

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, August 25, 2014
4:00 P.M.

Members Present: Dea Brokesh, Chair; Angie Danner, Vice-Chair; Betty Mattingly-Ebert; Cameron Tross; Michael Krysko; Tyler Holloman.

Members Absent: Tim Weiser.

Others Present: Kathy Dzewaltowski; Sara Fisher; Ann Kosch; Linda Glasgow.

Staff Present: Benjamin Chmiel, Planner; Christina L'Ecuyer, Community Development, Wyatt Thompson, Park Planner.

1. Consider the minutes for the July 28th 2014 HRB Meeting

Brokesh requested one correction to item #4 and two corrections to item #6.

Amendments passed on a 6-0 vote.

2. Douglass Center Complex Improvements update

Thompson presented on the Douglas Center Complex improvements. He described a brief history of the ground's use. Thompson described how shingles on the Douglas Center were to be replaced as well as patching and sealing of areas of the existing roof. Guttering replacement and repair would also take place. Thompson explained how the parking lot would be paved. Future projects would include repair to the existing siding of the Douglas Center as well as a repainting of the entire structure after restoring a damaged corner of the building.

Tross inquired about the timeline of all planned projects, including 2014 CDBG and Future projects for the Douglas Center. Thompson estimated completion for all projects between 2016-2017.

3. City-Owned Structures Over 50 years old

Brokesh questioned if the City-Owned Structures list should be for just properties "at risk." Brokesh discussed the creation of a list of criteria for prioritizing city-owned properties, noting the characteristics of properties that make them historically significant.

Tross emphasized the importance of a list of criteria to determine which properties are simply old (over 50 years) and which are actually historic, so that the city could move

forward with plans around non-historic properties. He estimated about five on the list that he would consider historic. Tross also emphasized the importance of understanding the process for registering buildings on state and national historic register.

Brokesh requested that Lance Evans or Chmiel e-mail a guide for properly identifying potential historic properties to the HRB.

Brokesh mentioned an existing list of stone houses in Manhattan. Dzewaltowski confirmed that there was a list. Brokesh requested Lance Evans or Chmiel try to locate those documents and e-mail them to the HRB at a later date.

Glasgow expressed concern for the Landmark Water Tower and interest by adjacent land owner to acquire part of the public land that the tower occupies. Tross requested that HRB be consulted on any discussion of a land sale by the city. Chmiel emphasized that the city was far from making a decision on any potential sell-off, but that the HRB would be consulted in any such event. Brokesh requested the issue of the Landmark Water Tower be addressed in the agenda of the next HRB Meeting and that a city staff member be prepared to give an account of the situation.

The stone walls at Sunset Cemetery were inquired about, specifically the cemetery gates and their status of historic significance. It was also expressed that the board should have been consulted on recent developments on Poyntz, specifically the streetscape, before any construction was completed.

Danner requested the exploration of a “conditions list” from Lance Evans or Chmiel describing any known documented improvements or changes made to city owned properties over 50 years old.

4. HRB Action Plan

Board reviewed the chronology of the downtown design guidelines, as well as the Interpretations of Design Guidelines document written in 1981.

Tross discussed the importance of approving design guidelines for downtown since there are none currently. He also questioned the issues holding back the guidelines from being adopted and what HRB needed to get them on CIP priority.

Brokesh noted that the guidelines from 1981 were outdated and unadopted, but that they are a good starting point for creating new guidelines. Tross restated that guidelines should be rewritten instead of creating a whole new set. In this, the HRB would only have to ask for a small amount of funding, which could be used to have a firm review and refine guidelines to fit modern standards.

Danner reminded the HRB that the issues of Downtown Guidelines were to be tabled in light of the Downtown Group absence.

Danner requested that Lance Evans or Chmiel e-mail the Chronology of Guidelines document to the HRB members.

Brokesh requested invitation of more city staff, specifically Peter Clark, Gina Scroggs, and/or Rob Ott to attend the next meeting for review of the downtown design guidelines and discussion of HRB consultation with specific downtown projects.

Brokesh requested that Interpretations of Design Guidelines document be e-mailed to HRB members from Evans or Chmiel.

Brokesh also asked Evans and Chmiel if there were a summary document of the Mainstreet guidelines.

Glasgow noted the importance of photo images of historic downtown. She will prepare some slides for a future HRB meeting.

Board expressed the goal for the September 22nd HRB meeting to create guidelines for prioritizing city owned properties over 50 years old.

The discussion of the Downtown Design Guidelines would be postponed to the October 27th HRB meeting.

5. Announcements and Updates

Brokesh encouraged attendance of the 2014 Kansas Preservation Conference.

Public present discussed the process of state and national registry, distinguishing local registry as different in terms of process and property protection. HRB suggested that the local registry process be explored. Tross suggested that local registry might be used as a quicker avenue for protecting city-owned properties, though the board noted that local registry does not provide tax credits.

Brokesh requested from Lance Evans or Chmiel that information for the local historic registration process be included in the next HRB meeting packet.

6. Upcoming Meetings

- Monday, September 22nd, 2014
- Monday, October 27th, 2014

7. Meeting Adjourned at 5:09 pm