

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, September 23, 2013
4:00 P.M.

Members Present: Dixie West, Vice-Chair; Betty Mattingly; Dea Brokesh; Angie Danner;

Members Absent: Patrick Schaub; Michael Krysko; Michael Mecseri.

Others Present: Linda Glasgow; Kathy Dzewaltowski; Corene Brisendine, Manhattan Mercury.

Staff Present: Lance Evans, Senior Planner.

1. Consider the minutes for the August 26, 2013 Historic Resources Board meeting.

Danner moved that the Board approve the minutes. Mattingly seconded the motion, which passed on a vote of 4-0.

2. Jarbeaux House RFP Discussion

Discussion of Request for Proposals (RFP) for potential sale of the Jarbeaux House.

Evans said that staff had been asked by the City Commission to prepare a Request for Proposals (RFP) for the sale of the Jarbeaux House (402 Bluemont), and as part of that process staff was seeking any input from the HRB on critical issues that should be covered by the RFP.

West read a property evaluation from December 2012 from Brad Claussen, Building Official, and said that it should be included with the RFP.

The Board discussed the date the house was moved on the site and ways to protect the home if it is sold, such as façade easements or listing on the Manhattan Register of Historic Places. The Board also discussed the level of interest in purchasing the property and how the RFP would be advertised, with the suggestion to advertise the RFP on historic preservation websites for broader exposure. The Board suggested having a real estate evaluation to understand the potential value of the property.

The Board discussed the zoning requirements and types of allowed uses for the building in relation to the street and nearby commercial properties. The Board expressed concern the possibility of having more of the lot taken for right-of-way (ROW) if the McCall Road Extension were to be implemented. Evans said that was unlikely since additional ROW was included in the McDonald's Planned Unit Development (PUD) across the street.

West expressed the need for creative thinking in the RFP, and suggested exploring the use of a “property tax holiday” or waiving of fees for rezoning or other permits to incentivize a better use of the property.

3. City Ethics Policy Review

Mattingly moved to table the ethics review to October so that more Board members would be available. Danner seconded the motion and it passed 4-0.

4. Administrative Review Summary:

312 Poyntz Avenue: Sign Permit. Within the Downtown Manhattan Historic District.

Evans reviewed the sign permit that was administratively approved in September. The Board discussed the relative size of the sign compared to others on the street and the new use of the building.

5. Announcements and Updates.

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

There was no new information on the local AIA-sponsored Community House charrette.

The Board discussed the City Commission decisions to look at other alternatives for the City Auditorium development and their support of the Bluemont Youth Cabin nomination.

Evans also announced that the Jesse Ingraham House and Bluemont Youth Cabin National Register of Historic Places and Kansas Register of Historic Places nominations have been scheduled for the November 16, 2013 Kansas Historic Sites Board of Review.

6. Upcoming Meetings:

- Monday, October 28, 2013.
- Monday, November 18, 2013 (third Monday).

7. Adjourn.