

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, May 20, 2013
4:00 P.M.

Members Present: Patrick Schaub, Chair; Dixie West, Vice-Chair; Michael Dudek; Michael Krysko; Michael Mecseri (arrived after item #1); Dea Brokesh.

Members Absent: Angie Danner.

Others Present: Linda Glasgow.

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

1. Consider the minutes for the April 22, 2013 Historic Resources Board meeting.

Brokesh noted several corrections to the minutes. West move that the minutes be approved as amended. Dudek seconded the motion, which passed on a vote of 4-0.

2. Major Review – 506 S. 4th Street (Wonder Workshop Parking Lot Expansion & Remodel)

Applicant: Richard Pitts, Wonder Workshop

Representative: Michael Mecseri

Building Permit. *Within the Environs of: Bethel AME Church.*

Credit presented the staff report for the Environs Review at 506 S. 4th Street. West asked about the placement of the ADA-accessible ramp – why was it on the north side of the building, closer to the Church? Mecseri replied that it was easier to access the ramp from the north side, because utilities and the air conditioning condenser unit were located in the southwest corner of the building. Brokesh asked about the possibility of connecting to the front porch with the ramp. Mecseri said that the property line notched back in front of the building, so any new ramp constructed there would be in the twenty-five foot front yard setback.

West asked if the owners of the Bethel AME Church were in favor of the project. Credit said that he had received an e-mail from the Church's Pastor, Reverend Rachel Williams-Glenn, saying that she had arranged to have one of the Church's trustees attend the meeting. Mecseri said that the Wonder Workshop was planning to add on in the direction of the Church in the future, so they did not necessarily intend the ADA ramp to be permanent.

Brokesh said that she was more concerned with the trees in the parking area – since the proposed pavement will cover up the roots of the trees, they will eventually die, even though the plans call for their retention. The Board then discussed the possibility of using porous paving material or grouping the pavement in one area in order to ensure the future livelihood of as many trees as possible. West said that if the trees do die, taking them out once the parking is in place will be expensive. The Board discussed the cost of alternative paving features and whether or not they would meet the ADA or Zoning Regulations; Schaub said that porous pavers would be more expensive than poured concrete.

Brokesh said that she takes exception with the premise that this project is not modifying the existing landscape features, since the trees will die in the proposed configuration. Mecseri asked whether porous paving or the removal of select trees would be acceptable to Dea. Dea said yes, plus adding additional trees to mimic the residential setting of the property, even though it is not a residential property. The Board discussed the benefits of retaining the trees.

Brokesh then moved that the Board finds that the proposal does not meet the *Standards and Guidelines for Evaluating the Effect of Projects on Environs* and will encroach upon, damage or destroy the environs of the Bethel AME Church. Krysko asked whether it would be worth tabling in order to discuss options with the applicant. The motion failed for lack of a second. Schaub asked for another motion. Mecseri asked whether consolidating the parking or using a porous pavement would be preferable. Brokesh said that consolidating the parking would be better.

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, with the requirement that the designer and owner revisit the issue that the Board has discussed concerning the livelihood of the trees in the parking area. Krysko then said that, while he loves the trees, in terms of the environs, they were not there when the Bethel AME Church was built. Credit added that the Board would have to decide whether or not the trees in question were character-defining landscape features of the environs of the Bethel AME Church, in the same way that the lawn in front of Anderson Hall might be considered a character-defining landscape feature of that property. The motion failed for lack of a second.

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. Dudek seconded the motion, which passed on a vote of 4-1, with one abstention (Mecseri).

3. Administrative Review Summary:

- 106 S. 4th Street (Hazel Hill Chocolate): Sign Permit. *Within the Downtown Manhattan Historic District.*
- 2000 Sunset Avenue (Parks and Recreation Maintenance Building): Re-siding, painting, and maintenance. *Within the environs of: McFarlene-Wareham Residence & Grimes House.*

- 311D Houston Street (Blue Cross Blue Shield): Sign Permit. *Within the Downtown Manhattan Historic District.*
- 312 Poyntz Avenue (Restaurant): Building Permit. *Within the Downtown Manhattan Historic District.*

Credit presented the administrative reviews completed in the month of May. The Board discussed the possibility of bringing City projects to the Board for discussion before they began.

4. Discussion on the Community House

- Charrette Status.

Schaub updated the Board on the status of the charrette, saying that he had talked to the AIA, who were now in discussions with the Parks and Recreation Department on times when the use of the building would be available.

5. Announcements and Updates:

- Update on HB 2118 repealing the 500' Environs Review Law.

Credit explained the progress of HB 2118, which had been merged with HB 2249. On Wednesday, May 15th, HB 2249 passed the Kansas Senate on a vote of 29-10, and on Friday the 17th it had passed the House on a vote of 92-18. The Bill was now ready for the Governor to sign or veto. West said that the Board should begin looking at options to amend the Manhattan Historic Preservation Ordinance to include an environs provision, and asked that such an item be put on the agenda for the next meeting. Glasgow said that she felt the Board had been very responsible in its decisions and suggested that they work to get the word out to other municipalities to adopt local environs laws. The Board discussed the environs law further.

Glasgow said that the Kansas Preservation Alliance Awards for Excellence would be in Topeka on Friday, May 24th, in the Memorial Building, following the Annual Meeting.

Evans updated the Board on the Proclamation for Preservation Month, saying that there had been a miscommunication, and the Proclamation would not be on the City Commission agenda May 21st. West said that the Board should wait until next May. Evans also said that staff was interested in having a legal training session for the Board, to provide updates on various legal issues. Schaub said that the training should probably occur sooner rather than later, and Evans said that staff would put the item on the agenda for next month.

6. Upcoming Meetings:

- Monday, June 24, 2013.
- Monday, July 22, 2013.

7. Adjourn.