

Minutes

HISTORIC RESOURCES BOARD

City Commission Room, City Hall
1101 Poyntz Avenue
Monday, May 21, 2012
4:00 P.M.

Members Present: George Lauppe, Chair; Dea Brokesh, Michael Krysko, and Michael Mecseri.

Members Absent: Michael Dudek, Dixie West, Patrick Schaub.

Others Present: Tim Clark, Kathy Dzewaltowski, Linda Glasgow.

Staff Present: Lance Evans, Senior Planner; Kevin Credit, Planner; Jose Abraham, Planning Intern.

1. Consider the minutes for the April 23, 2012 Historic Resources Board meeting.

Mecseri moved that the Board approve the April 23rd, 2012 minutes as corrected. Krysko seconded the motion, which passed on a vote of 4-0.

2. Historic Review - Environs and Contributing Structure within the Downtown Manhattan Historic District.

428 Houston Street, Dan Winters, DDS, Office Addition and Remodel (*within the environs of: Downtown Manhattan Historic District, Manhattan Carnegie Library, Riley County Courthouse, Manhattan State Bank, Lyda-Jean Apartment House, and the Houston & Pierre Streets Residential Historic District*).

Evans presented on the office addition and remodel. Tim Clark, the project architect, explained details of the office addition, including the building's history and the possibility of using a 5th Street address. He mentioned that there were few original walls remaining, which he planned to keep, and that the original sconces were being retained and used in the bathroom. He also discussed other features of the design, including the removal of the spherical shape originally-proposed above the entryway, matching patterns and colors of brick, repeating the ziggurat shape over the front doorway, and hiding the rooftop heating and cooling units.

Clark also presented a series of historic photographs of the property, courtesy of the Riley County Historical Museum, and various options for entry treatments to the building. Mecseri raised a question about the height of the entry element being shorter than the existing parapet. Clark responded that, due to the width of the base of the planned columns, the entry cannot be very tall.

Krysko then asked about the west elevation, and the fact that the client does not want the building to look as if it's being added-on to. Clark discussed brick treatments and suppliers, and the plan for the new brick to match the existing brick closely, while the setback of the addition will differentiate it from the existing building.

Mecseri reiterated his concern that the addition be at least as tall as the existing height of the parapet, and added that he felt the blank section of wall on the west elevation might need a window. Clark replied that the plan was for vines to grow on that side of the wall, creating a cooling effect and softening the appearance of the blank wall.

Brokesh then said that she agreed with Mecseri's comment about the entry height, and the Board discussed the importance of the relationship between the height of the entryway and the existing parapet – currently, nothing on the building is lower than the parapet. Clark said that he felt a reduction in height in relation to the parapet would work to create a noticeable entryway, while Mecseri stated that, while he did not want to be critical of specific design elements, he thought it was important that the addition relate to the existing building, and that there is enough differentiation in height in order to be easily read.

Mecseri moved that the Board find that the proposal meets the Secretary of the Interior's Standards for Rehabilitation, with the exception that the entry piece at the northwest corner shall be as tall or taller than the existing and adjacent parapet, and will not encroach upon, damage or destroy any listed historic property or its environs. Brokesh seconded the motion, which passed with a vote of 4-0.

3. Historic Review – Contributing Structure within the Downtown Manhattan Historic District. 403 Poyntz Avenue, Thunderhead Engineering, Interior Office Remodel (*within the environs of: Downtown Manhattan Historic District, Manhattan Carnegie Library, Lyda-Jean Apartment House, Manhattan State Bank, Riley County Courthouse, Community House, and the Houston & Pierre Streets Residential Historic District*).

Evans presented on the interior remodel. Mecseri, who had indicated before the meeting that he had a conflict of interest, as he was working on the project as an architect, said that he would abstain from voting. The Board discussed the location of the building, the planned placement of the interior walls, and the material that would be used. Mecseri explained that the walls, which are painted plaster, will be easily-removable by any future tenant, and that the trim around the doorway and windows will match the existing trim.

Krysko 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 with a vote of 3-0.

4. Code Violation Report

Evans presented the Code Violation Report, mentioning that not much had changed at 210 S. 10th, and that in the case of 1446 Laramie, Code Services had begun the discussion of sending the property owner a ticket for the ongoing Code violations. Mecseri asked about the fine for illegal demolition, and the Board briefly discussed the fines for illegal demolition to historic properties or properties in historic environs. Lauppe mentioned that a structure near 905-907 Leavenworth has been gutted and is a fire hazard, and asked if Evans would pass that information along to Jim McDiffett in Code Services. Evans said he would.

5. Announcements and Updates

Dzewaltowski explained that she had begun the process of having her house nominated for the National Historic Register, and discussed with the Board the format for her upcoming presentation.

6. Upcoming Meetings

- Monday, June 25, 2012
- Monday, July 23, 2012

7. Adjourn