

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, June 28, 2021
4:00 p.m.

Member	Present	Absent
Kevin West, Chair	X	
Phil Anderson		X
Jana Fallin		X
Tom Hanson	X	
Troy Henningson	X	
Tanner James	X	
Bethany Pingel		X

Staff Present: Chad Bunger, Assistant Director of Community Development; Ben Chmiel, Planner.
Public Present: 4

1. MEETING OPENING

West called the meeting to order at 4:00 p.m. Staff performed roll call and confirmed a quorum. There were no comments from the public unrelated to items on the agenda.

Hanson moved to approve the minutes from the May 24, 2021 meeting. Henningson seconded. Motion carried 4-0-0.

2. PUBLIC HEARING: 205 S. 4th Street (Sears Building) Façade Remodel

James recused himself from the item, citing a conflict of interest and a quorum could not be established to carry out the item. West called for a special meeting of the Historic Resources Board to revisit the item on July 6th at 4:00 p.m. in the City Commission Room.

3. WORK SESSION: Boys and Girls Club Expansion Project

Chmiel presented the [staff report](#). He explained that The Boys and Girls Club was considering purchasing the property at 220 S. 5th Street (a house) in the Houston-Pierre Street Historic District to expand their operations and wanted to get feedback from the Board on potential uses for the space. He noted the property was considered noncontributing to the historic district due to its modern siding.

Logan Steiner and Trent Jones stated the current plan for the property would be to demolish the house and convert the lot into greenspace with gardening beds for the children to use. West stated demolition of primary structures tends to be a last resort for the HRB. The other board members agreed they may not be able to support a demolition of a primary structure and asked if the structure could be used by the Boys and Girls Club. Jones stated the capacity for occupants of the structure would be greatly limited and the garden could service a much larger number of children. Steiner asked if the board would be

more agreeable to the removal of the garage. Chmiel stated that the garage is a noncontributing structure and members of the board indicated that they would likely be willing to approve the demolition of the garage.

4. NOMINATION RECOMMENDATIONS

4.1. 115 Courthouse Plaza (First Christian Church)

Chmiel presented the [staff report](#). He noted the building was being nominated to the State and National Register under Criterion C in the areas of architecture and Community Planning/Development. The building was originally constructed in 1908 and additions were added in 1938 and 1962. City administration recommended the board support the nomination of this property.

West opened the floor for public comments.

Kathy Dzewaltowski spoke on behalf of the Manhattan/Riley County Preservation Alliance in support of the nomination and provided additional history about the church.

West closed the floor for public comments and started board discussion.

West stated that the church has a positive visual effect on the downtown and acts as an anchor for the area.

James moved to support the nomination. Henningson seconded. Motion passed 4-0-0.

4.2. 1026 Poyntz Avenue (Dawson's Conoco Service Station)

Chmiel presented the [staff report](#). He noted the building was being nominated to the State and National Register under Criterion A & C in the areas of commerce and architecture. This property was, until recently, used as a vehicle service station. The building was originally built in 1967 and is an example of mid-century architecture. The applicant would like to rehabilitate and repurpose the building as a café. City administration recommended the board support the nomination of the property to the National Register of Historic Places.

West opened the floor for public comments.

Linda Glasgow, President of the Manhattan/Riley County Preservation Alliance, spoke in support of the nomination as a creative reuse of the property.

West closed the floor for public comments and started board discussion.

James stated he supported the nomination because it was a good example of mid-century architecture in a prominent location.

West asked if the garage doors on the structure would remain. Chmiel confirmed that they would remain as part of the approved plans.

Henningson moved to support the nomination. Hanson seconded. Motion passed 4-0-0.

4.3. 410 N. Juliette Avenue (The F.B. Forrester House)

Bunger presented the [staff report](#). He described the architecture on the exterior and interior of the house, noting it's character as a craftsman/bungalow style house. The structure was originally built in 1916. City administration recommends that the board support the nomination of this property to the National Register of Historic Places.

West opened the floor for public comments.

Ben Chmiel, owner of the home and filer of the nomination, provided some additional history about the property as well as what led up to its purchase. Chmiel stated that he and his wife plan to provide some restoration where needed as well as remodel the basement apartment to improve its livability.

Linda Glasgow spoke on behalf of the Manhattan/Riley County Preservation Alliance in support of the nomination.

West closed the floor for public comments.

Hanson moved to support the nomination. James seconded. Motion passed 4-0-0.

5. UPDATES AND ANNOUNCEMENTS

Chmiel stated that the nomination of the Lee Elementary Historic District to the Manhattan Register of Historic Places is scheduled for July 20th in the City Commission Room.

6. FUTURE AGENDA ITEMS

7. ADJOURNMENT

West adjourned the meeting at 4:42 pm. A special meeting would be held July 6, 2021 in City Hall. The next regular meeting would be held July 28, 2021 in City Hall.