

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, June 24, 2013
4:00 P.M.

Members Present: Patrick Schaub, Chair; Dixie West, Vice-Chair; Michael Dudek; Angie Danner; Michael Mecseri; Dea Brokesh.

Members Absent: Michael Krysko.

Others Present: Linda Glasgow; Jennifer Bryan; Ann Kosch, Goodnow Park Cabin Coalition; Brenda Spencer; Sharlin Sargent; Randi Dale; Kathy Dzewaltowski.

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

1. Consider the minutes for the May 27, 2013 Historic Resources Board meeting.

Mecseri provided an update on the Wonder Workshop project from May's HRB meeting, explaining that he had met with Dea Brokesh and others at the site and had decided to move the parking to the northern portion of the site in order to avoid the existing trees as much as possible. He said that the final design was not worked out yet. Brokesh noted a grammatical correction to the minutes. West move that the minutes be approved as amended. Dudek seconded the motion, which passed on a vote of 6-0.

2. Legal Training

- Training session with City Legal staff on pertinent legal issues.

Credit explained that, due to a scheduling conflict, City Attorney Bill Raymond was not able to attend the meeting. Credit asked the Board if they would like to continue with the legal training in his absence, or wait until he was able to attend. The Board expressed that they would be willing to wait until the City Attorney was available.

3. Discussion on 500' Environs Law

- Update on repeal of State Environs Law.

Credit presented the changes to the Kansas Historic Preservation Statute passed in the previous legislative session - effective July 1st, the 500 foot environs portion of the law will be repealed. West suggested that the wording for the environs review from the previous State Statute be inserted into the local ordinance. Evans then explained the process for amending the local Preservation Ordinance. He said that the Board can forward an official recommendation to amend the Ordinance to the City Commission, and then, once the Commission agrees to the general concept, the Board could begin the

process of making changes to the Ordinance. The Board discussed the timeline for being put on the City Commission agenda.

Credit said that Katrina Ringler, the Certified Local Government Coordinator from SHPO, has contacted him and said that other cities in Kansas were interested in amending their local ordinances with the change in State Law – suggesting that perhaps she would be willing to come to a future meeting and talk to the Board about what other cities are doing. The Board then discussed postponing an official motion to the Commission until they had gathered more information. West asked City Administration to contact Katrina and schedule her for the next Board meeting, if possible.

Brokesh said that she would also like the Manhattan/Riley County Preservation Alliance to provide talking points for the meeting regarding what other communities are doing in terms of local environs laws. West added that the Kansas Preservation Alliance could also gather information on other communities' efforts. Evans said that it was not likely that the item could be placed on a City Commission work session agenda for at least a few months, so it might be wise to move forward with that process while gathering more information. Brokesh then moved that the Board request that the City Commission amend the Historic Preservation Ordinance to include an environs provision. West seconded the motion, which passed on a vote of 6-0.

4. Bluemont Youth Cabin Historic Nomination

- Review of the application to nominate the Goodnow Cabin to the National Register of Historic Places & the Register of Historic Kansas Places.

Credit introduced the Bluemont Youth Cabin nomination to both the National Register of Historic Places & the Register of Historic Kansas Places. Schaub asked if the applicants would like to speak about the nomination.

Spencer talked about the most unique elements of the property, including the fact that it was one of only a few National Youth Administration projects left in Kansas. She said that the National Youth Administration itself was very interesting – a Depression-Era work program designed specifically for school-age children; the Bluemont Youth Cabin construction was overseen by the City stonemason. Spencer also talked about the boundary chosen for the listing – it was based off of the lease that the Goodnow Park Cabin Coalition has signed with the City. She said that, due to expansion of the Water Treatment Facility, it did not make sense to include all of Goodnow Park on the nomination.

West asked if the windows to the cabin were saved. Spencer said that her understanding is that they were not – but the windows seem to be a fairly minor feature, and the shutters installed are in keeping with the character of that kind of rustic facility. Brokesh asked about the boundary of the nomination, and if all of the retaining walls were included. Spencer explained that the nomination grouped some of the walls together with the structure itself since they were connected, so the description on the form may seem a little odd. Brokesh then asked whether the narrative as written could justify the

preservation of the trees surrounding the cabin as a contributing feature of the property. Spencer said probably not. The Board then discussed the boundary of the nomination and the possibilities for interpreting the nomination to include the surrounding landscape features. Spencer said that the reason that the property was not listed under the “site” criterion was because the Park had not retained enough historic integrity – generally historic properties listed as “sites” are parks, cemeteries, or other non-structural sorts of areas.

West said that the nomination was beautifully written, and the next step was to take it to the City Commission; Schaub said that there was also a letter of support provided from the Manhattan/Riley County Preservation Alliance. West then asked if the property was also being listed on the local register. The Board discussed the fact that it was only being nominated for the State and Local Registers at this time. West moved that the application to nominate the Bluemont Youth Cabin to the National Register of Historic Places & the Register of Historic Kansas Places be forwarded for consideration and approval by the City Commission. Danner seconded the motion, which passed on a vote of 6-0.

The Board discussed City Commission scheduling for this item, asking whether it would be on the July 17th meeting. Evans said that he would check the timing and contact the Board as soon as he received that information. Spencer said that the deadline for the November meeting of the State Historic Sites Board of Review was August 21st.

5. Administrative Review Summary:

- 1025 Humboldt Street: Building Permit. *Within the environs of the Fitz House.*
- 305-317 Fort Riley Boulevard (Town Square Shopping Center): Building Permit. *Within the environs of: Bethel AME Church.*

Credit presented the two administrative reviews conducted in June. Mecseri asked for more specifics about the project at 1025 Humboldt. Credit explained that a new foundation was being built and the existing house moved; they were also converting the unit to a duplex and constructing small additions. Mecseri said that he had several concerns with the roof pitch and parking. Credit said that the item had also made an application to the Board of Zoning Appeals, and some of those zoning issue could be discussed at that meeting. West said that, as owner of the Fitz House, 1025 Humboldt was so far removed from her property that the proposed changes could not make any kind of significant impact on its environs.

6. Discussion on the Community House

- Charrette status update.

Schaub said that vacation season had now hit the local AIA, and they had not been able to determine a specific date for the Community House charrette. He added that the original plan was to do it sometime this summer.

7. Announcements and Updates:

West asked about the process for dealing with the war memorial auditorium at City Hall; it is over fifty years old, and within the environs of the Fitz House. She said that although the environs law is going away, it seems like the Historic Resources Board should have some role in the decisions made about changes to the auditorium. Dale raised several concerns about the proposed renovation to the auditorium, including the fact that lights on the stage had already been removed prior to a dance recital that she had reserved the auditorium for. The Board discussed concerns about the City Commission process for planning changes to the auditorium. Evans explained the process, saying that money had been allocated for design features, and that the City had planned to present information to the Board once they had something more concrete to present.

West asked why the City had not gone to the Board first, before the design process started, to get advice on the project and to determine whether there were any historic features that needed saving in the auditorium. Glasgow said that she was currently doing research on whether the auditorium was a registered war memorial. She said that, as a citizen she is appalled at the process that the City is following – it is cart-before-the-horse decision-making. She added that she is willing to present her research on historical records regarding the important features of the auditorium. Brokesh asked if perhaps there was something in the Memorial documents that defined the use of the auditorium. The Board discussed ongoing research into the historic nature of the property. Several members of the public expressed their concerns that the project had not been properly planned.

West asked what the process the Board could take at this point. Schaub said that he does not see a definite mechanism for the Board to use. Dzewaltowski and Glasgow discussed whether or not the City Commission had made the Board's approval a condition of approval on the auditorium renovation. Glasgow asked why her comments were not included in the City Commission minutes for the previous meeting.

West requested that a representative of the City attend the next Board meeting, if possible, and give a presentation on the research and planning being done for the renovation project thus far. Mecseri asked if there were any way to put the brakes on the process until that meeting. The Board discussed their options and the scope of the design project that money had been allocated for. Mecseri asked how the Board could avoid having something like this happening again. The Board discussed processes for City projects to be brought before the Board early in their design phases. The Board also discussed the possibility of having a presentation on the history of the auditorium from a Riley County Historical Museum representative.

Mecseri asked about the status of the Union Pacific Depot punchlist. Evans said that the item was basically on hold until a new Parks and Recreation director was hired.

8. Upcoming Meetings:

- Monday, July 22, 2013.
- Monday, August 26, 2013.

9. Adjourn.