

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, November 18, 2013
4:00 P.M.

Members Present: Patrick Schaub, Chair; Dixie West, Vice-Chair; Angie Danner; Dea Brokesh (arrived after Item #1); Michael Mecseri.

Members Absent: Betty Mattingly, Michael Krysko.

Others Present: Linda Glasgow; Kathy Dzewaltowski.

Staff Present: Kevin Credit, Planner; Lance Evans, Senior Planner; Robert Ott, City Engineer.

1. Consider the minutes for the October 28, 2013 Historic Resources Board meeting.

West moved that the minutes be approved as written. Mecseri seconded the motion, which passed on a vote of 4-0.

2. Transportation Alternatives Grant Application Discussion:
 - Street Improvements on Juliette Avenue.

Ott presented on the proposed Transportation Alternatives Grant for Juliette Avenue. He said that the general plan was to remove the brick, fill the road with a six inch concrete base, cover with sand, and then replace the brick. He added that February 14th was the deadline for the grant applications and that he wanted to tell the historic story of Juliette in the application.

West said that she was pleased that the City plans to save the look of that particular street by saving the bricks. She asked why the decision was made to pave the intersections with concrete. Ott said that pavement markings and ADA compliance were the biggest reasons. West said that perhaps there was a possibility to use some other historic grant funds to purchase additional bricks for the intersections.

Mecseri asked what instigated the project. Ott said that complaints based on road conditions, ride quality, and settlement were the primary factors. He said the City wanted to go after some dollars in order to save the bricks and improve the pavement condition. Mecseri asked if the plan will eliminate the dips on the street. Ott said the plan was to completely re-do the vertical profile of the street while saving the existing curb and gutter.

The Board then discussed the reasoning behind saving the brick streets in the first place. Schaub said the bricks tend to last longer and be more stable if they are set in a concrete base. Brokesh asked about updates to the storm drainage, and Ott discussed the current drainage characteristics of the area, saying that some inlets may be added, but nothing more significant in this project.

The Board discussed the timeframe of the project, with Ott saying it would probably be a 2015 project. The Board then discussed the possibility of purchasing more bricks for the intersections, potentially using some currently-stored bricks from Second Street, and the labor-intensive and expense techniques for removing and replacing bricks so that fewer are damaged. Ott reiterated that fading pavement markings and ADA compliance were the biggest reasons for paving the intersections with concrete, and said that Columbus, Ohio had use fully-painted new bricks to mark traffic lines, which could be a possibility here. The Board then discussed the merits of running bond vs. herringbone brick paving patterns, and their potential use in the street. Ott said that the Board could write a letter of support for the project, if they were so inclined.

3. Administrative Review Summary:

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

Credit presented on the administrative review completed in the month of November.

4. Announcements and Updates.

Schaub updated the Board on 320 Poyntz – he said he had received input from Katrina Ringler from SHPO on the impact of a two-story addition, and her feeling that it could have a negative impact on the entire District. He said that they had discussed the possibility of lessening the impact of the upper stories by setting them back as far from the street as possible. He also said that the architects had discussed changing the timeline of the project and simplifying the structural system.

Schaub also updated the Board on the Marshall Theater Building remodel – he said that all of the stucco has been removed and all of the original openings had been excavated. Unfortunately, the existing brick façade is too unstable and dangerous to remove, so it will be retained, cleaned, and patched to the existing structurally-sound pilasters.

Dzewaltowski said that the Preservation Alliance was planning a music concert fundraiser for the City Auditorium with a fraternity at Kansas State. She also asked on the status for proposals for the Jarbeaux House. Evans said that they had an open house, and some people had asked for more information, but no serious proposals had been turned in yet. Dzewaltowski asked if demolition were a possibility if someone purchased the house. Evans said that all of the requirements for maintaining the façade of the house had been pulled out of the RFP, so yes, once someone purchased the building they could do what they wanted with it. The original requirements in the Memorandum of Agreements had been met when the building was moved and no longer apply.

5. Upcoming Meetings:

- Monday, December 16, 2013 (third Monday).
- Monday, January 27, 2013.

6. Adjourn.