

Minutes
HISTORIC RESOURCES BOARD MEETING
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, January 23, 2022
4:00 p.m.

Member	Present	Absent
Mick Charney	x	
Phil Anderson	x	
Jana Fallin	x	
Sara Fisher	x	
Caela Wood	x	

Staff Present: Ben Chmiel, Senior Planner; Nick Saia, Bicycle and Pedestrian Coordinator; Alfonso Leyva, Park Planner; Mike Mohler Cemetery Sexton; Casey Smithson, Parks Superintendent.

Public Present: Mel Borst; Linda Glasgow

1. MEETING OPENING

- 1.1. Call to order. Anderson called the meeting to order at 4:00.
- 1.2. Roll Call.
- 1.3. Elect Temporary Chair to preside over meeting.

Charney nominated Anderson, Fallin seconded. Nomination passed 5–0–0.

- 1.4. Public Comments. There were none.
- 1.5. Board Member Comments. Sara Fisher said that board members should investigate historic photos of 600 Poyntz and its brick paving, noting the recent road construction.
- 1.6. Consider and approve minutes of the December 19, 2022 meeting.

Charney moved to approve the minutes; Fisher seconded. Motion passed 4–0–1.

2. GENERAL

- 2.1. Elect a Chair and Vice Chair to carry out the remainder of the '22-'23 terms.

Fallin nominated Charney for Chair and Fisher for Vice-Chair; Wood seconded. Nomination passed 5–0–0.
- 2.2. Make a recommendation to the City Commission on renewing the agreement between the State and the City of Manhattan for five more years.

Chmiel said every five years the State of Kansas renews an agreement making the City of Manhattan Certified Local Government (CLG). Chmiel said that this agreement allows the City

to perform State-level historic reviews. Chmiel said that the agreement allows Manhattan to receive preference under certain grant applications. Chmiel said, as an example, that the City was able to waive the typical required match for the 2019 Aggieville historic resources survey. He added that CLG status gives Manhattan citizens a higher level of customer service on things related to preservation.

Fisher asked how this agreement impacted the obligation of the Board; Chmiel said that the State periodically reviews the City's policies to ensure that Manhattan upholds its responsibilities.

Charney asked if there had ever been issues over the course of the agreement; Chmiel said that applicants have the right to appeal decisions made of the Board, which occasionally generates friction, but properties on the State and National Register still require review for projects affecting them whether or not the City is a CLG.

Charney moved to recommend renewal of the agreement; Fisher seconded. Motion passed 5-0-0.

3. WORK SESSION

- 3.1. Sunset Cemetery Master Plan; No Action Required. Staff informational session on the planning process.

Alfonso Leyva said that the Parks & Recreation Department received direction to create a Cemetery Master Plan. Leyva said the City's goal was to gather feedback on potential needs of the Cemetery moving forward. Leyva said that Sunset Cemetery was established in 1860, with 10 acres added in 1909. Leyva said that Sunrise Cemetery was established in 1960, with paved streets and a shop constructed in 1966. He said that in 2018, Center and East Sunrise Drives were extended for natural burial areas. Leyva said that Sunrise Cemetery had plotted 20 acres and had sold half. Leyva said that a significant goal of the Department was to store its larger equipment indoors. Leyva said discussion with the Cemetery Board indicated interest in a replacement and relocation of the Sunrise shop. He said that the Sexton's house, across from Sunset Cemetery, was not occupied and was not ADA accessible. Leyva said the City Commission was open to the potential of selling the existing lots for Sunset's shop and the Sexton's house to fund a new shop. Leyva said the Cemetery Board was interested in a feasibility study on improving the existing shop.

Fallin said that she valued Sunset's Memorial Day service and said that she wanted more ways to attract visitors.

Fisher asked what the intended use for the Sexton's house would be; Leyva said the Department would sell the structure if directed to do so by the City Commission as a means of supporting a new shop.

Fisher asked how Cemetery employees felt about moving the maintenance shop. Mohler said that it would not have a negative impact. Charney asked if a new shop at Sunrise Cemetery could be screened with landscaping; Leyva said that screening was discussed as an option by the Cemetery Board.

Anderson wondered if the natural burial option would become more popular in the future. Fallin asked how natural burial worked; Mohler said that the process did not involve

embalming, concrete, or stone monuments. Fallin asked if there were restrictions based on cause of death; Mohler said yes, but that it wasn't a decision of City staff.

Charney asked if there was interest in an indoor assembly place; Mohler said he could not speak to that.

Mel Borst, resident, asked if Sunset cemetery would need to house larger equipment if activity shifted toward Sunrise; Mohler said there would not be a maintenance drop-off. Borst asked if a crosswalk at Sunset and Leavenworth would be helpful; Mohler said yes, but it was not his decision.

Linda Glasgow, resident, said the Manhattan-Riley County Preservation Alliance has a newsletter she wanted to share with the Board.

3.2. 2024—2028 CIP Requests; No Action Required. Discussion of potential CIP Requests.

Chmiel said early every year, the City Commission would hear requests for the Capital Improvements Program. Chmiel said requests must be greater than \$50,000 and result in a capital improvement, but more resources would be funneled through departments. Chmiel said staff looked to fund a historic survey once every two years. Chmiel said staff didn't have any recommendations for CIP requests for the HRB in the 2024—2028 cycle.

Fisher asked if improvements had been made to the Union Pacific Depot. Casey Smithson said windows, paint, and gutters had been improved or replaced. Fisher asked if sidewalks in historical neighborhoods would be permitted improvements; Chmiel said yes, though sidewalk improvement was the responsibility of the homeowner. Fisher said she understood sidewalks to be contributing to historic assessment; Chmiel said yes, but they weren't entirely incorporated as a historic resource.

Anderson asked if riverfront development would be permitted; Chmiel said this would be addressed by the Downtown Plan and subsequent plans. Charney asked if landscaping improvements would be permitted; Smithson said he did not know. Smithson said many projects were funded directly from the department.

3.3. Preservation Discussion; No Action Required. General Discussion on preservation and documentation of endangered buildings.

Charney said Kansas State University had received approval and funding to tear down the gymnasium portion of Ahearn Fieldhouse. Charney said, if this were not State property, it would be preserved because of its representation of art deco style. Charney said he was impressed by the quality of the space and he could only find one other example of a university fieldhouse in art deco. Charney said the fieldhouse offers insight to the evolution of architectural style at the University. Charney said the University of Kansas has six campus buildings on the national register, but Kansas State only had two. Charney said KU also has two historic districts. Charney said the Board should encourage the City and/or University to visually document the building, if it could not be preserved.

Anderson said the Board could write a resolution mirroring Charney's statement.

Wood asked if the natatorium was also significant and worth documenting; Charney said he did not know. Anderson said he believed a letter from the Board would carry weight. Wood asked if

there was a K-State department on the topic; Charney said he was not sure, beyond facilities. Wood said she found the unique nature of the building very impactful.

Charney said Ahearn was, other than the Student Union, the most important building to the Manhattan community. Chmiel said Charney should send any letter drafts to staff so that business would not be conducted over email.

Charney said the architect of the Beach Museum drew from adjacent structures to inspire the building and, had these adjacent structures been destroyed, investigation of that process would not be possible. Fisher said there had been community efforts to preserve structures on K-State's campus, but these efforts had not been successful.

Chmiel said, were the board to approve a letter, the Chair would sign it.

4. MINOR REVIEW UPDATES

- 4.1. 315 Poyntz Interior Remodel Building Permit. Chmiel said this was a non-contributing building on the 200 block of Poyntz, indented to be converted to a salon type use.
- 4.2. 407 Poyntz Avenue Sign Permit. Chmiel said this was a pedestrian sign permit. Charney asked if this sign was already up; Chmiel said he believed so.
- 4.3. 217 S Poyntz Avenue. Chmiel said this was also pedestrian sign permit. Charney said that he really liked the overhanging blade signs and felt that they contributed to district character.

5. WORK SESSION

- 5.1. Staff Updates/Announcements. Chmiel said CIP requests would be finalized at the February meeting and the February meeting would also include the 2022 Historic Preservation Report.
- 5.2. Board Updates/Announcements. Charney said the Yuma Street historic district was approved for the national register. Anderson said Wichita had generated over \$800 million of private investment over 12 years and that Salina had generated over \$250 million.

6. FUTURE AGENDA ITEMS

- 6.1. February: CIP Requests Finalized.
- 6.2. February: 2022 Historic Preservation Report.
- 6.3. Opportunity for discussion of including future agenda items.

7. ADJOURNMENT

Meeting adjourned at 5:35.