

Minutes
HISTORIC RESOURCES BOARD MEETING
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, December 13, 2021
4:00 p.m.

Member	Present	Absent
Kevin West	x	
Phil Anderson	X	
Jana Fallin, Chair	X	
Tom Hanson	X	
Troy Henningson	X	
Tanner James	X	
Karen Cole	x	

Staff Present: Ben Chmiel, Planner; John Adam, Planner.

Public Present: Mel Borst; Linda Glasgow.

1. MEETING OPENING

Fallin called the meeting to order at 4 p.m. Staff performed roll call and confirmed a quorum. Cole introduced herself.

During open public comment, Glasgow thanked Chmiel for his work on the Wurst House demolition City Commission appeal. Mel Borst also thanked Chmiel for his work on the appeal.

Anderson moved to approve the minutes from the September 27, 2021; October 25, 2021; and November 1, 2021 meetings. West seconded. Motion carried for the September 27 minutes 4-0-3 with Henningson, James, and Cole abstaining. Motion carried for the October 25 minutes 6-0-1with Cole abstaining. Motion carried for the November 1 minutes 5-0-2with Anderson and Cole abstaining.

2. WORK SESSION

Rachel Zenger, assistant city attorney, presented a refresher to the Board on meeting procedure, decorum, and other best practices, specifically focusing on the Kansas Open Meetings Act and Kansas Open Records Act.

Fallin asked about the connection between cell phones and open records, in which Zenger clarified; if the information on the phone relates to a role on the Board, then that information could be considered an open record.

Chmiel asked Zenger about circumstances such as a tie vote, and how best to word motions in those cases. Zenger explained that it can be important to restate the motion before calling the vote. She further explained that in the case of a tie, motions would need to be made until action is reached.

Fallin expressed her appreciation to the Board for their dedication to making the best choices, as well as to Zenger for her time presenting.

3. GENERAL

Chmiel reinforced the Board of the City's newly adopted Manhattan Development Code; HRB functions were moved into the new code (Sec 26-9D-5), including the process for properties being nominated to local register. Chmiel noted that the first local historic district was passed months prior and was now subject to this section of the code, and that the code specifically required the HRB to adopt application forms for a certificate of appropriateness and guiding documents to determine if a project will be considered major or minor reviews. Chmiel presented draft major and minor review applications for the as well as the major/minor review matrix guide. He then requested approval of the application forms and approval of the matrix as a guiding document.

Fallin opened the floor for public comments. There were none. Fallin opened the Board for questions. Anderson asked Chmiel if he knew the history of public interest in historic buildings. Chmiel recalled a downtown historic district established in the 70s or 80s that has since been defunct. Anderson referred to Patricia O'Brian's book *Architects & Buildings of Manhattan, Kansas*. He stated that a large amount of the historic buildings have been destroyed throughout history. Anderson also felt that the word appropriateness was somewhat subjective, which suggests that the Board has a level of latitude in attempting to judge or determine what should or should not happen. Chmiel confirmed that there are general standards the Board will have to use in order to determine in the proposal is meeting set standards. Anderson referred to Summit Ave, above the Kauffman Center in Kansas City, and stated that the combination of old and new structure is quite attractive. He expressed that the Board should weigh these in several ways, following guidelines. Anderson felt the Board could use collective judgement in a way that the guidelines do not address. Chmiel agreed. Anderson referred to two separate properties regarding the major/minor matrix. Chmiel noted that both properties were in a different district.

West said he would like to see "small" in the matrix defined in some form of percentage. Adams answered by saying without defined levels it could be easier to hem into. Fallin then asked if the city makes the decision whether the change is major or minor. Chmiel said they would, noting that city staff will conduct the review and issue the certificate of appropriateness if it is minor, major will require a full Board review.

Anderson moved that the Board approve section 26-9D-5B of the Manhattan Development Code and the application forms for a certificate of appropriateness. Hanson seconded. Motion carried 7-0-0.

Anderson moved to approve section 26-9D-5C of the Manhattan Development Code and approve the matrix determining major/minor review for certificate of appropriateness. Hanson seconded. Motion passed 7-0-0.

4. MINOR REVIEW UPDATES:

Chmiel presented the floor plans for an interior modification to 816 Pierre Street. It was a subdivision of a room to create a home office. The plan included a new wall creating office space and hallway leading out of proposed office space. Anderson asked for clarification on why

this came to the Board. Chmiel explained that the house was located in the historic district and required a review. Fallin asked if action was needed. Chmiel stated that because it was a minor review the Board did not need to act and that the change was already approved by City staff.

Chmiel presented on a replacement monument sign for Seven Dolors. Anderson noted that the façade of the church face Juliette Ave, but the address is Pierre. Chmiel explained that the official address of the property was Pierre. It was speculated to have something to do with the parish facing Pierre.

5. UPDATES AND ANNOUNCEMENTS: 212 S. 5th Street (Wurst House) Demolition Appeal

Chmiel updated Board on the Wurst house. He explained that the appeal went to the city Commission November 16 and was tabled with the Commission's request for additional evidence. On December 6, the Commission reviewed the new evidence and found there to be a feasible and prudent alternative and moved to uphold the HRB's denial of demolition permit. Fallin asked if the house was to remain as it is or if it would be improved. Chmiel noted that portions of the cost of improvement to the house would qualify for tax credits and he was hopeful that improvements would soon be made.

Chmiel noted Dawson's Conoco Station was listed on the National Register at the end of October. Chmiel noted that the F.B. Forrester House was also listed on National Register.

Chmiel said the First Christian Church nomination was forwarded to the national register from the state. The national register kicked it back to the state pending more information on interior.

Chmiel mentioned that the HRB submitted a CIP request for a rehabilitation study of Floral Hall. He said the study would be funded by Parks and Rec in 2022 and that the RFP is being drafted. Chmiel added that Floral Hall would qualify for grants and tax credits to complete the rehabilitation.

5.5 UPDATES AND ANNOUNCEMENTS: Board Updates

None.

6. FUTURE AGENDA ITEMS

First discussion on CIP and 2021 annual review.

7. ADJOURNMENT

Fallin adjourned the meeting at 5:50 pm. The next meeting will be held Monday, January 24th, 2022.