

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, March 24, 2014
4:00 P.M.

Members Present: Patrick Schaub, Chair; Angie Danner; Dea Brokesh; Michael Krysko
Michael Mecseri (arrived after item #1); Betty Mattingly.

Members Absent: Dixie West, Vice-Chair.

Others Present: Kathy Dzewaltowski; Randi Dale; Aaron Cunningham; Chris Boxberger;
Jennifer Bryan; Nancy Holmes; Bruce McMillan; Cameron Tross; Linda Glasgow; Brianna
Winn; Jim Sharp; Stormy Lee Kennedy.

Staff Present: Kevin Credit, Planner; Lance Evans, Senior Planner; Mike Buchanan, Recreation
Superintendent; Eddie Eastes, Director of Parks and Recreation; Jason Hilgers, Assistant City
Manager.

Schaub opened the meeting by stating that he would be presenting Items #3 & 4 on the
agenda, and would be recusing himself from the discussion of those items.

1. Consider the minutes for the February 24, 2013 Historic Resources Board meeting.

Brokesh noted a correction to the minutes. Danner moved that the minutes be approved as
amended. Danner seconded the motion, which passed on a vote of 5-0.

2. City Auditorium & City Hall Expansion:

- Discussion of stage consultant's findings for City Auditorium.
- Discussion of City Hall expansion concepts.

McMillan began his presentation by introducing himself and the proposal to construct a one
story addition to the front of City Hall for Parks and Recreation offices. The previous plans
called for a two-story addition in the area of the existing City Auditorium, but, after
reviewing those plans the City Commission authorized additional investigation into other
options for the Parks and Recreation offices, including what it might entail to refurbish the
Auditorium stage and seating area.

Tross then presented the report from the stage consultant that was hired to analyze the
theatrical components of the Auditorium, D.L. Adams Associates out of Denver. Tross said
that acoustical testing for both sports events and theatrical events came back fine, with not
much to improve. Existing heating system noise is an issue, as well as diminishing volume in
the bleacher seats. The lack of permanent ADA access to the stage is an issue. Some of the
doorways and existing bleacher seats are in need of repairs. The stage floor is in poor

condition, and the wood flooring needs to be refinished. The loading dock needs to be repaired. The electrical system needs a power upgrade if additional lighting is going to be installed. The existing curtains, drapes, and track systems need to be replaced. The front-of-house lighting is currently inadequate. The Auditorium does not require sprinklers, and the structure above the stage is in OK condition. The installation of a performance sound system would need significant upgrades as well.

Tross then explained that the stage consultant had created a priority list for necessary upgrades: HVAC system is listed highest, due to the current lack of air conditioning; second is the performance lighting system, and third is the drapery system. Dzewaltowski asked about the costs listed in the report. Tross explained that the prices listed in the report do not include the cost of upgrading the electrical system for the necessary elements, which would add approximately 30% to the cost of the project. He said that the total range for all of the upgrades to the stage would be in the range of \$440,000 - \$660,000, not including the cost of the HVAC system or upgrading the electrical system. Mecseri asked about the cost of the HVAC system. McMillan said that while they have only done very preliminary work on the cost, the most inexpensive rooftop unit – which would likely not be suitable due to the noise – would be about \$300,000. He said that all of this will be part of the discussion with the City Commission. The board then discussed the various costs, electrical system, and chairs.

Dzewaltowski then asked if ADA access was a priority. Tross explained that it was not a part of the report on the stage itself, but the stage is capable of having a lift installed. Lifts start at \$20,000. Mecseri asked if the total ballpark cost for everything would be around \$1 million to \$1.2 million. McMillan said it would be that, if not more. The Board then discussed the need to renovate the loading area to provide easy access to the stage, and other cosmetic upgrades and costs potentially not listed in the report.

Tross then presented the site plan for the new Parks and Recreation offices at the front northeastern corner of City Hall. He explained that access would be from the existing front lobby, and that the addition would be one story. The Board discussed the configuration of the new offices. Dale asked about considerations for more parking. Hilgers explained that recent parking initiatives at City Hall have opened up about 15 spaces, which is how many Parks and recreation staff are moving. The Board discussed the cost of the addition and the preliminary budget for renovating the Auditorium and stage. Hilgers explained that they would discuss these options – as well as others - further at a joint work session between the Parks Board and City Commission on April 8th at 5:00PM in the City Commission Room. The Board discussed the loss of green space and the need to minimize the impact of the addition, as well as economic considerations. The Board also discussed the idea of enhancing the memorial aspect of the Auditorium. Tross said that a concept that expanded on everyone the Auditorium was originally dedicated to, including visual items, had been put forward. Hilgers said that the next phase was to get feedback and direction from the City Commission on final designs for the project.

3. Major Review – 121 S. 4th Street (Marshall Theater Remodel)

Applicant: Icon Investments

Representative: Patrick Schaub, Bowman Bowman Novick

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

Credit presented the staff report for the Major Review for 121 S. 4th Street with a recommendation of approval. Schaub expanded on some of the details of the project. Mecseri asked if there was currently anything else in the basement. Schaub said it was basically empty currently. The Board discussed the current entrance and ADA access. Schaub said that constructing a new elevator would push the building over the 20% threshold and would force them to provide ADA access, so the building owner was currently weighing the costs of that.

Mecseri then moved that the Board find that the proposal meets the *Secretary of the Interior's Standards for Rehabilitation*. Danner seconded the motion, which passed on a vote of 5-0, with 1 abstention (Schaub).

4. Major Review – 320 Poyntz Avenue (Duckwall's Building Remodel)

Applicant: Icon Investments

Representative: Patrick Schaub, Bowman Bowman Novick

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

Credit presented the staff report for the Major Review for 320 Poyntz Avenue with a recommendation of approval. Schaub presented on the details of the project. Mecseri asked about windows facing the alley on the third tenant space – it doesn't look like there are any. Schaub said that he believed there were some openings, but that the owner was envisioning office space for technology-focused applications that might not need windows.

Danner then moved that the Board find that the proposal meets the *Secretary of the Interior's Standards for Rehabilitation*. Brokesh seconded the motion, which passed on a vote of 5-0, with 1 abstention (Schaub).

5. HRB Action Plan Evaluation:

- Discussion of HRB Action Plan & goal matrix.

Credit presented the updated Action Plan goal matrix and explained that the Board could start choosing actions to work on, and assign different representatives to those actions. Schaub said that the Board should bring this back next month, and if particular people see items that they want to take charge of, they can put that into the matrix. Brokesh asked if staff could contact Lauren Ritterbush to provide more information on preserving archeological resources in the area. The Board discussed receiving periodic status reports from various City Departments on their projects. Credit said that staff tries to flag anything that is preservation-related and bring it to the Board early in the process. Glasgow asked if staff could check with Public Works on the status of the Juliette Avenue grant application.

6. Administrative Review Summary:

- 121 S. 4th Street: Building Permit. *Within the Downtown Manhattan Historic District.*

Credit presented on the administrative reviews completed in the month of March.

7. Announcements and Updates.

- Update on HRB CIP project request for 2014.

Credit provided an update on the CIP request for 2014, saying that it was submitted with a slightly higher project cost than previously discussed due to additional staff research on similar projects.

8. Upcoming Meetings:

- Monday, April 28, 2014.
- Monday, May 19, 2014 (third Monday).

9. Adjourn.