

**Minutes**  
**HISTORIC RESOURCES BOARD**  
City Commission Room, City Hall  
1101 Poyntz Avenue  
Monday, October 27, 2014  
4:00 P.M.

**Members Present:** Dea Brokesh, Chair; Angie Danner, Vice-Chair; Betty Mattingly-Ebert; Tyler Holloman.

**Members Absent:** Michael Krysko; Cameron Tross; Tim Weiser.

**Others Present:** Mel Borst; Kathy Dzewaltowski; Sara Fisher; Linda Glasgow, Ann Kosch.

**Staff Present:** Benjamin Chmiel, Planner; Lance Evans, Senior Planner.

Meeting began at: 4:02 p.m.

1. Consider the September 22, 2014 Meeting Minutes

Brokesh pointed out a few corrections to names throughout the minutes. She also requested that paragraph 7 of item 3 be changed to "... issues of maintenance access outside of a potential fence line if existing landscaping is to remain." She also requested that paragraph 20 of item 3 read as "the (majority) of the public comments..." She also asked that paragraph 27 of item 3 read "... the view driving from Evergreen to the tower is one of the most significant aspects of the tower and its site" and that simply, "Krysko agreed." Lastly, on paragraph 2 of item 5, Brokesh only posed the question of Manhattan hosting the Kansas Preservation Conference to the board.

Danner moved to approve the minutes as amended and Mattingly-Ebert seconded. None opposed. Minutes passed as amended 4-0.

2. City-Owned Structures

Chmiel and Evans clarified the intent of the agenda item as simply to identify and prioritize structures that could potentially be historic, so that the board could move forward with how they wanted to address any preservation issues or concerns in the future.

The Board began going through the list of historic properties to discuss each structure individually, beginning with the Gibbon Exhibit at Sunset Zoo. It was noted that there had been recent improvements made to some of the zoo structures, and that there might be some discrepancy in the photographs and dates for the zoo structures. What is now

referred to as the Gibbon Exhibit was identified historically as Brownie the Bear's Exhibit.

Evans stated that city staff could investigate to verify what they could and perhaps update some of the photos when appropriate.

It was noted that the Gibbon (Brownie the Bear) Exhibit would have been a Works Progress Administration (WPA) project and could potentially meet criterion A and C1 of the State Historic Preservation Officer's (SHPO's) historic criteria.

Brokesh restated the purpose of identifying potentially historic structures in the ultimate goal of listing structures on the Local Register as a possible avenue for protection. She emphasized that the HRB should be utilizing local historic registration due to the possibility of state and national registration not being available in the future, though historic significance criteria of the local register largely mirror those of the state and national register.

Dzewaltowski discussed the issue of having properties prioritized so that HRB would be consulted before construction projects go underway.

The board continued on to discuss the Sunset Zoo Pavilion. There was a discrepancy in the listed date for the Pavilion and Brokesh requested that Chmiel investigate the site for validation.

Borst inquired what the Comprehensive Plan Update has to say concerning historic preservation. Evans explained that the draft plan will be put together in the next few days and there is a section in the plan that addresses historic preservation, which will be discussed during the November HRB meeting.

Borst further expressed concerned about a lack of written policy permitting or prohibiting the city from selling publicly held land to private citizens.

Glasgow mentioned the Manhattan Historical Survey conducted in 1980, in which structures were graded as 'As, Bs, Cs,' etc. so structures could be more efficiently identified and prioritized as historic. Brokesh suggested the Board rate the city structures as such before the next meeting and have the ratings sent to Chmiel for compilation, to discuss at the next meeting.

### 3. Downtown Design Guidelines

Brokesh inquired why previous downtown guidelines were not adopted. Evans speculated that that they were simply never made a priority. Brokesh requested the exact reasons why the guidelines were not adopted be investigated by city staff.

Evans noted that though the 1981 guidelines were not adopted, they were used as a way for improvements to downtown to qualify for Main Street Funding in the past.

Glasgow mentioned that Gary Stith might know more about why the guidelines were never adopted.

Brokesh posed that the board could simply request that the city adopt the design guidelines as is, though some updates might be required. She also said there could be a public meeting to discuss updates or amendments to existing unadopted guidelines.

Danner suggested that the discussion of guidelines be postponed till Gina Scroggs or another representative of downtown could be present.

Borst mentioned that there could be an opportunity for better protecting the urban fabric continuity between City Park and the downtown presented in the comprehensive plan update. He suggested that the Board members be present at future comprehensive plan meetings to push for the proposed downzone east of City Park, and push to increase the extent of the downzone. Evans stated that the open house will be on Wednesday November 19<sup>th</sup> and the Project Advisory Committee meeting will be on Thursday November 20<sup>th</sup>, both in the City Commission Room.

Further discussion about the nature of the downzoning took place and why it would be of interest to HRB to support it.

Brokesh mentioned that the houses abutting the west side of City Park could also be looked at for being listed as a historic district.

#### 4. Announcements and Updates

Brokesh asked for more information from Todd Renyer with the Kansas Preservation Alliance if they had made a site selection for the preservation conference, but he has yet to respond. Glasgow added that they had not selected a location yet.

#### 5. Upcoming Meetings

Brokesh stated that she would not be present for a Nov 24<sup>th</sup> meeting. The board agreed to move the next two meetings to November 17<sup>th</sup> and December 15<sup>th</sup> so that more board members would be able to attend.

Borst inquired about the Landmark Water Tower issue posed at the last HRB meeting. Evans noted that there was no news about the issue from the Griers or Bowman and Bowman Novick since the last meeting.

Borst questioned that the entertainment of a land sell-off brings up an issue with the policy on the city selling public land. Glasgow also questioned what the policy was on land sell off. Evans explained that there is no formal policy and it has been addressed on a case-by-case basis in the past.

6. Adjourned

Meeting adjourned at: 5:11 p.m.