

**Minutes**  
**HISTORIC RESOURCES BOARD MEETING**  
City Commission Room, City Hall  
1101 Poyntz Avenue  
Monday, September 26, 2022  
4:00 p.m.

<b>Member</b>	<b>Present</b>	<b>Absent</b>
Mick Charney	x	
Phil Anderson	x	
Jana Fallin	x	
Tanner James, Chair	x	
Bryant Macfarlane, Vice Chair	x	
Sara Fisher	x	

**Staff Present:** Ben Chmiel, Senior Planner; Stephanie Peterson, Director; John Adam, Assistant Director; Alex Corrado, Planning Intern

**Public Present:** Aaron Estabrook, Michael Snodgrass, Julie Govert Walter, Linda Glasgow, Robert Porter

**1. MEETING OPENING**

James called the meeting to order at 4:00 p.m. Staff performed roll call and confirmed a quorum.

Public comments were opened to be made on any subject not related to the current agenda. There were no comments and the public comment period was closed.

During board member comments, Anderson mentioned that the Riverfront MHK will begin raising money that will go towards a downtown Manhattan riverfront master plan and pledges, donation, or more information on the organization’s website could be found at riverfrontmhk.com.

Anderson then moved to approve the Minutes of the August 22, 2022 meeting. Fisher seconded. Motion carried 6-0.

**2. WORK SESSION**

**2.1. Manhattan Housing Authority Project Pre-application.**

Chmiel introduced the item and the presenter. He explained that the Manhattan Housing Authority is looking at potential development of what is currently a city-owned parking lot on the northeast corner of Pierre and 5th street downtown. He noted it is located within the Downtown Historic District and adjacent to the Houston-Pierre Street Historic District and any project requiring a building permit would be reviewed by the board for approval. Chmiel explained that Estabrook is searching for potential design parameters and input from the HRB while they are still exploring the concept for this project.

Estabrook, executive director of the Manhattan Housing Authority, presented to the board. He described some of the public housing operations that already exist in Manhattan, as well as Wildcat Creek, a property with a HUD contract, which recently flooded. He stated the new project is very much in its preliminary phases as MHA explores a HUD contract and the best way to satisfy it, and as such they don't have any design info yet as they are looking for guidelines. He explained that the new building is seeking to preserve existing parking at the subject site, which would involve a building over the current parking lot with a podium building. In the future with this project would be an addition of parking across the street with the redevelopment of another nearby senior housing apartment complex, Carlson Plaza. MHA was looking for a net zero loss of parking.

Fisher asked for clarification on what would be happening in terms of rebuilding and demolishing. Estabrook and Snodgrass explained that HUD standards have determined the existing Carlson Plaza building to be obsolete and infeasible to rehabilitate. Estabrook explained that the new development will be replacing the Wildcat Creek units which flooded in 2018 and the old site turned into green space.

Anderson asked how much of the parking lot was planned to be preserved. Estabrook said all of it would be preserved with the building built on top of a platform and additional parking being built at nearby Carlson Plaza. Anderson said he knew how difficult it was to work with HUD and on these projects, and that he wished the MHA well with the project.

Michael Snodgrass, CEO of Oikos Development Corporation, a non-profit affordable housing developer working with the MHA on this project, explained that he and Oikos Development Corp have had experience working within historic districts, but that they'd like as much feedback from the board as possible. He explained that the funding is going to come from Section 42 tax credits, as well as some state and national housing trust funds. He explained that they want the building to fit perfectly into the way the HUD programs are going.

James made mention of what materials would be acceptable, mainly brick and limestone. He explained that the height is a consideration, and that it should be tasteful – something like a giant box of a building would be overwhelming to the district. He also mentioned that there should be some way to screen the actual parking area, either with landscaping or otherwise.

Fallin mentioned that nicer landscaping would be good for better amenities. She also mentioned a possible gathering space for residents, or ways for them to feel welcome and proud of where they live. Snodgrass stated they had considered this, but that they may lose parking if that was the case.

Estabrook explained that in visiting with residents, they would like to provide community garden space, though there are potential challenges in reconciling that with the parking lot.

Charney affirmed stone, limestone, and brick as good materials. He stated that many buildings have used brick detailing to create patterns and decorations. Charney spoke on the height of the building, and that the Wareham was a good rule of thumb of what should be the highest building, at six stories. Charney also said he is interested in the history of the lot's use before it was a parking lot. Charney also explained that the new covered area might be a problem, as in

parking garages, and that it would have to be handled very carefully. Snodgrass explained a camera system would be built in. Charney inquired if the parking area could be sunk somehow. Snodgrass explained that it might be possible, but it would rely on a variety of factors. Charney also noted the intersection of 5th and Pierre is the intersection of a residential and a commercial historic district, where many of the residential landscaping fades away into the urban area. He said they should consider this when designing their building so it would fit in better. Estabrook stated that a sunk parking lot is a good idea, but that they would explore it.

Fisher felt the building was too tall at five stories; one for parking and four for the building itself, and that the building should take into account the nearby buildings. Fisher stated that she imagined it more like a three-story housing and she wouldn't "die on the parking hill".

Fallin stated it would be interesting if they could find out the prior use of the lot and find a way to make an homage to it. Fisher said that they could work with the local historical society. James added that fire insurance maps were also a good resource.

James stated that while it would be ideal for the whole building to be masonry, he understands that it can be cost-prohibitive. He added that whatever they do should be done with purpose. He also mentioned the back of the building will be viewable too, and that should be considered in design.

Estabrook asked Charney for some more detail on the residential character of the adjacent historic district. Charney explained that a lot of these buildings incorporate alcoves in the form of porches, but that the biggest problem with this building would be the scale difference, with current buildings using setbacks to appear much less foreboding.

Snodgrass explained that he would like to have solar and a non-flat roof on this building, that orientation of the building to the sun is also important, and that they've been able to save money on utilities through energy efficiency design measures in the past.

Fallin mentioned that a mural might be a good idea to run with the theme of other murals downtown and thanked them for working on this idea.

Estabrook explained that the location is phenomenal for walkability and accessibility, especially for a senior housing project. Fisher asked if there was an ATA bus stop nearby, to which Estabrook explained that they would work with ATA Bus to put a stop there.

Snodgrass and Estabrook thanked the board for all of their input and comments. James thanked them for coming to their meeting and hoped their comments were helpful.

James then opened the floor for public comment.

Julie Govert Walter, executive director of the North Central Flint Hills Area Agency on Aging, explained her organization's support for this project, but concern related to parking. She said most people still have to drive, and in order for people to get where they need to be, they need cars. She stated that the city should ensure that in any agreement there should be no loss of public parking.

Linda Glasgow, President of the Manhattan/Riley County Preservation Alliance, made comment. She stated that they do have some historical resources and maps that anybody can look at the Riley County Museum. She also stated that this meeting felt too high stakes, and that more viewpoints should be brought in to make this a better project, such as doing a neighborhood meeting. She said the height difference is a rather major point of the project and that there should be more discussion of this project.

With no more comments, James closed public comment.

James summarized the board's perspective on the item. Fisher asked clarification for the sequence of event and if a neighborhood meeting was required. Chmiel explained that the HRB wouldn't be involved until a building permit is requested for the project and that there is no neighborhood meeting requirement for the HRB's reviews. Estabrook explained that being so early in the project, there would still be plenty of meetings regarding this potential development, especially since it is government housing.

### **3. GENERAL**

#### **3.1. Pilgrim Baptist Letter of Support.**

Chmiel introduced the item explaining that the Pilgrim Baptist Church at 831 Yuma, within the soon to exist Yuma Street Historic District, was seeking a letter of support for a rehabilitation project that they would like to partially fund with a grant. He introduced Robert Porter to describe the project and answer questions from the board.

Porter explained that Pilgrim Baptist was having many structural problems in their older building, particularly flooding, and that the building needed a new roof, and handicap accessibility structures. He explained that the funding source was through the National Park Service, the African American Civil Rights Grant. He explained the total cost is about \$821,000, and the maximum grant award is \$750,000, but that they are still working on details for the project. The project would include the roof, ramps for accessibility, and flooding prevention, as well as general rehabilitation.

Fisher stated she wanted to be sure the restoration is consistent with the Department of Interior's standards, to which Porter explained it would, as it is a requisite part of the grant. They are also looking at having a local artist create a bust of Dr. Martin Luther King Jr., who spoke at Pilgrim Baptist two months before his death, which would be installed on site.

Fallin expressed her excitement about what was happening in the neighborhood.

Anderson stated that it was a very worthy rehabilitation project and made a motion to approve of the letter of the support for Pilgrim Baptist Church. Charney seconded.

James stated that it was a fantastic project. He then opened public comment. With no comments, he closed the floor for public comment.

The vote was called and the motion carried 6-0.

#### **4. UPDATES & ANNOUNCEMENTS**

Chmiel stated that the Ag press building had been listed on the State Register, and that it would be about 3-6 months before the national nomination came through.

James explained that the Historic Summit is taking place on November 15th at 6pm, in the Manhattan Public Library auditorium.

#### **5. FUTURE AGENDA ITEMS**

There was no discussion of future agenda items.

#### **6. ADJOURNMENT**

James adjourned the meeting at 5:30 pm. The next meeting would take place on Monday, October 24, 2022.