

Minutes

HISTORIC RESOURCES BOARD

City Commission Room, City Hall
1101 Poyntz Avenue
Monday, June 25, 2012
4:00 P.M.

Members Present: Patrick Schaub, Chair; Dixie West, Vice-Chair, Dea Brokesh, Michael Krysko, and Michael Dudek.

Members Absent: Michael Mecseri and Angie Danner.

Others Present: Kathy Dzewaltowski, Linda Glasgow.

Staff Present: Lance Evans, Senior Planner; Kevin Credit, Planner; Dave Baker, Douglass Center Director.

1. Introduction of New Board Member and Election of Officers

Evans opened the meeting by explaining that the term of the former Chairperson, George Lauppe, had ended, and that Angie Danner, representing real estate, would be replacing him. The Board then held officer elections. Brokesh nominated Patrick Schaub for the position of Chairperson. West seconded, and the motion passed 4-0-1, with Schaub abstaining. Brokesh suggested that West serve as Vice-Chair. Dudek then moved that West serve as Vice-Chairperson, and Krysko seconded the motion, which passed on a vote of 4-0-1, with West abstaining.

2. Consider the minutes for the May 21, 2012 Historic Resources Board meeting

West moved that the Board approve the May 21st, 2012 minutes as corrected. Brokesh seconded the motion, which passed on a vote of 5-0.

Dave Baker, Director of the Douglass Center, then briefly updated the Board on the lighted sign that they had previously approved. He explained that the Douglass Center had recently received a donation of fitness equipment, and was planning to use space acquired from the closed Manhattan Day Care to construct a fitness room – work which would require painting and carpeting in the lobby. He added that the recreation center is finished and looks very nice, and that as they continue to improve the facility, usage has increased. The Board expressed appreciation for following up with completed projects.

3. Historic Property Nomination Review

Daniel & Maude Walters House, 100 S. Delaware Avenue

Evans explained that Kathy Dzewaltowski had submitted her property, 100 S. Delaware, for nomination on the State and National Historic Registers. West asked whether or not the house had been built in two stages, as seemed to be shown on the top plan. Dzewaltowski replied that it appears as if one bedroom might have been added after construction, due to the fact that it is so close to the garage and jogs around an existing window. She added that she had recently talked to Tom Skinner, who grew up in the house, and he thought that the

bedroom may have been existing, but potentially made a little bit larger – due to the stonework, it seems that it must have been done fairly close to the time when the house was constructed.

West inquired about the chimney, and garage door, which have both been removed. Dzewaltowski explained that the chimney had structural issues and had not been used. West indicated that the chimney might be the only thing keeping it from going on the National Register, but that the history portion of the application was phenomenal. Brokesh said that she thought the application was good, despite the unpublished criteria, and said she liked the idea of including the retaining walls on the east side of the house in the application. Brokesh asked if the plant material was included in the application. Dzewaltowski replied that it had changed since 1966, due to Dutch Elm's Disease and other factors.

Schaub then said that he could certainly support the nomination, and said that he would draft a letter of support in favor of it. West moved that the Chairperson of the Board write a letter in support of the nomination of the Daniel and Maude Walters House at 100 S. Delaware Street. Brokesh seconded the motion, which passed on a vote of 5-0.

4. Historic Review – Contributing Structure Within the Downtown Manhattan Historic District & Environs Review

103 S. 4th Street, Ulrich Building (331 Poyntz), Interior Remodel (*within the environs of: Downtown Manhattan Historic District, Manhattan State Bank, Riley County Courthouse, Community House, and the Manhattan Carnegie Library*)

Credit presented the Staff review of the project at 103 S. 4th Street. West asked if the installation of laminate flooring would spur a Historic Review, and added that she couldn't imagine that dressing rooms would have much impact. Schaub replied that floor finish would not require a building permit, but changing the interior layout and adding rooms most likely would. Brokesh asked if there was a bathroom in the space currently. Schaub replied that there was not, and that had been a problem with that space for a long time. He added that it did not look like they were touching anything on the ceiling from a historic point of view.

Dudek then 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 5-0.

5. Historic Review – Contributing Structure Within the Downtown Manhattan Historic District & Environs Review

304 Poyntz Avenue, Moses Building, Painted Wall Sign (*within the environs of: Downtown Manhattan Historic District, Manhattan State Bank, and the Community House*)

Credit presented the Staff review of the project at 304 Poyntz Avenue. Dudek said that he supported the desire of the business to establish an identity, but felt that the sign was too large. Brokesh asked if the neighboring signs had letters as large as the proposed sign, and also asked if this sign met the Kansas Historical Society's "Guidelines for Signs in Historic Districts and on Individually Listed properties." Evans read from the "Guidelines," which indicate that "signs that are inappropriately scaled or are too large for the building" are "not

compatible with historic buildings and districts.” West then asked if the sign was inappropriately scaled. The Board then discussed the sign’s scale, and whether or not it met the City’s requirements for size and street frontage. Evans indicated that it would be at least within the range of meeting the City Sign Regulations if it had come to the Board, but added that the Board’s decision was strictly about historical appropriateness.

West said that the sign looks awfully big and out of scale, and that she suggests that they decrease the size of the letters. The Board then discussed the “Bling” sign that had previously come before the Board. Krysko said that the metal façade on which the sign is being painted is not a historic feature of the building. Brokesh added that the font style is different from the surrounding signs. Schaub said that due to the fact that the sign is being painted on existing paint, it could be considered a reversible condition for a historic building, and thus he might be hesitant to say no to something that could be painted over in the future.

West then moved that the Board find that the proposal does not meet the Secretary of the Interior’s Standards for Rehabilitation, and will encroach upon, damage or destroy a listed historic property or its environs, based on the fact that the scale of the lettering is inappropriate for the building’s environs. Dudek seconded the motion. Dzewaltowski then asked when the Downtown Manhattan Historic District became listed, and if the neighboring signs had been considered existing conditions. The Board then discussed the history of the District. Dudek expressed his displeasure with the overall aesthetic of the sign. The Board then asked about comparable sizes of neighboring signs, and Evans displayed a picture of an approved alley sign for Brown’s Shoe Fit, 32 ft.² in area with 24” tall letters. Brokesh mentioned that one of the issues with the proposed sign was the percentage of building face being taken up by the sign. The Board then voted on the motion, which passed 5-0.

Evans asked the Board what an acceptable letter size for the sign might be. Dudek responded that an 18” tall letter with the font from their existing logo would reduce the visual impact of the scale of the sign to an appropriate level.

6. Code Violation Report

Credit presented information conveyed to him in an email from Code Services Officer Jim McDiffet. At 210 S. 10th Street, work continues with significant progress on the wood exterior painting. The stucco siding has been removed and the building awaits siding contractor. Interior condition remains unknown, as well as whether or not repairs are included. As for 1446 Laramie Street, the property has been turned over to Municipal Court for review and correspondence with owner for action.

West commented that 210 S. 10th is right around the corner from her house, and that they have painted the peak of the house with a lavender color, replaced windows, and have the exterior wrapped in a plastic in preparation for replacing the siding. Evans added that Code Services has also sent a letter to 907 Leavenworth, the house mentioned at the last HRB meeting with no doors or windows.

7. Administrative Review Summary

- A. 2 Wall Signs at 301 S. 4th Street, Gateway Plaza Building Sign (*within the environs of: Downtown Manhattan Historic District and the Houston & Pierre Streets Residential Historic District*).
- B. Wall Sign at 509 Leavenworth Street, Lin Dental (*within the environs of: Downtown Manhattan Historic District and the Manhattan Carnegie Library*).
- C. 8-Foot Privacy Fence at 515 & 517 Colorado Street (*within the environs of: Downtown Manhattan Historic District, Houston & Pierre Streets Residential Historic District, and the Hulse-Daughters House*).
- D. Above-Ground Pool at 3617 Anderson Avenue (*within the environs of: Samuel Houston House*).

Credit briefly presented on the month's administrative reviews. The Board discussed the various items, especially the size of the letter on the sign at the Gateway Plaza Building.

8. Announcements and Updates

Evans informed the Board that they had received confirmation from SHPO that the African-American Multiple Property Document Form, Bethel AME Church and Second (Pilgrim) Baptist Church have been officially listed on the National Register of Historic Places by the National Park Service. He also mentioned the Kansas Preservation Alliance Preservation Symposium, being held from September 13-14. Evans also mentioned that, due to new Staff and Board members, they were planning on having SHPO come sometime soon to do a Historic Resources training session.

9. Adjourn.