

**Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
August 24, 2009
4:00 p.m.**

Members Present: Ray Weisenburger, Chair; Tom Roberts, Vice Chair; George Lauppe; Michael Krysko; Tracy Anderson; Patrick Schaub; Brooke Norman-Tapp.

Members Absent: None.

Others Present: Chuck Bartlett; Steve Lee; Linda Glasgow.

Staff Present: Cam Moeller, Planner II; Lance Evans, Senior Planner.

1. Consider the minutes of the July 27, 2009, and August 10, 2009, Historic Resources Board meetings.

Krysko moved to approve the minutes for the July 27, 2009, meeting. Weisenburger seconded the motion, which passed on a vote of 5-0 (Roberts and Norman-Tapp had not yet arrived).

Lauppe moved to approve the minutes for the August 10, 2009, meeting. Anderson seconded the motion, which passed on a vote of 5-0.

2. Environs Review

Sign Permit, 205 S. 4th Street, Manhattan Adult Learning Center (Non-Contributing Structure within Downtown Manhattan Historic District; also within environs of Manhattan State Bank and Houston & Pierre Streets Residential Historic District)

Moeller provided an overview of the proposal.

Schaub 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.

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

3. South Downtown Redevelopment: Initial Discussion of Informational Panels & Streetscape Design

Chuck Bartlett, HWS Consulting, and Steve Lee, S & N Design, gathered input from the Board regarding the South Downtown Redevelopment plans.

Roberts said the look of the south redevelopment area should tie in to the character of the residential neighborhoods to the west, including the use of brick sidewalks. Bartlett noted that the supply of historic bricks is running low but the utilization of stamped concrete with the appearance of brick is an alternative.

Bartlett and Lee noted that the planned historic signs will also provide linkage to the area's past, emphasizing the area's connection to industry and transportation in Manhattan, as well as to the Kansas River.

Roberts said there should be an attempt to make the north and south redevelopment areas look similar with respect to the streetscape. Roberts noted the use of new bricks in Portland, Oregon to create a cohesive look.

Weisenburger said brick helps to convey an image whether it is recycled brick or new, and would still like to see the pursuit of using brick.

Schaub, speaking as a member of the design team, noted that the Design Guidelines identify brick as a primary material.

Lee said he believes it is important that the community creates one single identify for the entire downtown, that being the historic core as well as the new redevelopment areas.

Norman-Tapp said there is an excess amount of parking within the south redevelopment area. Weisenburger said he would like to see some variation in the design of the parking areas, with greater utilization of landscaping.

Roberts suggested there be some means of showing the historic progression of settlement in Manhattan, and mentioned the Discovery Center as a possibility. Weisenburger suggested something could be done with tunnel connecting the south redevelopment area with the Depot. Lee said there could be a way of showing the transition and evolution from prairie to the Depot through the use of materials along the pedestrian pathway from the Discovery Center to the tunnel, including limestone and brick.

Weisenburger said he would like to see expansion of the park along with a reduction in the size of the parking areas.

Bartlett noted that all of the Board's comments would be brought back to the design team, and that there would be a public meeting the third or fourth week of September.

It was discussed that the discussion of the South Downtown Redevelopment Plans be brought back to the Board as a future agenda item.

The Board offered some final comments about the design of the convention center and hotel buildings on the west side being respectful of the neighborhoods to the west of 4th Street.

4. HRB Vision & Action Plan

The Board requested that the Vision & Action Plan include, as an appendix, the spreadsheet that had been developed previously by Roberts, as well as additional information related to dates of Board discussion of individual projects.

5. Announcements and Updates

- **Historic Summit**

It was announced that the Historic Summit, to be hosted by the Board, will be scheduled for October 15th.

6. Future Items

Further discussion of the Core Downtown was identified as a future agenda item.

7. Upcoming Meetings:

- Monday, September 28, 2009
- Monday, October 26, 2009

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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