

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, November 17, 2014
4:30 P.M.

Members Present: Dea Brokesh, Chair; Angie Danner, Vice-Chair; Betty Mattingly-Ebert; Cameron Tross; Tim Weiser.

Members Absent: Tyler Holloman; Michael Krysko.

Others Present: Kathy Dzewaltowski; Sara Fisher; Dan Knight; Ann Kosch; Gloria Raney.

Staff Present: Benjamin Chmiel, Planner; Lance Evans, Senior Planner; Wyatt Thompson, Park Planner.

Meeting began at: 4:33 p.m.

1. Consider the October 27, 2014 Meeting Minutes.

Danner moved to approve minutes as amended. Mattingly-Ebert seconded. Motion passed 5-0.

2. Action Pact Design Proposal for 322 Houston Street.

Knight, with Action Pact Design, submitted a Major Review Application for Historic Resources Listed Property for approval from the board on his proposed modifications to 322 Houston Street, historically named “The Barber Building” and listed as a contributing structure in the Downtown Historic District of Manhattan. Chmiel gave a brief summary of the proposed modifications. He noted that they were predominantly associated with the interior of the building, with wall and partition reconfigurations. The only other proposed modification to the property was a cleaning of the south façade. Chmiel then directed further questions to the applicant, Knight.

The method of the proposed cleaning of the building’s façade raised concern. Knight explained that the cleaning would be gentle, using a standard solution which is specifically used on limestone buildings at KSU and is of minimal environmental impact. He further explained how the proposed changes are entirely interior and have no effect on the historic nature of the building.

The board reviewed the project application. Danner made a motion that the project met the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Tross seconded the motion. The motion passed 5-0.

3. Bluemont Youth Cabin.

Thompson presented and discussed the City's solicitation for future uses of the Bluemont Youth Cabin, located in Goodnow Park, after remaining vacated and underutilized for several years. Thompson explained the timeline and process of the solicitation as well as the process for determining an appropriate use for the Cabin and its compatibility with surrounding uses.

Tross inquired about any limitations to the cabins use and alterations due to its historic status. He also emphasized the importance of disclosing its historic status to those being solicited.

Brokesh explained that the Secretary of the Interior's standards would be used to assess the appropriateness of any alterations to the cabin. She suggested that the historic status of the cabin should be disclosed to applicants as well as the standards used to preserve its historic nature in the event of a renovation.

Evans explained that any proposal requiring a permit for the cabin would warrant a review and approval by the HRB due to its historic listing.

Tross furthered that potential applicants should be told up-front that the cabin is on the National Register and should follow the Secretary of the Interior's Standards. Danner concurred.

Weiser posed the possibility of an accessory structure being built next to or in addition to the cabin that could negatively affect the historic site. Brokesh explained that such additions would also go before the board for review.

Danner asked for a clarification on the type of proposal that the city is hoping to receive and if the city is expecting to make any investment for improvement. Thompson explained that a potential agreement for leasing the property or any expectations of revenue streaming has not been determined. He went on to explain that the future use doesn't necessarily have to be a revenue generator for the city per se, but it would be a positive.

Brokesh asked if the board would be able to participate in the selection process for proposal. Thompson explained that the board would be consulted again once something had been proposed. Tross explained that it's primarily the changes to the structure that the board would be consulted on and make a recommendation for. Weiser explained that the appropriate use for the cabin would be largely determined by the underlying zoning.

Kosch recommended that "nearness to the utility of the water treatment plant" be added to the selection criteria paragraph of the solicitation draft. She noted that the door to the cabin is not original and that the windows are also modern. She also suggested several other corrections to the cabin description that she will forward to Thompson. She also

suggested marketing the cabin locally, regionally and statewide for 60 days “or until an appropriate use has been identified” in order to get a high quality proposal. Dzewaltowski agreed.

Fisher inquired about the marketing process. Evans recalled that the Jarbeaux house was marketed on the local and state level. Thompson noted that there was little precedent for the city in assessing the most effective means for such a solicitation, but noted that further discussion from the parks department for marketing would be needed.

Thompson noted that the item would be on the agenda for the City Commission on December 9th at the joint work session with the Parks and Recreation Advisory Board.

4. City Owned Structures.

Chmiel described how the board agreed at the previous meeting to rate the city structures of their presumed historical significance using letter grades. The purpose and the method of the letter grading system was clarified and the board agreed to resubmit their ratings to Chmiel for compiling and revisit the list of City-Owned Structures at the next meeting. Brokesh reminded the board how it should pursue work toward local registry for the priority structures identified through the process.

Brokesh questioned, in the case of listing a property on the local registry, if it would be most effective to ask for the city’s (owner’s) consent before submitting the nomination form or vice versa. Evans noted that either order would be acceptable, though it might be more effective to have some background information through a nomination before approaching the City Commission.

5. Manhattan Area 2035 Comprehensive Plan Update.

Evans explained what the Comprehensive Plan is and how the board and its interests are affected by it. He then asked for input from the board on Chapter 9, the section containing the policy on Historic Preservation.

Brokesh suggested expanding section QL-2.1C to include the National Register Criteria for Evaluation of Historic Sites at the end of the paragraph.

Dzewaltowski suggested that local environs reviews be included as a listed example of a historic preservation tool listed in section QL-2.1A. She also inquired about a potential action item for the HRB to revisit environs reviews. Evans noted the high-level nature of the Comprehensive Plan could certainly allow for such an action, though doesn’t mandate it.

Dzewaltowski suggested that “archeological elements” be specifically included as an inventory example listed under section QL-2.1C.

6. Upcoming Meetings.

- 4:00, Monday, December 15, 2014
- 4:00, Monday, January 26, 2015

Due to the date and time of the next meeting, city staff will call out for a quorum prior to the next meeting.

7. Meeting adjourned at 6:03.