

**Minutes**  
**Historic Resources Board**  
**Conduff Conference Room, City Hall**  
**1101 Poyntz Avenue**  
**August 28, 2006**  
**4:00 p.m.**

**Members Present:** Tom Roberts, Vice-Chair; Elaine Mohr; Mike Mecseri; Jean Hill; Ray Weisenburger.

**Members Absent:** Larry Brockson, Chair; Bonnie Lynn-Sherow.

**Others Present:** Richard Schurle; Mike Floersch; Wendy Adams; Bruce Balkeuleol.

**Staff Present:** Ockert Fourie, Senior Planner; Cam Moeller, Planner; Sarah Downing, Planning Intern.

**1. Consider the minutes of the July 24, 2006 and the August 14, 2006 Historic Resources Board Meetings.**

Mecseri moved that the Board approve the minutes. Mohr seconded the motion, which passed on a vote of 4-0 (Hill had not yet arrived)

**2. ENVIRONS REVIEW  
6<sup>th</sup> & Leavenworth, Sign Permit for Ray's Apple Market (within environs of Riley County Courthouse and Manhattan Carnegie Library)**

The Board discussed the size of the sign on the front of the building. Richard Schule explained that the sign is not as large as it may appear in the plan drawings because the letters are individually mounted.

Mecseri 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 the listed historic property or its environs.

Hill seconded the motion, which passed on a vote of 5-0

**3. ENVIRONS REVIEW AND ADVISORY REVIEW WITHIN DOWNTOWN HISTORIC DISTRICT  
5<sup>th</sup> & Leavenworth, Building Permit for New Four-Unit Residential Structure (within environs of Riley County Courthouse and Manhattan Carnegie Library)**

Roberts summarized the outcome of the two prior meetings in which the Board had discussed this proposal. It was noted that the Board had previously recommended denial of a building permit at its July 24, 2006 meeting, but that the applicant, Zac Burton, had since modified his plans based on further discussions with the Board at its August 14, 2006 meeting. It was noted that the Board was now to consider those revised plans.

Mecseri said he appreciated the changes that had been made and felt those changes had taken care of most issues. Mecseri suggested some design changes to the front porch. Mecseri suggested that the width of the porch be reduced somewhat so that the windows would be centered between the columns on the porch.

The Board spoke favorably about the changes made by the applicant. Burton said he believes the front of the building will now look more like the other homes on the street.

Wendy Adams (431 Leavenworth) asked whether a large tree that currently stands on the lot would be preserved. Adams said the tree provides considerable shade for her residence next door. Burton said that particular tree would be removed but many trees along the lot edge would be retained. Weisenburger suggested that street trees could be planted to help offset the loss of the large tree in the front yard.

Bruce Balkeuleol (841 Tabor Valley Rd, Zeandale) asked how the setback of the proposed structure compares to adjacent homes. Burton used the site plan to describe the proposed setbacks.

Mecseri 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 the listed historic property or its environs, with the recommendations that the width of the front porch be reduced to the point that the ground floor windows are centered between the porch columns; and that shade trees be planted in the area between the front sidewalk and the street to compensate for the loss of existing shade tree(s) on the property that will be removed during construction

Weisenburger seconded the motion, which passed on a vote of 5-0.

#### **4. Other Matters**

A revised Project List was provided to the Board. Roberts updated the Board about the research he and Mr. Brockson have done on historic markers.

#### **5. Upcoming Meetings**

- September 12, 2006 (Work Session with City Commission)
- September 25, 2006
- October 23, 2006

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II  
CM/cm  
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