

**Minutes
Special Meeting of the
Historic Resources Board
Second Floor Library, City Hall
1101 Poyntz Avenue
August 14, 2006
4:00 p.m.**

Members Present: Larry Brockson, Chair; Elaine Mohr; Mike Mecseri; Jean Hill;

Members Absent: Ray Weisenburger; Tom Roberts; Bonnie Lynn-Sherow.

Others Present: Zac Burton.

Staff Present: Ockert Fourie, Senior Planner.

1. ENVIRONS REVIEW

5th & Leavenworth Street, New Residential Structure (within environs of Riley County Courthouse and Manhattan Carnegie Library).

Fourie explained that the purpose of the special meeting was to provide the applicant, Zac Burton, the opportunity to hear the Board's concerns and to discuss possible alternative to address these concerns.

The applicant explained that in designing the project the zoning requirements of the C-4, Central Business district were followed. In the design, the applicant and his architect also considered the architectural styles of residential buildings in the neighborhood. In his opinion the setbacks and patterns established by the four existing residences along Leavenworth Street are not typical of the buildings found in the environs of the listed properties. At least 90 percent of the buildings in the environs are two story commercial and office buildings with zero setbacks.

The Board discussed the project, their finding and the conclusion that it does not meet the Standards and Guidelines for Evaluating the Effect of Projects on the Environs of the Riley County Courthouse and Manhattan Carnegie Library. The Board acknowledged that the setbacks and patterns of the residential buildings along Leavenworth were not typical of the buildings found in the environs of the Riley County Courthouse and Manhattan Carnegie Library. The Board also acknowledges that the environs has undergone, and will continue to undergo, change given the fact that it is zoned C-4, Central Business District and adjoins the Downtown Redevelopment Area. Despite this, the Board still wanted to see some effort to make the proposed building more compatible with the adjoining residential buildings on the south side of Leavenworth.

After discussing possible changes to the building design the applicant agreed to revise the Building Plans as suggested by the Board and resubmit the project for consideration.

Mecseri moved that the Historic Resources Board consider a revised set of building plans for the project at 5th Street and Leavenworth Street at its meeting of August 28, 2006. The Board will then reconsider its findings of July 24, 2006, and a finding that the project meets the Standards and Guidelines for Evaluating the Effect of Projects on the Environs of the Riley County Courthouse and Manhattan Carnegie Library will only be made if the following agreed to changes are incorporated into the project:

- The double gable roof on the north facade of the building will be replaced by a hipped roof;
- The porch with railings and a hipped roof on the primary north façade will extend the full width of the building;
- The porch will have a depth of at least 7 feet;
- The porch will have a setback of at least 4 feet 8 inches from the front (north) property line, and the area between the porch and the property line will be maintained as green space;
- The stairs from the porch will extend directly north to the sidewalk along Leavenworth Street; and
- Reduce the divided lights in the windows on the primary façade to match the windows of the homes at 415 and 419 Leavenworth.

The motions was seconded by Hill and adopted on a vote of 4-0.

2. Upcoming Meetings

- August 21, 2006 (Historic Resources Board Work Session)
- August 28, 2006
- September 12, 2006 (Work Session with City Commission)
- September 25, 2006

There being no other business, the meeting was adjourned.

Respectfully submitted,

Ockert Fourie, MCIP, Senior Planner

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