

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, October 22, 2018
4:00 p.m.

Members Present: Betty Mattingly-Ebert, Chair; Cameron Tross; Kevin West; Eileen Meyer; and Jana Fallin.

Members Absent: Craig Hager, Vice-Chair and Ann Kosch.

Staff Present: Ben Chmiel, Planner and John Adam, Sr. Planner.

Others Present: Linda Morse, Mayor and Linda Glasgow.

1. Meeting Opening

Mattingly-Ebert called the meeting to order at 4:00 pm with a quorum and read the public comment policy.

During open public comment, Morse thanked the Board for their service to the City. West asked staff about proposed public art installments downtown and if/how that would be reviewed. Chmiel explained the scale, permanence, and impact of the art would determine if it had to be reviewed and to what extent. Chmiel said he would contact the liaison to the Arts and Humanities Board to get more information.

West moved to approve the September 24, 2018 meeting minutes as written. Tross seconded. Motion passed 5-0.

2. Wolf House Historic District Letter Of Support

Chmiel presented the nomination of the Wolf House Historic District, located on the northeast corner of Freemont Street and Juliette Avenue, including the Mansfield House at 508 N. Juliette; the Wolf House at 630 Freemont; the Moses House at 626 Freemont; the Wolf Photography Studio at 624 Freemont; and a one-story garage at the northeast corner of the site off the alley. The District was nominated to the National Register of Historic Places under Criteria A and C in the areas of settlement, commerce, conservation and architecture.

The Board pointed out several issues with technical information in the nomination form: Figure 5 caption indicated the Moses House at 621 Humboldt Street and the Wolf Photo Studio at 112 N. 5th Street, but the Sanborn map actually notes the Moses House

at 421 Humboldt Street and the Wolf Photo Studio at 114 N. 5th Street; The caption for Figure 7 should state the view is looking from the south, not east; The caption for Figure 8 should state the view is looking south from Humboldt Street, not east from 5th Street; and the Wolf House should be architecturally described as “colonial”. Chmiel said he would forward a letter of support from the Board to the SHPO and include all comments on the issues with the nomination form.

Meyer moved that the Board supported the State and National nomination of the Wolf House Historic District to the State and National Register of Historic Places. Fallin seconded. Motion passed 5-0.

3. Yuma Street Historic District

Chmiel explained that City administration met with the Douglass Center Advisory Board to discuss the prospect of nominating the Douglass School at 901 Yuma Street to the National Register of Historic Places. He said the Board was highly receptive and also brought up the possibility of listing the Douglass Community Center and establishing a district out of the 900 block of Yuma Street as the historic community hub for the African-American community in Manhattan. Chmiel further explained that staff agreed to further explore the establishment of a district. SHPO initially supported the concept and began work on an unofficial PSIQ for internal review. Chmiel said the district would likely include Pilgrim Baptist Church at 831 Yuma, the Douglass Center at 900 Yuma, Douglass School and Park at 901 Yuma, a city-owned parking lot at 912 Yuma, Mt. Zion Family Worship Center at 916 Yuma, and the Kaw Blue Masonic Lodge at 930 Yuma. He explained the private property owners would likely be supportive of designation.

The Board discussed the logistics of establishing a district, what a potential boundary would be, and how property owners would be approached. The Board was supportive of pursuing a district nomination.

4. Aggieville Streetscape And Triangle Park Redesign

Chmiel presented the progress to date with the Aggieville Community Vision plan, which began in early 2016. He presented the broader concept proposals for an update of the streetscape and a redesign of Triangle Park, which was being designed by Olsson and Associates. Major concepts included changes to North 12th Street, Moro Street, and Triangle Park. 12th Street was proposed to have some level of closure of one or all three blocks of North 12th Street from Fremont Street to Bluemont Avenue. Moro

Street would remain open to traffic, which changes to the direction of traffic and configuration of on-street parking including one-way with angled parking on one side, one-way with parallel parking on one side, or one-way with parallel parking on both sides. Triangle Park would will largely remain, though could be expanded with options to upgrade facilities and amenities in the park. All concepts included the ability to temporarily close all or specific areas of Aggieville with in-ground bollards, which could be raised for special events or regularly on nights and weekends. All concepts had a street typology, showing various levels of improvements depending on their location. All concepts also accounted for a parking garage at Laramie Street and North Manhattan Avenue. Generally, landscaping, street furniture, renewed sidewalks, lighting, alley renovation and activation, and street paving were part of all concepts. The design of those elements, materials, patterns, etc. have yet to be determined.

Chmiel presented design concepts for a parking garage proposed by Olsson and Associates, expected to be constructed on the City-owned parking lot south of Rally House. Initial concepts ranged from 442 to 562 spaces with varying levels of size, screening, and ground floor commercial integration, but would most likely be five decks tall.

The Board was generally supportive of the project as an investment in a historically iconic area of Manhattan. The major concern was the lack of a historic survey of the Aggieville area prior to the implementation of changes. Other concerns included the height of the parking garage being incompatible with the existing buildings in the district; adequate screening of the parking garage; the redevelopment pressure the plan would put on the historic core of the district; and the compatibility of new development in terms of size, scale and architectural style.

5. Updates & Announcements

There were none.

6. Adjournment

Mattingly-Ebert adjourned the meeting at 6:00 pm.