

**Minutes**  
**HISTORIC RESOURCES BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, October 22, 2012**  
**4:00 P.M.**

**Members Present:** Patrick Schaub, Chair, Dixie West, Vice-Chair, Dea Brokesh, Michael Mecseri, and Angie Danner.

**Members Absent:** Michael Krysko, Michael Dudek.

**Others Present:** Kathy Dzewaltowski, Linda Glasgow, Scott Kulp, Dan Crouch, Bonnie-Lynn Sherow.

**Staff Present:** Lance Evans, Senior Planner; Kevin Credit, Planner; Curt Loupe, Director of Parks and Recreation.

1. Consider the minutes for the September 24, 2012 Historic Resources Board meeting.

West noted a typographic error on the minutes. Danner moved that the minutes be approved as amended. West seconded the motion, which passed on a vote of 5-0.

2. Historic Review – Contributing Structure within Downtown Manhattan Historic District 316 Poyntz Avenue, Woolworth’s Building (Little Apple Costume Company): Sign Permit.

Credit presented the staff review for 316 Poyntz Avenue. West asked what the sign was made out of. Kulp responded that it had a plastic core and an aluminum face, and that it was non-illuminated. Brokesh clarified that the sign was 32” in height as shown in one of the diagrams in the application. She also asked whether the sign had been previously approved, and if it was projecting over the sidewalk. Kulp said that it would be flat against the building face. Mecseri said that if it was previously approved, he couldn’t see why the Board would not approve it in this case.

West said that as long as it is not encroaching on the transom window area, she did not see a significant issue with the sign. Mecseri then asked what the sign was going to be fastened to. Kulp replied that it would be attached to the window molding at the top and bottom of the transom. Mecseri replied that he could see that as being a challenge, depending on how the window is constructed. The Board then discussed the National Register nomination for the property. Schaub read from the nomination form, which states that the “transom is covered by metal panels” and that the “upper windows and transom are covered,” and then said that his only concern is that if the transom still exists beneath the covering, the sign should be attached in such a way that it doesn’t damage the transom. Mecseri said that he agreed.

Brokesh 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, with the stipulation that the existing historic transom not be damaged during installation. West seconded the motion, which passed on a vote of 5-0.

3. Environs Review:

500 Sunset Avenue (Beta Theta Pi Fraternity) Trash Enclosure: BZA Exception Request for reduced setback.

Schaub recused himself and did not participate in the discussion. Credit then presented the staff review for 500 Sunset Avenue. Brokesh said that she had questions about the color to be used for the trash enclosure and the bollards. Crouch replied that the color would match the Fraternity house, and that the bollards were there to provide protection from cars. Brokesh then asked about the type of plants proposed. Crouch answered that the type of plants had not been determined yet, but that their purpose was to screen the enclosure from the neighboring Sorority house and the sidewalk on the other side.

Mecseri then asked what the impetus was for moving the trash enclosure. Crouch responded that trash trucks have to maneuver through the parking lot to get to the trash enclosure at its current location, and that trucks have hit parked cars. He also added that the new location is closer to the kitchen and will provide easier access for the trash trucks. Brokesh asked if there would be room to install a new enclosure in the existing parking lot at the angle of the parking. Crouch responded that the turning angle for trash trucks and wear-and-tear on the parking lot were the primary issues that they were trying to solve.

West opened the meeting to public comment. No one spoke. Mecseri then 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. Danner seconded the motion, which passed on a vote of 5-0.

4. Discussion on the Community House.

Presentation by Bonnie Lynn-Sherow

Lynn-Sherow presented on the history of the Community House and offered several recommendations to the Board for considering the future of the building. The Board, with Parks and Recreation Director Curt Loupe, then discussed the current use of the building for recreational purposes and identified its future preservation as a high priority for the Board. Lynn-Sherow provided examples of potential uses that might serve the needs of new, younger residents moving into the downtown area, such as salsa dancing classes, and Loupe agreed that as the population of the City continues to grow, the demand for additional recreational space is likewise continuing to grow. The Board also discussed possible funding opportunities for the further rehabilitation of the building, and the

prospect of conducting a historic summit on the topic to generate interest and garner ideas from the public on the future of the building.

Schaub then made a recommendation to the Board to review the materials provided by Lynn-Sherow in the intervening month and put the item back on the agenda for discussion at the November meeting. Schaub also suggested that the Board should eventually make a special meeting where the Community House is the only agenda item.

5. Administrative Review Summary:

- A. 300 N. 4<sup>th</sup> Street: Sign Permit (*within the environs of: Community House, Damon Runyon House, Downtown Manhattan Historic District*).
- B. 1926 Judson Street: Building Addition (*within the environs of: Strong House*).
- C. 121 N. 4<sup>th</sup> Street: Interior Remodel (*Contributing Structure within the Downtown Manhattan Historic District*).

Credit presented a summary of the Administrative reviews conducted in the month of October.

6. Announcements and Updates:

- A. Wareham Hotel minor repairs.
- B. Neighborhood meeting notification for Children's Library expansion.

Credit described the month's announcements and updates. Glasgow asked if staff could contact the Code Department in order to get a more-detailed description of the method of cleaning being used on the Wareham Hotel.

Evans asked if the Board still wanted to review all sign permits within Historic Districts, given the recent training, or whether they might become administrative reviews? West stated that the reviews only take a few minutes and she would like them to keep coming to the Board.

7. Upcoming Meetings:

- Monday, November 26, 2012
- Monday, December 17, 2012 (Third Monday)

8. Adjourn.

[LINK TO HRB PACKET](#)