

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, April 22, 2013
4:00 P.M.

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

Members Absent: None.

Others Present: Kathy Dzewaltowski; Mary Siegle, Applicant; Heather Peterson, Anderson Knight Architects; Travis Schram, Capstone 3D; Kail Katzenmeier, Capstone 3D.

Staff Present: Lance Evans, Senior Planner; Kevin Credit, Planner I.

1. Consider the minutes for the March 25, 2013 Historic Resources Board meeting.

West said that since she was not at the last meeting, she would abstain from voting on the item. Danner moved that the minutes be approved. Mecseri seconded the motion, which passed on a vote of 6-0, with 1 abstention (West).

2. Major Review – 720 Poyntz Avenue (Residential Apartments)

- Zoning Conditional Use, Exception, and Building Permit. *Within the Environs of: Houston & Pierre Streets Residential Historic District, Ulrich House, First Congregational Church.*

Credit presented the Staff Report for 720 Poyntz, recommending approval of the environs review, with 2 conditions of approval.

West asked about the second story windows on the secondary house – will they be changed? Anderson said that they may be changed later to increase their size. Brokesh asked about the “infill door” shown on page A1.1 of the plans – was that an entrance historically? Anderson replied that they did not know, but that their intention with any changes would be to return the property to the way it looked historically. West suggested looking at historic photographs or newspaper drawings of the property at the Riley County Historical Museum. Anderson said that they had done a significant amount of research already at the museum, but could not find anything about the rear door.

West then asked if the applicants still planned to raise the roof on the garage, as they had presented at the conceptual review in December. Anderson explained that staff from the State Historic Preservation Office (SHPO) had visited the property and done a historic analysis, and basically said that the garage would not be able to be listed if the roof were

raised, so they had decided to go in a different direction. Brokesh asked about the condition of approval concerning window compatibility – would they have to be compatible with the property, or with the Ulrich House, First Congregational Church, and the Houston & Pierre Streets Residential Historic District. Credit explained that the Board’s jurisdiction in Environs Review could only apply to whether or not the project was compatible with the historic environs of those listed properties; however, that compatibility would probably mean using windows that were historically appropriate for the subject property. Brokesh then asked whether the trees on the property would be preserved. Katzenmeier said that their intention was to keep the trees, unless something unforeseen happened.

Schaub opened the meeting to public comment and asked if the applicants would like to add anything. Anderson said that he wanted to give kudos to Katzenmeier for his work on the project, and that their intent was to list the property on the National Register. West asked if they planned to list it and then apply for tax credits. Katzenmeier said that they planned to apply for both National Register nomination and tax credits simultaneously. He added that preservation of the property is one of the primary values driving this project.

Brokesh asked if Linda Jones was in the audience to voice her concerns. Schram said that he had spoken with her prior to the meeting and discussed some of the issues that she had concerns with.

West then moved that the Board finds 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. West and Danner then accepted a friendly amendment from Dudek to include the following conditions of approval:

1. All newly-proposed windows will be compatible with the historic character of the environs of the Houston & Pierre Streets Residential Historic District, the Ulrich House, and the First Congregational Church.
2. The new wall construction on both the south and north facades of the garage/carriage house will be made with materials and a design compatible with the environs of the Houston & Pierre Streets Residential Historic District, the Ulrich House, and the First Congregational Church.

The Board then discussed parking and landscaping and determined that they were asked to review the plans as shown pertaining to parking. Brokesh said that in her view adding parking to the site would negatively impact the environs. Schaub then called the vote. The motion passed on a vote of 6-0, with 1 abstention (Mecseri).

3. Major Review – 1013 Houston Street (Building Addition)
 - Building Permit. *Within the Environs of: Fitz House.*

Credit presented the Staff Report for 1013 Houston, recommending approval of the environs review.

West said that she would abstain from voting but would like to comment on the project as the owner of the Fitz House, rather than a member of the Historic Resources Board. She said that she moved to the block in 1985, and soon after that the subject property was almost condemned because the basement wall was collapsing and causing the entire structure to destabilize – it was very close to demolition. West added that, in terms of the large size of the addition, historically Houston Street had many small houses on it that were knocked down to make way for larger structures as the neighborhood became more affluent; also, the landscaping elements being removed are less than 50 years old and are not really associated with the history of the house. She also said that in her opinion it is important that the owners of the property are choosing to stay within the neighborhood by adding on to the existing house rather than moving somewhere else and building a new house; this house has a better chance for survival with the current owners continuing to live in it. Siegle added that while they are losing a lot of side yard due to the size of the addition, its visual impact will not be as great as it could be due to the fact that they also own part of the adjoining lot.

Mecseri said that he was the designer on the project and did the drawings, so he would also not be voting on the item. He explained that he had struggled with the design of the addition, especially the roof, and researched other precedents of additions to gambrel-roof structures. He presented some images that he had found of similar houses.

Schaub said that while he agreed with Dixie's sentiments and that it is a positive for the neighborhood that the building now has a better chance for survival, the Board has to consider the project only in terms of its impact on the historic environs of the Fitz House. Brokesh said that the visual impact is lessened by the fact that the addition will be set very far back from Houston. Krysko said that while it is a nice fact that the house was not torn down, that will not be the deciding factor for him in voting in favor of the review – rather, it is how the project fits appropriately within the Fitz House's environs.

Danner then moved that the Board finds 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. Krysko seconded the motion, which passed on a vote of 5-0, with 2 abstentions (West and Mecseri).

4. Administrative Review Summary:

- Lots 1 & 2, Manhattan Marketplace Shops (Taco John's): PUD Amendment, Building Permit & Sign Permit. *Within the environs of: Downtown Manhattan Historic District.*
- 705 N. 3rd Place (Wheat State Pizza): Sign Permit. *Within the environs of: Strasser House.*
- 815 Houston Street (Residential Window Replacement): Building Permit. *Within the Houston & Pierre Streets Residential Historic District.*
- Manhattan Historic Sites Tour (Wonder Workshop): Sign Permit. *Twenty-four designated sites.*

Credit described the administrative reviews conducted by staff in the month of April. Brokesh asked about the location of the Taco Johns restaurant and the Board discussed changes made to its exterior through the design review process for the North End Redevelopment Area.

5. Discussion on the Community House

- Historic analysis conducted by SHPO.

Credit explained that Kim Gant and Katrina Ringler from SHPO had conducted an analysis of the Community House for staff on April 11th. Brokesh suggested posting the findings from the analysis on the City's website. Schaub said that these findings would be useful when the local chapter of the American Institute of Architects (AIA) conducts its planned public design charrette for the Community House. The Board discussed options for how the charrette would work, as well as the possibility that changes might not meet the *Secretary of the Interior's Standards* – if that were the case, the project could always be appealed to the City Commission.

6. City-Owned Property

- Further action on list of structures owned by the City at least 50 years old.

West suggested removing the Log Cabin from the list, since it is owned by the Riley County Historical Society. She also suggested adding brick streets – including Juliette Avenue, Fairchild Lane, and Delaware – to the list. West then asked if the Board wanted to prioritize the list. Schaub said that perhaps they could prioritize it based on structural endangerment. Danner said that the Zoo pavilion needs attention since the stone is flaking off at the base. West added that the Jarbeaux House and Goodnow Cabin should be at the top of the “endangered” list since they do not have concrete uses at the moment.

Danner asked if the purpose of the list was to eventually register these structures or just to note possible deterioration. Schaub said that at this point it seemed that even just cataloguing what buildings the City owns that are over 50 years old is an important task – as an advocate of historic properties, the HRB could choose to pursue nomination or use the list just as a record. Mecseri expressed his concern over maintenance occurring at the City shops behind the Sunset Cemetery Sexton's House – he said that it looked as if workers had removed historic lap siding and were replacing it with plywood siding. Evans said that staff would look into the maintenance occurring at that location.

7. Announcements and Updates:

- Update on HB 2118 repealing the 500' Environs Review Law.
- Update on Downtown Design Guidelines – discussion with DMI.

Credit explained that no progress had been made on HB 2118, and informed the Board that he and Evans had met with the DMI Board on April 18th to present information about Downtown Design Guidelines – the DMI Board seemed generally in favor of Design Guidelines, and had passed an official motion supporting the HRB and City staff in pursuing the adoption of Design Guidelines for the Downtown Historic District.

Dzewaltowski said that May is Preservation Month and asked if the City was planning on passing an official Proclamation in support of Preservation Month. Evans said that he would begin the process of developing the Proclamation.

Brokesh moved that the Historic Resources Board support an official Proclamation from the City in support of Historic Preservation Month. Dudek seconded the motion, which passed on a vote of 7-0.

8. Upcoming Meetings:

- Monday, May 20, 2013.
- Monday, June 24, 2013.

9. Adjourn.