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Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, January 25th, 2016
4:00 P.M.

Members Present: Dea Brokesh; Betty Mattingly-Ebert, Vice-Chair; Craig Hager; Eileen Meyer; Suzanne Orr; and Cameron Tross, Chair.

Members Absent: Tyler Holloman.

Others Present: Kathy Dzewaltowski; Sara Fisher; Linda Glasgow; and Linda Morse.

Staff Present: Benjamin Chmiel, Planner; Lance Evans, Senior Planner; Brian Johnson, City Engineer; Robert Ott, Director of Public Works; Scott Shoemaker, Zoo Director; and Wyatt Thompson, Senior Park Planner.

1. Consider the minutes from December 28, 2015 meeting.

Mattingly-Ebert moved to approve the minutes as written. Meyer seconded. Motion passed 6-0.

2. Zoo Improvements

Shoemaker and Thompson presented updates to the design of renovations within Sunset Zoo, the “Expedition Asia” project, including upgrades to the leopard exhibit, bringing it up to current zoo standards and creating ADA access. The design is intended to preserve the historic WPA limestone elements while accommodating new features required for upgrades to facilities and the site as a whole. Upgrades to the leopard yard (historically named the Snow Leopard Den, 1933) will have the greatest impact on limestone WPA elements on the site. The majority of these elements are integrated into the exhibit as the yard expands south, claiming the space of the current walkway and terminating the walkway short of its current path. The vulture exhibit (historically named the Bird Dens, 1933) will become the new viewing area for the expanded leopard yard and will retain all WPA stone columns.

Tross asked if the stone wall on the north side of the exhibit, proposed for removal was historic. Shoemaker explained it was believed to be an addition from the 60's or 70's. Brokesh noted a rendering portrayed a concrete wall on the south edge of the holding area and asked if that were correct. Shoemaker explained the majority of the wall would be concrete in addition to an existing limestone wall. He also noted the holding area would integrate solid concrete walls in between existing limestone columns. Thompson added an opportunity existed to add some interpretive signage speaking to the history of the zoo for this project. Brokesh asked if there was a plan to preserve the area's trees. Shoemaker explained the trees in the area were surveyed and there is a plan to preserve the older, larger trees. As well, a deck structure will be built around a large, old sycamore tree. Thompson remarked the gift shop will be repurposed as a storage facility.

Tross asked if the Historical Society would have any issue with this design. Glasgow understood all elements being removed were from the 60's and 70's which she believed to be of no historic significance. There were no other concerns from the public or the Board.

3. Juliette Rehabilitation

Brian Johnson presented updates of design aspects for Phase I (Bluemont to Laramie) of the KDOT Juliette Avenue rehabilitation grant project. The project includes reconstruction of the base structure, conversion of the brick intersections to concrete, replacing deteriorated brick on the mainline with good brick displaced from the intersections, creating ADA accessible crosswalks, and storm drainage improvements. The design will be finalized with KDOT by the end of February. Construction is planned summer 2016.

Brokesh asked what the plan was for the truncated domes. Johnson said they'd likely lay down brick domes at ramps. Brick intersections would be replaced with concrete as far as the back of the crosswalks since it is difficult to maintain ADA requirements with brick over time as they tend to shift. Tross asked about the possibility of replacing only the crosswalks with concrete. Johnson noted transitions between materials are strenuous on the brick at transition points over time. Glasgow asked if there would be photographic documentation of the street before and after the rehabilitation. Johnson explained documentation would be extensive. Ott added if anything of historic significance were discovered during the project, the Riley County Historical Museum would be notified. Hager asked if the extant bricks were a specific size that would be difficult to match. Johnson explained they are thicker than modern bricks. There may be a product out there, but it would not be widely produced and acquiring them would fall outside of the budget.

4. Downtown Design Guidelines

The Board reviewed and made comments on previous guideline drafts to get an idea of what they would desire in downtown design guidelines if and when moving forward and bringing ideas to Downtown Manhattan Inc.

Tross noted guidelines should be structured similar to zoning regulations. He also noted any document should be updated to reflect changes to downtown during the downtown revitalization projects over the last decade. The Board noted off-street parking recommendations should not conflict with current parking lot configuration requirements. As well, landscaping recommendations should not conflict with traffic requirements such as vision triangles or at least acknowledge vision triangle requirements. Tross also noted that acceptable paving materials for parking lots should be reconsidered. He also noted that new curb cuts in the Downtown Historic District should be prohibited.

The Board decided to table the remaining discussion for the next meeting, picking up on page 30 of the BBN document.

5. 2017-2022 Capital Improvements Program (CIP) Request

Chmiel presented the requests made by the Board in previous years. He mentioned the Union Pacific Depot grant cash match for repairs was funded last year through CIP funds, though staff was waiting on word of the project's funding from the State. He noted requests were due by March 4, 2016 so the Board would have to finalize their decision at the February meeting.

Chmiel also noted the Community House window replacement/repair might be included in the renovation of the Community House in the future, as its repurposing for housing social services is considered. However the timeline is uncertain. Generally, the Board supported resubmitting the funding requests from the previous year. Dzewaltowski mentioned a need to repair the Sunset Cemetery Gate Pavilion roof. Chmiel agreed to check with Parks and Rec to determine the need or plans to repair it themselves.

Chmiel will prepare a final draft of the request form for the Board to make a final decision on at the February meeting.

6. 2016 Historic Summit.

Fisher, Dzewaltowski, and Glasgow described the summit and what has been done for past summits. Meyer agreed to represent the HRB in planning the event.

7. Updates and Announcements.

No updates or announcements.

8. Upcoming Meetings.

- Monday, February 22, 2016
- Monday, March 28, 2016

9. Adjourn.