

**Minutes**  
**HISTORIC RESOURCES BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, August 26, 2013**  
**4:00 P.M.**

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

**Members Absent:** Michael Krysko.

**Others Present:** Linda Glasgow; Kathy Dzewaltowski; Katrina Ringler, Kansas State Historical Society.

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

1. Consider the minutes for the July 22, 2013 Historic Resources Board meeting.

Schaub noted that he was involved with item number two and recused himself from voting. He said he would be available to answer questions on the item.

Brokesh noted two corrections to the minutes. West moved that the Board approve the minutes as amended. Brokesh seconded the motion, which passed on a vote of 6-0.

2. Major Review – 121 S. 4<sup>th</sup> Street (Marshall Theater Remodel)

**Applicant:** Icon Investments

**Representative:** Kyle Davis, Ron Fowles Construction

Building Permit. *Within the Downtown Manhattan Historic District.*

Credit presented the staff report for 121 S. 4<sup>th</sup> Street, with a recommendation of approval. Mattingly asked if there was a stage located in the larger interior space. Schaub said yes, it was used for the religious facility and will remain. Mecseri asked if the stage was one of the original historic features of the building. Schaub said that it was not, when the second story was filled in where the original theater was located, an entire new superstructure was built. The Board discussed the retention of the stone nameplates and the 1960s tile located underneath the modern stucco material.

Mecseri said that he struggled with the approach the applicant was taking on the columns around the storefronts on the lower level – he understood that the new work needs to be differentiated from the old, but wished that it would have been closer to the original intent of the building, including extending the quoining. Schaub replied that some of the choices that were made were due to the fact that they do not know the extent to which original materials remain underneath the stucco. The Board discussed the possibility of performing selective demolition in areas on the lower level in order to ascertain to what extent original materials remain intact.

West opened the item to public comment. Glasgow said that she liked the idea of the building going back to the way it was historically. Danner moved that the Board finds that the proposal meets the *Secretary of the Interior's Standards for Rehabilitation*. Brokesh seconded the motion. Mecseri said that he thought it was the wrong way to go. Brokesh read from *Standard* number 3, and the Board discussed the need to achieve historic compatibility without creating a false sense of historical development. Mecseri said that he would prefer the design not copy the original exactly, but that the new work would be differentiated simply due to the fact that it was new.

Evans discussed the fact that the Board's role is not to provide design review, but to determine whether the proposal on the table meets or does not meet the *Standards*. Mattingly asked if features such as the quoining should be put back if discovered in the course of demolition for the project. Schaub said that he and the building owner were open to restoring original features if they are still intact. The Board discussed possible changes to the design pending discovery of remaining features. West called for a vote and the motion on the table passed on a vote of 5-0, with one abstention (Schaub).

3. Administrative Review Summary:

- 429 Poyntz Avenue: Building Permit. *Within the Downtown Manhattan Historic District.*

Credit presented the administrative review summary for the month of August.

4. Announcements and Updates.

- Community House charrette.
- Local Environs law.
- City Auditorium, City Commission Discussion September 3, 2013
- Bluemont Youth Cabin, City Commission Discussion September 17, 2013

Schaub said that he had no update on the local AIA-sponsored Community House charrette. Evans said that they were still waiting to be placed on a City Commission agenda to discuss the Local Environs law item. Evans said that the City Auditorium issue would be discussed at the City Commission meeting on September 3<sup>rd</sup>. Brokesh asked if she would be able to send around some ideas she had for the item via email; Evans said that she should be OK as long as the Board did not have some kind of subsequent private discussion together through email. Evans also said that the Bluemont Youth Cabin item was going before the City Commission on September 17<sup>th</sup>, and that he was working with the City Attorney on the requirements for listing properties on the National Register of Historic Places.

Evans also updated the Board on the upcoming Kansas Preservation Conference in Salina and said that he and Dea Brokesh would be attending. He added that he had received an email about an upcoming historic survey of important Kansas landscapes.

5. Upcoming Meetings:

- Monday, September 23, 2013.
- Monday, October 28, 2013.

6. Adjourn.