

**Minutes**  
**HISTORIC RESOURCES BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, March 25, 2013**  
**4:00 P.M.**

**Members Present:** Patrick Schaub, Chair; Michael Dudek; Angie Danner; Michael Mecseri; Dea Brokesh.

**Members Absent:** Dixie West, Vice-Chair; Michael Krysko.

**Others Present:** Kathy Dzewaltowski; Corene Brisendine.

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

1. Consider the minutes for the February 2013 Historic Resources Board meeting.

Dudek moved that the minutes be approved. Danner seconded the motion, which passed on a vote of 5-0.

2. Discussion on the Community House

- Next steps; historic analysis conducted by SHPO.

Evans explained to the Board that SHPO had offered to come to Manhattan to conduct a historic analysis of the Community House, and that they were currently working with Parks and Recreation on a specific time and date. Schaub said that he had talked with the local chapter of the AIA to conduct a public design charrette for the building, but that it should probably wait until SHPO's analysis had been done; until we know more from SHPO, this item is at a standstill. Schaub said that the item should be put on the next agenda once more information had been gathered.

3. City-Owned Property

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

Schaub explained that the Board had discussed putting together a tour of the City-owned structures over 50 years old. The Board discussed possible dates and times for the tour. Evans said that he would arrange the transportation options. The Board settled on April 18<sup>th</sup> at 5:00PM in the Sunset Zoo parking lot for the start of the tour.

4. Administrative Review Summary:

- 409 3<sup>rd</sup> Place: Sign Permit. *Within the environs of: Damon Runyon House.*
- 616 Fort Riley Boulevard: Sign Permit. *Within the environs of: Hulse-Daughters House.*

- 121 S. 4<sup>th</sup> Street (Marshall Theater) Suite 102: Building Permit. *Within the Downtown Manhattan Historic District.*

Credit described the administrative reviews conducted by staff in the month of March, specifically presenting information on the interior remodel at 121 S. 4<sup>th</sup> Street, which was the first administrative review conducted under the newly-signed State Law review agreement.

5. Announcements and Updates:

- Update on HB 2118 repealing the 500' Environs Review Law.
- Update on State Law Review agreement.
- Update on Union Pacific Depot deferred maintenance request.
- Update on Downtown Design Guidelines – discussion with DMI.

Evans followed up on the finalization of the CIP requests forwarded by the Board from the February meeting:

**Community House Window Replacement/Repair**

- Purchase, install, and/or restore exterior windows on the Community House. The project would be funded with a Heritage Trust Fund (HTF) Grant from the Kansas State Historical Society. Total project cost would be \$100,000, split between the HTF grant (80%) and local match (20%).

**Archeology Study for the Blue Earth Village Site**

- Conduct archeological analysis of a local archeological site in order to prepare a nomination to the National Register of Historic Places. The project would be funded with a Historic Preservation Fund (HPF) Grant from the Kansas State Historical Society. Total project cost is \$57,000, split between an HPF Grant of \$34,200 (60%) and local match (40%) consisting of \$20,800 cash and \$2,000 staff time.

**Community House Historic Feasibility Study**

- Hire a consultant to complete a historic resource feasibility study of the Community House in order to ascertain the feasibility of potential uses. The study will include architectural analysis, public design facilitation, and a market analysis for potential tenants/users. Total project cost is \$65,000.

**Downtown Design Guidelines**

- Hire a consultant to complete architectural design guidelines for the Downtown Manhattan Historic District. The design guidelines would be used by the Historic Resources Board in the review of project proposals within the District. The project would be funded with a Historic Preservation Fund (HPF) Grant of \$10,200 (60%) from the Kansas State Historical Society. Matching funds will total \$6,800 (40%), consisting of \$2,000 in staff time and \$4,800 in cash.

The Board discussed the CIP process and timeline for approval. Credit discussed the progress of HB 2118, which had passed its Senate Committee and could now be raised for debate and vote in the full Senate. Danner mentioned that it was past the point in the legislative session where changes to the bill could be made; if it does not pass as written, it will be considered dead for this session. Brokesh said that she would be disappointed if the bill passed. Evans explained that SHPO's stance has been to fix the existing problems with the law rather than entirely eliminate it.

Credit updated the Board on the State Law review agreement – it has now been signed by both SHPO and the City, and the first review under the agreement has been conducted. The City now has full responsibility for review decisions under the Kansas Preservation Statute. Credit also updated the Board on the maintenance at the Depot, and said that the Community Development Department would begin discussions with Parks and Recreation on how maintenance is being conducted on the building. Credit also informed the Board that staff had met with Gina Scroggs from Downtown Manhattan Incorporated (DMI) on the issue of design guidelines for the Downtown Historic District, and that he and Evans would attend the DMI board meeting on April 18<sup>th</sup> to further discuss the issue. He added that, so far, there seemed to be interest in downtown design guidelines.

6. Upcoming Meetings:

- Monday, April 22, 2013.
- Monday, May 20, 2013.

7. Adjourn.