commission meetings based on the appeal process.

4. Environs Review – 612 Poyntz Avenue, First United Methodist Church Building Expansion.

Credit presented on the proposed addition to the buildings. Evans clarified that the Church was reviewed and approved last year for the alley vacation and rezoning, and that this review was for the addition in-between the two existing buildings.

Brokesh stated that as a member of the Church she would participate in the discussion but not vote on the recommendation.

The Board discussed the building materials and the use of stone similar to the existing church. Mecseri asked if the stucco was a new building material being introduced. Schaub said that even though it was a modern material, he could not say that it affected the other structures negatively.

The Board then discussed various design issues with the building, including: setbacks, the connection to the existing church, and the offset on the west side of the building that might cause a maintenance problem.

Lauppe said it was difficult to make the two existing buildings, which are such different styles, compatible.

Schaub moved that the Board find that the proposal meets the Standards and Guidelines for Evaluating the Effects of Projects on Environs and will not encroach upon, damage, or destroy any listed historic property or its environs. Krysko seconded the motion. Brokesh asked if anything about the offset of the building was included in the motion. The Board agreed that the off-set was not part of the historic review. The motion passed with a vote of 5-0.

5. Environs Review – 701S. 4<sup>th</sup> Street, MCM Concrete Building Addition.

Credit presented on the proposed addition to the building with clarification on the location of the addition and the construction material, concrete.

West moved that the Board find that the proposal meets the Standards and Guidelines for Evaluating the Effects of Projects on Environs and will not encroach upon, damage, or destroy any listed historic property or its environs. Mecseri seconded, and the motion passed with a vote of 6-0.

6. Environs Review - 625 S. 10<sup>th</sup> Street, Howie's Enterprises Recycling Center Expansion.

Credit presented on the proposed recycling center expansion.

Mecseri asked about the materials that would be stored outside, and how visible they would be. The applicant said that everything would be lower than the fence, except for the excavator and the trailers. It is proposed to be an eight foot fence similar to what exists at the primary site.

Krysko moved that the Board find that the proposal meets the Standards and Guidelines for Evaluating the Effects of Projects on Environs and will not encroach upon, damage, or destroy any listed historic property or its environs. West seconded, and the motion passed with a vote of 6-0.

7. Conceptual Review of Environs and a Contributing Structure within the Downtown Manhattan Historic District – 428 Houston Street, Dan Winters, DDS, Office Addition and Remodel.

Clark presented the concepts for the interior remodel. The main elements included moving the front entry, and the potential brick pattern to be used on the building.

Schaub pointed out the requirement that any addition be obvious in the fact that it is a new addition to the original building, while maintaining compatibility. The Board recommended keeping the existing material, but encouraged a change in either the wall offset or height. Krysko pointed out that a building in Wichita only had to change the top portion of the building. A change to the entrance might be a stumbling block, since the current entry pops-out. The design might also consider moving the workstation to the new addition at the parking lot on the north side of the building.

8. Discuss Administrative Review Policy

Evans gave a brief overview of policy. Brokesh expressed concerns about applicants being able to circumvent HRB review for the review process. Schaub said that the original intent was for only small projects and signs in the downtown area, and, even then, the administrative review had rarely been used. Brokesh suggested modifications to the policy that would clarify that administrative review was only for minor projects, and suggested that demolitions be removed from the list of minor reviews.

9. Announcements and Updates

- LEED Historic Preservation Workshop, July 30-August 1, Topeka. Sponsored by the Kansas Historical Society, with support from the U.S. Department of the Interior.

10. Upcoming Meetings

- Monday, May 21, 2012 (third Monday due to Memorial Day Holiday)
- Monday, June 25, 2012

11. Adjourn.