

# Manhattan Historic Preservation Plan



*Adopted XX/XX/2025*



07/21/2025 DRAFT



# Acknowledgments

This plan was created through the recommendations, support, feedback and local knowledge of community members, organizations, educational institutions, professionals and preservation-focused residents. Thanks to all that have participated, contributed and shaped this planning effort.

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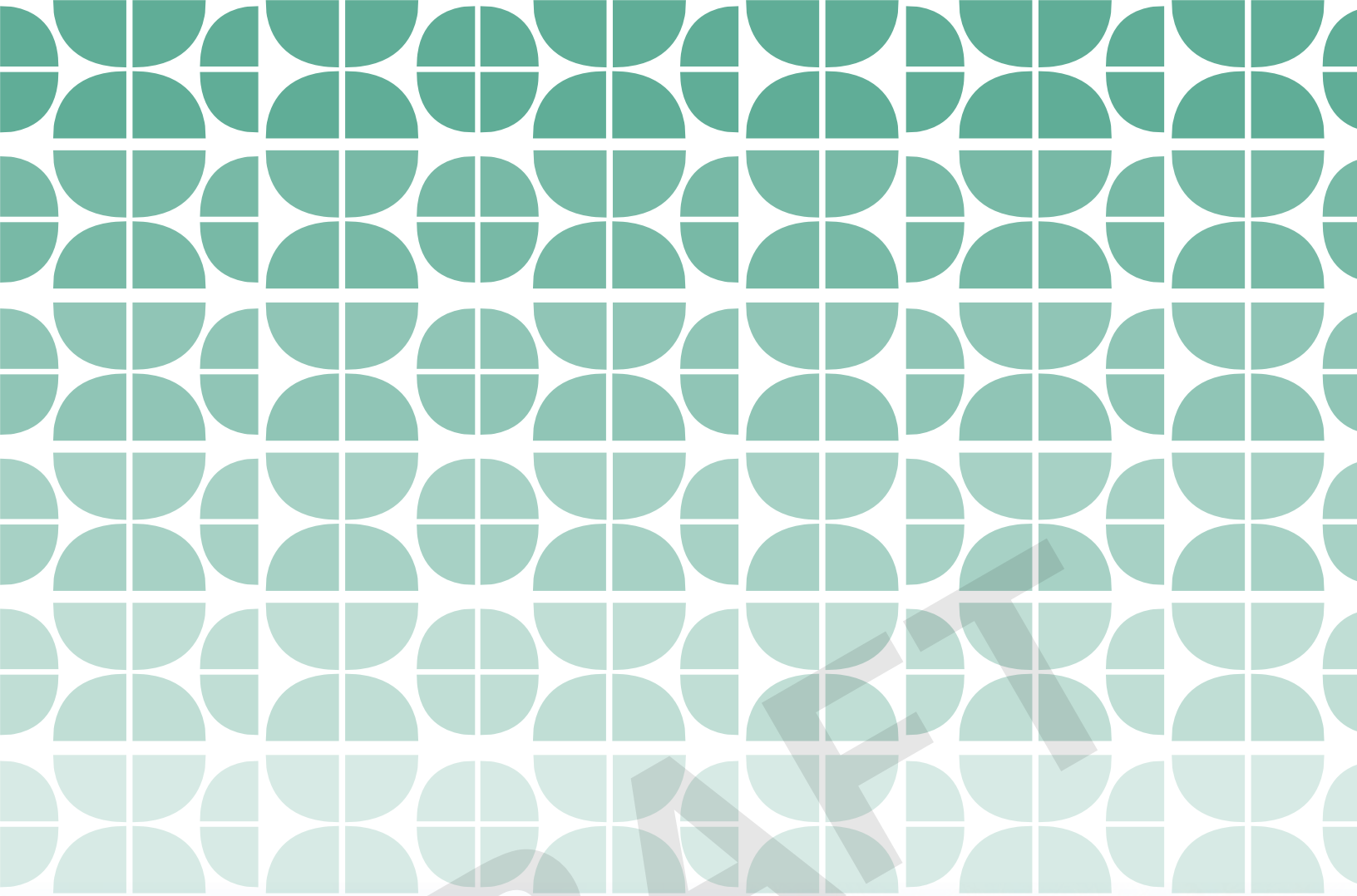
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English and Counseling Services Building,  
Kansas State University





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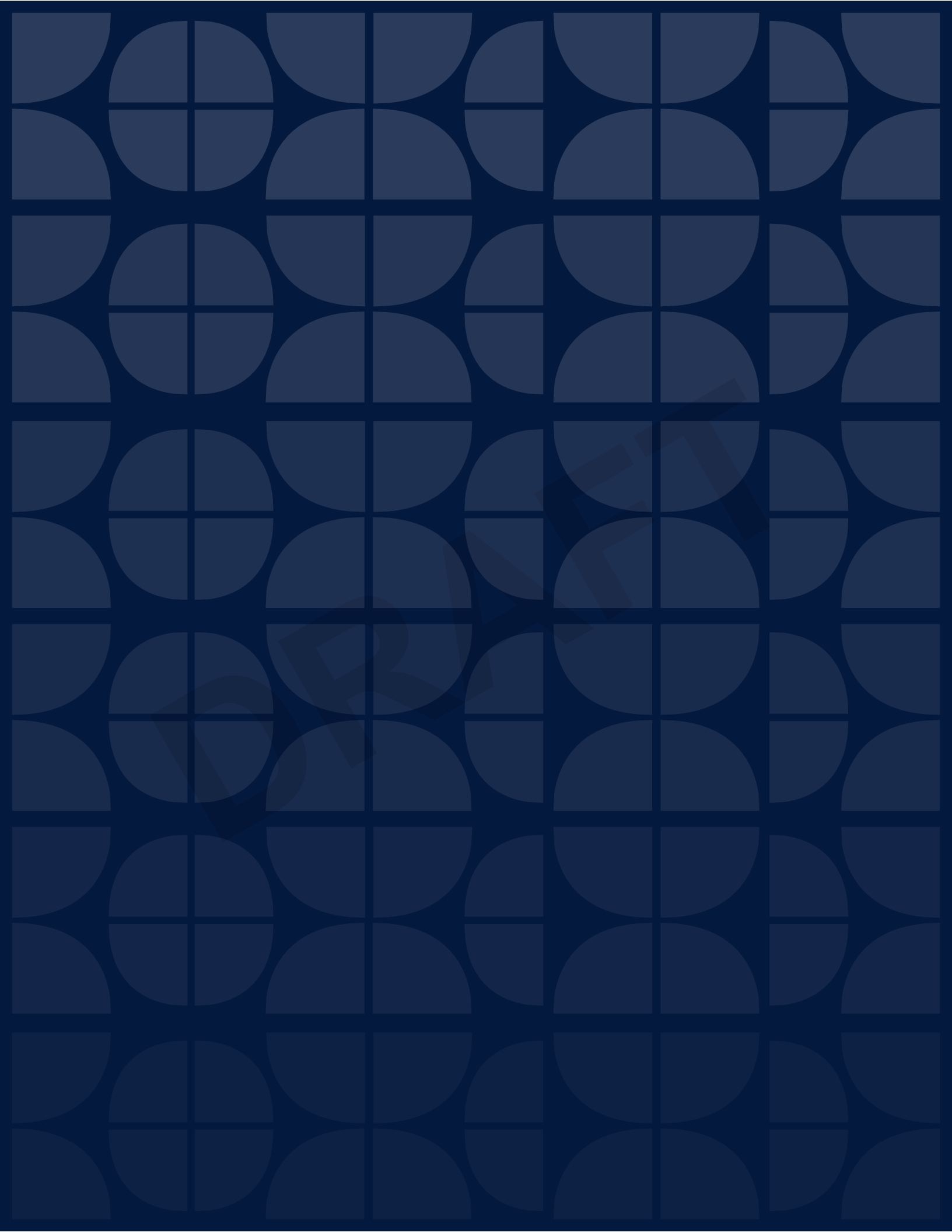
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Ahearn Gymnasium , Kansas State University  
Photo courtesy of Mick Charney

# INTRODUCTION

Manhattan, Kansas, boasts a rich architectural and cultural heritage – a heritage deeply rooted in the rolling Flint Hills landscape, the presence of the Kaw Native Americans established at Blue Earth Village, its agricultural beginnings, and its association with Kansas State University, the nation's first land-grant college. Founded in 1855 as a Free-State town by settlers from the New England Emigrant Aid Company, Manhattan grew and developed in the decades ahead as a center for commercial trade, farming, government, and higher education. Along the way, downtown Manhattan, surrounding neighborhoods, the Kansas State University campus, and Aggieville – the university's unique campus town, commercial district – would all evolve with an eclectic mix of well-designed and scaled architecture and property types that make Manhattan a quintessential midwestern American city.

Today, Manhattan's built heritage is reflected in its numerous landmark buildings and historic districts, ranging from the various Italianate, Victorian, and Classical Revival commercial buildings that line Poyntz Avenue in downtown Manhattan – with the striking Richardsonian Romanesque Riley County Courthouse as its centerpiece – to the Lee Elementary School Historic District, a neighborhood constructed during the 1950s and 60s, a symbol of the city's Post World War II housing development. The Yuma Street Historic District, centered around its historic religious buildings and the Douglass School, tells the story of how such institutions were integral to the lives of the city's African American community during the years of segregation. As Manhattan prospered during the early 1900s, with the growth of Kansas State University and local industries, the Houston Pierre neighborhood became a desirable, attractive neighborhood of Late Victorian and 20th-century Period Revival homes for Manhattan's expanding professional classes, including affluent businessmen, attorneys, and university faculty. The neighborhood was listed in the National Register of Historic Places in 2008.

## Past Preservation Efforts and Future Preservation Efforts

Historic preservation – essentially, the conservation and stewardship of buildings, sites, and places with architectural, historical, and cultural significance – is a relatively recent endeavor for the Manhattan community. While the first Manhattan property to be listed in the National Register of Historic Places occurred in 1971 with the Goodnow House (Goodnow House State Historic Site), five years after the creation of the National Register under the National Historic Preservation Act of 1966, the active documentation and recognition of Manhattan's historic resources would not occur until the late 1990s when the City of Manhattan and revised its Historic Preservation Ordinance, establishing the Historic Resources Board to guide local preservation efforts. By 2013, Manhattan had become a Kansas Certified Local Government, which offered new opportunities to access technical assistance and grant funding from the Kansas State Historic Preservation Office (KSHP) to pursue local initiatives in identifying and designating properties significant to Manhattan and Kansas history. This, in turn, led to several historic resource surveys and inventory projects, resulting in the National Register listings of downtown Manhattan (2007), Houston and Pierre Streets (2009), Wolf House (2018), and Yuma Street (2022). There are also thirty-nine (39) individual properties listed either in the National Register of Historic Places, the Register of Kansas Historic Places, or the City of Manhattan Register of Historic Places. These efforts represent substantial preservation accomplishments.

Today, the City of Manhattan Historic Resources Board consists of seven members, including preservation and history professionals, as well as laypeople, who bring their expertise and perspectives to fulfill its responsibilities in maintaining a municipal historic preservation program. However, preservation activity in Manhattan involves more than just the work of the Historic Resources Board – it also includes the participation of various nonprofit organizations, developers and investors, preservation advocates,

and Manhattan residents. Downtown Manhattan, Inc., for instance, has been working diligently for the preservation-based revitalization of the downtown district since the 1960s. The Riley County Historical Society and the Manhattan-Riley County Preservation Alliance promote local history and advocate for the preservation of important buildings and places. Local developers and investors have also been essential to the reuse and adaptation of historic buildings, especially in the downtown, where storefronts and upper-stories are home to new retail, office, and residential living units – making downtown Manhattan a vibrant economic and social center.

However, in light of preservation successes, there are both preservation challenges and opportunities. As a city that is primarily built out and facing various environmental and infrastructure constraints in its outward growth, accommodating new development to meet future housing and employment needs, and how that development impacts historic resources in Manhattan, is a critical concern. Maintaining the integrity of design, scale, and feel of traditional neighborhoods is important to Manhattan residents, and finding ways to integrate new development in more compatible ways is a key pursuit. Preservation advocates also believe that more outreach and education about the benefits of preservation can help nurture and support a strong constituency for historic preservation. Above all, what historic resources and places are worthy of conservation and protection, and what roles does historic preservation play to advance the economic, social, and environmental well-being of Manhattan into the future, are key objectives of this Historic Preservation Plan.

## Manhattan's Historic Preservation Plan

After more than 50 years of active preservation efforts in Manhattan, the City and the Historic Resources Board are pursuing the creation of the community's first Historic Preservation Plan. While communities typically undertake preservation planning at the outset of their local preservation

efforts, especially in guiding survey and inventory activities, this Historic Preservation Plan will be essential in continuing to build and maintain the City's preservation program. In other words, the Preservation Plan will outline the "next frontier" of preservation work – essentially, what historic and cultural resources merit preservation and stewardship in light of the city's social and economic needs. It will also serve as a guide for the Historic Resources Board, preservation partners, developers, and property owners on the preservation actions necessary for investing in and sustaining Manhattan's heritage into the future.

### Manhattan Certified Local Government

Created in 1980 by the U.S. Congress as an amendment to the National Historic Preservation Act of 1966, the Certified Local Government Program (CLG), administered by the National Park Service in partnership with the Kansas SHPO, supports local communities in their efforts to build vital and effective historic preservation programs. The CLG program offers technical assistance, grants, and opportunities to participate in state and federal preservation initiatives. To become a CLG, a community must meet several requirements, including the adoption of a historic preservation ordinance, maintain an ongoing historic resource survey and inventory program, facilitate public participation in the local preservation activities, and follow any additional requirements as part of Kansas SHPO procedures.

Manhattan has been a beneficiary of several CLG grants since being designated a CLG in 2002, receiving over \$100,500 in grant money from the Kansas SHPO. The City and its Historic Resources Board have used CLG monies to conduct architectural surveys and to help underwrite the preparation of this Historic Preservation Plan.

## Key Preservation Plan Objectives

The Manhattan Historic Preservation Plan intends to meet the following objectives:

**ADVANCE** preservation-based economic initiatives that support adaptive use and investment in Manhattan's downtown, Aggieville, and traditional neighborhoods.

**DETERMINE** potential adaptive use opportunities that help address housing, business development, and job creation needs.

**ENCOURAGE** and **INCENTIVIZE** the landmark designation of properties and districts.

**ENGAGE** and **MOTIVATE** property owners, key stakeholders, and new audiences to participate in the local preservation program.

**EXPLORE** tools and mechanisms for promoting compatible infill and development design in and adjacent to historic districts.

**IDENTIFY** areas and property types in Manhattan yet to be surveyed and documented.

**MAINTAIN** an ongoing preservation education and public relations programs that promote the benefits of historic preservation.

**MONITOR** and **EVALUATE** Historic Preservation Plan implementation.

**PREPARE** disaster mitigation and resilience strategies for Manhattan's historic resources.

**REVIEW** planning and zoning policies to ensure they align with and advance community preservation goals.

## Planning Process

The Manhattan Historic Preservation Plan outlines a comprehensive long-term vision and action plan for sustaining an effective community historic preservation program, led and coordinated by the City of Manhattan in collaboration with preservation stakeholders and partners. This Preservation Plan is the result of a year-long planning process and engagement with those partners and stakeholders, including property owners, preservation and history-related organizations, advocates, economic development entities, Kansas State University, religious institutions, government agencies, and civic groups. Stakeholder conversations provided information and perspectives on the critical preservation issues that matter to them, as well as insights on historic and cultural resources that merit preservation and long-term stewardship. These conversations, along with the assessment and evaluation of past and current preservation initiatives, provided the background for understanding key issues and creating realistic goals and strategies.

Preparation of the Historic Preservation Plan commenced in September 2024 with an assessment and information-gathering phase, which included reviewing available survey inventories and National Register nominations, conducting fieldwork, mapping historic resources, and engaging stakeholders through a series of focus group discussions in late December. In March 2025, the City of Manhattan and the Historic Resources Board held a community open house to present background data and trends regarding the local historic preservation program, its past accomplishments, and impacts on community development. Following the open house in April, the City released a survey questionnaire to the broader public to collect additional feedback on which historic and cultural resources are worthy of preservation, which are threatened, and what the preservation priorities should be for the Historic Resources Board and the community going forward.

Working with the results of the preservation program assessment and community engagement activities, the City of Manhattan, its Historic Resources Board, and the Manhattan community and preservation stakeholders collaborated to

identify preservation planning goals and strategies as a framework for both short-term and long-term actions. A key aim of this Historic Preservation Plan is to build and sustain an effective, community-driven local historic preservation program. Such a program must identify and protect heritage resources of significance to the Manhattan community, offer incentives and benefits that encourage investment and stewardship in historic properties, and engage and educate residents on Manhattan's history and its built environment. The Historic Preservation Plan also aims to integrate the preservation of buildings and places into community and economic development processes, thereby enhancing civic identity, economic vitality, and local quality of life.

## Plan Implementation and Support

Active stewardship of the Manhattan Historic Preservation Plan ensures it remains relevant and purposeful, guiding the community in its pursuit of building a successful and sustainable preservation program. The Preservation Plan has two dimensions regarding its implementation. First and foremost, the Preservation Plan serves as a work plan for the Historic Resources Board, outlining both short-term and long-term actions centered on its survey and landmark and district designation activities, as well as its administrative and decision-making roles in design review. It may also guide the Board's educational and outreach efforts. Secondly, the Preservation Plan offers opportunities to leverage local expertise and resources in forging broader partnerships between the Board and other stakeholder groups, thereby facilitating heritage stewardship across the community. More succinctly, the Preservation Plan includes projects and initiatives that invite participation from property owners and investors, nonprofit organizations, institutions, civic groups, and preservation advocates.

The Manhattan Historic Preservation Plan provides preservation planning strategies with specific implementation actions, many of which have discrete timelines for completion, while others will require ongoing administration and management. The Historic Resources Board should review the Preservation Plan annually and incorporate priority actions as part of the Commission's future work

plans. City staff should also identify Preservation Plan actions that are more specifically related to the work of other municipal departments. Lastly, the Board and City staff should prepare and deliver updates on Preservation Plan achievements in its annual reports to the City Commission.



Rock-A-Belly Deli, 718 Manhattan Ave

## How Does Historic Preservation Happen in Manhattan?

Historic preservation is the conservation and management of local heritage – the buildings, objects, sites, and structures that possess architectural, historical, and cultural value to communities. Historic preservation involves multifaceted processes for identifying historic and cultural resources, researching and evaluating their significance, designating them as landmarks or districts, and managing change to ensure their tangible and intangible attributes remain for future generations. It also involves different government agencies, nonprofit organizations, private sector entities, and community residents in the participation in local preservation programs.

Historic preservation happens at the federal level through various National Park Service programs, including the National Register of Historic Places, one of the nation's most distinguishable and visible preservation programs. The National Register recognizes buildings and places of local, state, and national significance. Other National Park Service preservation initiatives include the Federal Historic Preservation Tax Credit, which offers a tax incentive for the substantial rehabilitation of income-producing historic properties, and the Certified Local Government Program, a technical assistance and grants-in-aid program for local communities committed to maintaining local preservation efforts. The National Park Service, an agency of the U.S. Department of the Interior, is the lead federal agency for historic preservation, serving as part of its mission to protect and preserve U.S. history and culture.

### Federal Level

Historic preservation happens at the state level through the Kansas State Historic Preservation Office (SHPO) housed within the Kansas Historical Society, a state agency. The Kansas SHPO assists the National Park Service with the administration of the National Register of Historic Places and the Certified Local Governments Program in the state, as well as other programming related to archaeology, historical markers, and the Kansas State Historic Rehabilitation Tax Credit. The Kansas SHPO also manages a statewide historic and cultural resources survey and inventory program, accessible through an online database. The Kansas Historic Preservation Act (K.S.A. 75-2715-75-2725) establishes the Register of Historic Kansas Places – the state's official list of buildings, sites, and places significant to Kansas history.

### State Level

Historic preservation happens at the local level through the City of Manhattan's Historic Resources Board (HRB), which can designate Local Landmarks and Historic Districts under the City's Development Code. As a designated Certified Local Government, the HRB can conduct periodic surveys of neighborhoods and places in Manhattan as well as design reviews for alterations and new construction for Local Landmarks and designated Local Historic Districts, as well as buildings and districts listed in both the National Register and Register of Historic Kansas Places. At the local level, various civic and nonprofit organizations, such as the Riley County Historical Society, the Manhattan-Riley County Preservation Alliance, and Downtown Manhattan, Inc., play essential roles in facilitating advocacy efforts and investments in historic properties.

### Local Level

## Preservation Benefits

Historic preservation plays a key role in Manhattan's identity, quality of life, and environment. Supporting preservation programs and facilitating investments in historic properties across Manhattan will help maintain and promote heritage resources as important urban design and economic assets while uplifting the various told and untold stories of Manhattan's history. Historic preservation is an effective tool for land use and community design, providing diverse benefits for Manhattan residents and fostering a well-rounded community that embraces its history while looking to its future.



**Economic Benefits.** The reuse and maintenance of historic buildings have numerous proven economic benefits, including increasing the value of real estate and revitalizing traditional neighborhoods and downtown areas. Adaptive reuse and building rehabilitation enable the re-purposing of spaces, leading to the creation of new housing units, jobs, and uses that address community needs. Incentives and financing programs can help bridge the funding gaps for adaptive use and preservation projects. For example, the federal government, through the National Park Service, offers many grants to support these projects.



**Heritage Tourism.** Heritage tourism encourages travelers to visit sites and places where they can experience the stories of the past. Tourists who seek out heritage sites often stay longer and spend more money than other tourists. These tourism dollars help stimulate investment and employment in hotels, restaurants, retail stores, and in the historic sites and attractions themselves.



**Quality of Life.** Historic places contribute significantly to a city's visual design character and sense of place. They help create walkable environments, foster social interactions and civic pride, and address key social issues, such as affordable housing. Historic places can also serve as backdrops for educational opportunities, offering communities the chance to learn about their history.



**Sustainability and Environment.** The preservation and reuse of historic buildings help conserve materials, reduce environmental impacts, and minimize the need for new building materials and energy. Historic buildings are adaptable and can address changing needs through modifications rather than building new ones. This is significant as one-third of all landfill waste is from the demolition of buildings.



**Storytelling.** Historic buildings help convey the experiences, cultural values, and stories of the past. This form of storytelling enables communities to develop a sense of self, bridge generations, and empower people to preserve the cultural heritage that matters to them. Storytelling is essential in the preservation of historic resources, helping the community become more invested and involved in the places where they live, learn, and enjoy.



**Well-Being.** In recent years, scientists and sociologists have been studying the effects that historic places have on personal well-being. Landmarks and historic places help connect people to a collective memory, evoke feelings of nostalgia and pride, and provide comfort, warmth, and security in well-designed environments. They offer stability in a rapidly changing world.

# Manhattan's Historic Preservation History

Throughout Manhattan's history, numerous noteworthy events and preservation milestones have occurred. The following timeline demonstrates these milestones and other key points in Manhattan's history.



**1825** - The Kanza Nation settles near the confluence of the Kansas and Big Blue rivers, centered around the Blue Earth Village, located east of Manhattan along the Kansas and Blue Rivers.



**1854** - President Franklin Pierce signed the Kansas-Nebraska Act into law, creating the Territory of Kansas. George Park founded the town of Poleska, located along the Kansas River. Samuel Houston founded the town of Canton, just below Bluemont Hill.



**1855** - Isaac Goodnow and abolitionists settle between the Kansas and Blue Rivers. Poleska, Canton, and Goodnow's settlement was consolidated and renamed to the Town of Boston. Steamboat Hartford (Cincinnati and Kansas Land Co.) stuck near the town of Boston, and joins settlement efforts.



**1856** - The Town of Boston was renamed as Manhattan, through the Boston Association of Kansas agreement. Riley County is organized, and the border of Riley and Pottawatomie Counties established along the Blue River.



**1857** - Manhattan incorporated and elects its first government officials.



**1858** - Manhattan becomes the seat of Riley County. Governor James Denver charts Bluemont Central College, affiliated with the Methodist Church.



**1860** - Bluemont Central College opens.



**1861** - State of Kansas enters the Union with the boundaries proposed under the Wyandotte Constitution, also establishing "Little Kansas."



**1863** - Kansas State University established through Morrill Act of 1862, granting land to states to establish colleges that specialize in agriculture and the mechanic arts.



**1866** - Union Pacific Railroad constructs its first Manhattan depot; the Kansas Pacific Railroad completes its line up to the Blue River along the east bank.



**1903** - Manhattan floods from the Kansas River, causing significant damage and destruction. City Hall and Fire Station open at 3rd and Humboldt Streets.

**1903** - President Theodore Roosevelt visits Manhattan and delivers a speech on Kansas prosperity.

**1904** - Andrew Carnegie awards \$10,000 for the construction of a new library.

**1902** - Second Union Pacific Depot constructed.



**1899** - Kansas State College students establish a commercial area for student shopping needs. This area would later be called Aggieville after the former college mascot, the "Aggies."

**1887** - The Great Drought of Kansas impacts Manhattan.

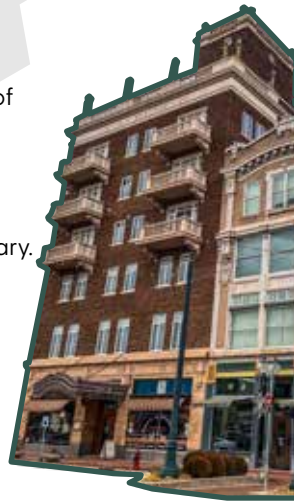
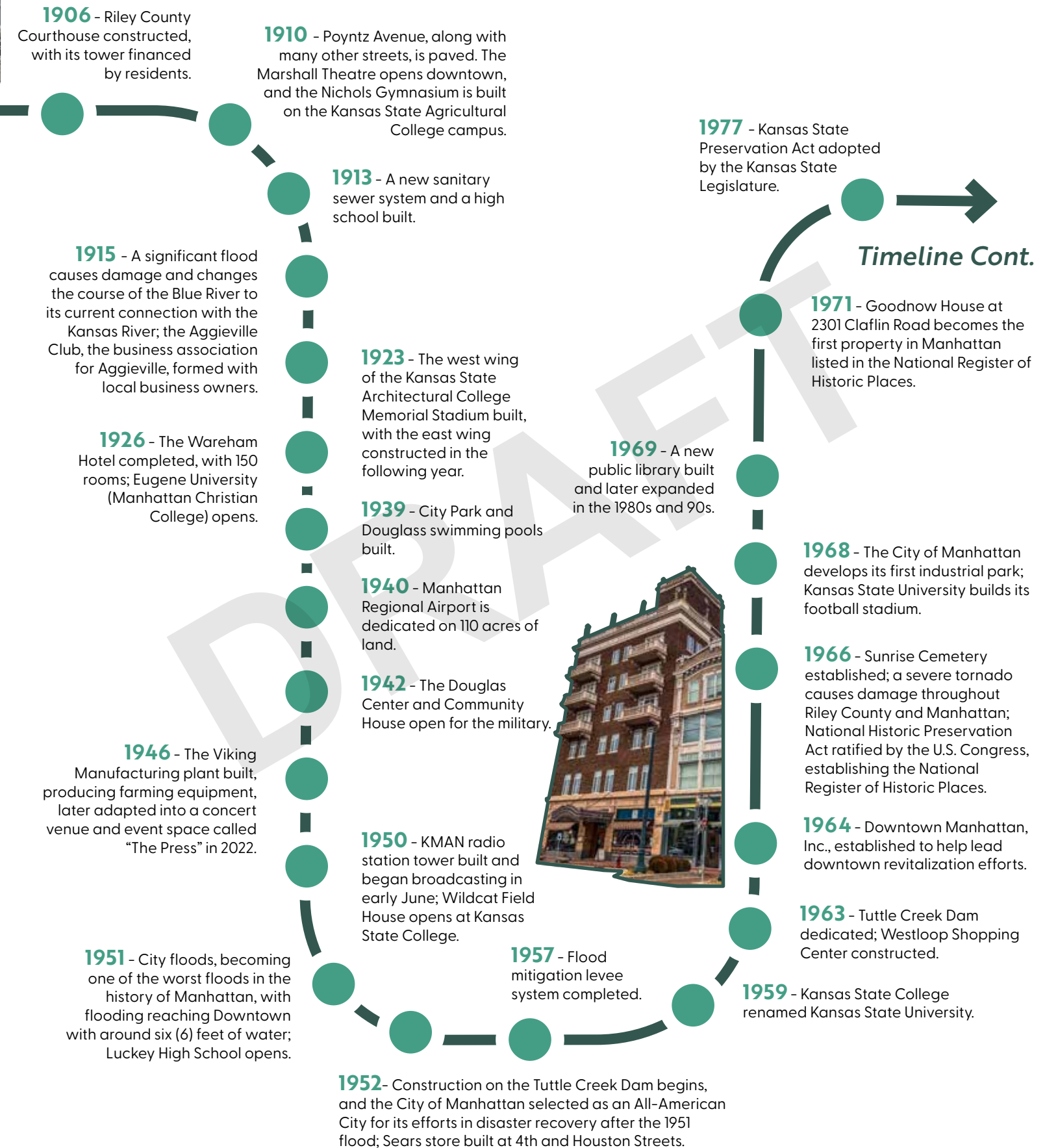
**1880** - Manhattan becomes a Second-Class City as its population surpasses 2,000.

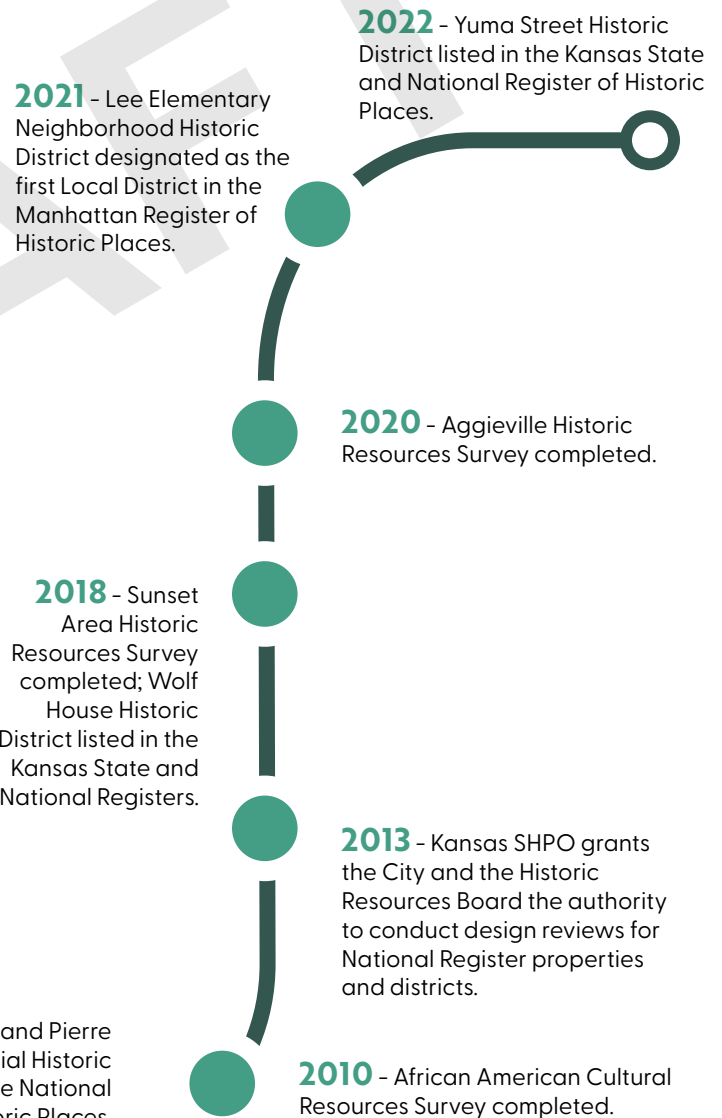
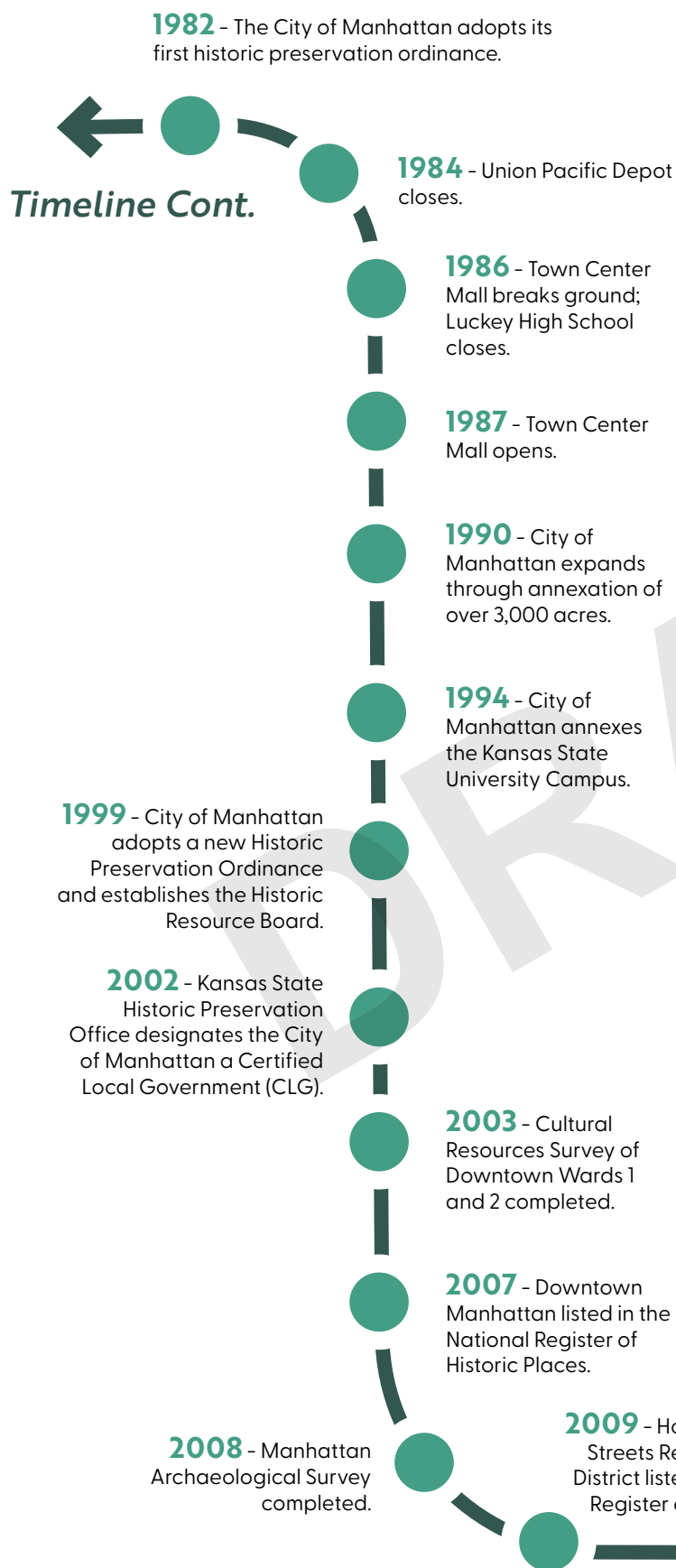
**1875** - Kansas State Agricultural College moved into Manhattan.

**1879** - Kansas Legislature enacts legislation recognizing the Historical Society as "the trustee of the state" to maintain the state's history.

**1875** - Kansas Historical Society established by the Kansas Editors' and Publishers' Association.

**1871** - Bridges over the Big Blue and Kansas Rivers completed.





"Peace Offering on the Blue" Monument, 4th and Bluemont Roundabout





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Danforth Chapel, Kansas State University  
Photo courtesy of Mick Charney

# MANHATTAN HISTORIC PRESERVATION PLAN

Manhattan has made significant strides over the last twenty-five years to develop a local preservation program that identifies and recognizes its vast range of resources. It has conducted numerous surveys and nominated buildings, neighborhoods, and places as landmarks and historic districts. And many more properties are potentially eligible for such recognition. This is a significant accomplishment for the City of Manhattan and its many preservation partners. However, preservation endeavors in Manhattan are not a relatively recent phenomenon. They date back to the 1960s, when the first efforts to preserve and revitalize the downtown district were undertaken. In that light, Manhattan has had a long-standing ethic and understanding of the benefits that historic preservation can offer to the community. This Historic Preservation Plan builds on a strong foundation.

However, preservation challenges will remain in the years ahead. While initiatives to document and register properties and places will continue, efforts that facilitate historic preservation and help sustain a more vibrant city with a thriving downtown and high-quality neighborhoods should also continue. This may require careful and thoughtful approaches to the stewardship of places – even those places experiencing change – and the adoption of tools and practices that support preservation, quality development, and long-term economic vitality.

Beyond the tools and best practices also lies the need to build strong partnerships and to involve the broader Manhattan community in the preservation program. Conscientious efforts to engage a spectrum of stakeholders, including property and business owners, neighborhood groups, economic development entities, religious and cultural organizations, developers, investors, and Kansas State University, will help build a broad constituency for preservation action and an inclusive, community-driven preservation program.

The Manhattan community has adopted a set of values it considers vital in building a preservation ethic for the future:

## **Historic places help define Manhattan's identity.**

Manhattan's downtown district, Aggieville, its historic neighborhoods, the campus of Kansas State University, and its numerous landmarks and historic sites collectively contribute to the city's visual identity and character. Preserving such heritage assets contributes to Manhattan's urban design and fosters quality built environments.

1. **Historic preservation meets the community's needs.** Historic buildings and places contribute to the economic and social vibrancy of Manhattan. The local preservation program will seek opportunities where historic buildings help sustain the city's vitality, while finding ways to adapt and utilize its historic resources to best meet the community's needs.
2. **A well-integrated local historic preservation program.** The Manhattan community will continue to identify and inventory its historic and cultural heritage, recognize its value, and integrate strategies in planning efforts to ensure the long-term stewardship and protection of that heritage.
3. **Historic preservation is key to achieving community sustainability.** Landmark buildings represent the embodied energy used in their construction. Therefore, preservation conserves that energy, reduces the environmental impact of demolition and loss, and creates opportunities for their adaptation and reuse, serving as a key component to a community's energy conservation and sustainability efforts.

4. **Manhattan’s preservation program guides the stewardship of historic resources.**

The local preservation program provides information, resources, and outreach to the community to build awareness of preservation’s benefits and facilitate best practices in the stewardship of historic properties. Engaging the community in understanding the significance of buildings and places also supports increased association and appreciation of Manhattan’s past.

5. **Accessibility is critical to building community support for preservation.**

Property owners, investors, and Manhattan residents are encouraged to participate in the local preservation program, whether through the City of Manhattan and the Historic District Commission or its preservation partners, advocacy groups, and other government entities and agencies. The goal is to have a transparent, meaningful program that provides a variety of opportunities for Manhattan stakeholders to participate.

6. **Preservation in Manhattan recognizes a diverse heritage.**

The Manhattan preservation community values the diverse dimensions of local history – the different people who settled in the city, invested in and built its neighborhoods and shopping districts, and contributed to its cultural life. Preservation advocates and residents alike embrace the opportunities to tell a more complete story of Manhattan’s past.

7. **A network of preservation advocates advances preservation.**

A community-driven historic preservation program requires partnerships and collaborations between different groups and advocates. It must also strive to work and align with non-traditional partners, such as stakeholders and entities with related interests that may not have traditionally participated in local preservation activities but can help advance preservation actions.

## How this Historic Preservation Plan is Organized

As stated in the introduction to this document, the Historic Preservation Plan outlines the “next frontier” of preservation work – identifying which historic and cultural resources are worthy of preservation and what policies and initiatives should be enacted and pursued to enhance and facilitate preservation activities. Many groups and advocates already participate in local preservation beyond the City and/or its Historic Resources Board. Therefore, several of this Plan’s proposed actions and policies will be led by the City and Historic Resources Board, while others will require partnerships and collaborations with different preservation partners and organizations. In some cases, preservation partners may take the lead in implementing these initiatives.

The Plan is organized around four (4) strategic components:

- **Strategy 1: Documentation and Registration.** The survey and recognition of properties with cultural or historic significance.
- **Strategy 2: Stewardship and Management.** The specific mechanisms for fostering stewardship and protecting historic properties.
- **Strategy 3: Incentives and Benefits.** Programs that assist property owners and support preservation.
- **Strategy 4: Administration and Education.** The tools to enhance administration, build awareness, and strengthen skills to support preservation in Manhattan.

# STRATEGY 1: DOCUMENTATION AND REGISTRATION

Manhattan has already completed numerous surveys that have led to landmark and historic district designations as well as a broader understanding of the range of significant historic resources that exist in Manhattan. The City, its Historic Resources Board, and preservation partners should continue to survey historic properties and compile an inventory that identifies Manhattan's potential landmarks and districts. Survey projects provide valuable background information for the stewardship and preservation of historic properties, including the design review decisions of the Historic Resources Board. Such information can also be used for creating walking tours, interpretive programming, and heritage tourism initiatives.

**Goal 1:** Promote the understanding of Manhattan's heritage and the preservation of significant historic and cultural resources.

**Policy 1.1:** Support ongoing surveys and documentation projects that identify significant historic properties and places throughout Manhattan.

The Historic Resources Board has pursued a vigorous program of survey work in recent years, resulting in the recognition of landmarks and districts throughout the community. These efforts should continue to build a comprehensive inventory of significant properties and places.

## ***Initiative 1.1.1: Prioritize areas for future surveys in Manhattan.***

The Historic Resources Board has developed and follows a Strategic Historic Survey Plan, outlining future survey efforts that focus principally on documenting the remaining original platted wards and listed National Register districts. These initiatives will be necessary to understand what significant historic resources exist in these areas, whether they may be eligible for the National Register under existing Multiple Property Documentation, or whether eligible districts may be present. However, other neighborhoods and areas could be included in the Survey Plan, such as those further to the west and north that were developed between the 1950s and the 1970s, with resources over 50 years old and of emerging importance.

Survey area priorities may include:

- **West City Park - South Poyntz Historic Survey.** This neighborhood, bounded by Anderson, Dennison, and Poyntz Avenues, as well as 10th, 18th, and Pierre Streets, comprises resources constructed between the late 19th and mid-20th centuries.
- **Ward 6 and Westwood Historic Survey.** Ward 6 is the westernmost ward in Manhattan's original plat. Ward 6 and the Westwood neighborhoods were developed primarily between the early 20th and mid-20th century and consist of a range of historic resources and architectural styles from Craftsman to Ranch and Post-War homes. The survey area boundaries would include Anderson, Sunset, and Dennison Avenues, 18th Street, Westwood Road, and Fort. Riley Boulevard.
- **Lee Elementary Neighborhood Historic Survey.** Bounded by the north edge of Sunset Cemetery, Sunset Avenue, College Heights Road, and Wildcat Ridge on its western edge, the neighborhood that developed around Lee Elementary School consists mainly of post-World War II single-family Ranch dwellings.

- **Strong Neighborhood Historic Survey.** The neighborhood that developed around the Henry and Elenora Strong House at 1916 Beck Street features mostly single-family Minimal Traditional and Ranch homes constructed during the 1950s and 1960s. The survey area boundaries would include Casement and Allen Roads, as well as Tuttle Creek Boulevard.

The Historic Resources Board should conduct future surveys at an intensive level to provide sufficient information for design review needs and the overall treatment approach for properties. Surveys should identify critical and significant architectural features where a higher sensitivity in design review may be acceptable, while non-contributing additions, for instance, may allow for greater flexibility.

***Initiative 1.1.2: Consider context research initiatives that provide in-depth insights into local history.***

Past surveys, National Register nominations, and Multiple Property Documentations have provided background histories to understand the architectural and historical importance of historic resources in Manhattan. However, there are opportunities to explore themes more intensively to garner a deeper understanding and appreciation of the people, events, and cultural forces that shaped Manhattan's neighborhoods and places. This, in turn, may lead to identifying buildings and resources that may have more historic and cultural relevance than just architectural. Such research can inform and enrich several related preservation activities, including historical tours and interpretive programming.

Additional historic context research topics may include:

- Agricultural Roots and Farming
- Ethnic, African American, and Latino Groups
- Impact of Fort Riley on Manhattan's Growth and Development
- Railroads and Manhattan Industries
- Religious Institutions
- The First Peoples of Manhattan
- The Ranch House, Developers, Post War Housing in Manhattan
- Women and LGBTQ+ Community

**Policy 1.2:** Make survey information available to the public using GIS and other digital technologies.

The Kansas Historic Resources Inventory, maintained by the Kansas SHPO, already provides accessible survey data through its website. Providing such information through local GIS and other channels can help integrate survey data with other publicly available property information.

***Initiative 1.2.1: Incorporate and enhance survey information accessibility within the City of Manhattan website and the Riley County Geographic Information System.***

The City of Manhattan currently hosts a website page that summarizes current and past survey and documentation efforts, as well as a visual StoryMap that provides a tour of the community's designated historic properties. While the website offers ready access to survey reports, an enhanced StoryMap could include the results from the surveys, such as buildings eligible for listing in the National Register of Historic Places. It could also incorporate designated historic districts and their contributing and non-contributing resources. In addition to the City's website serving as a portal for survey information, the Riley County Geographic Information System, already a robust database of property information, can also serve as a channel for accessing survey data. The objective is to fully integrate the historic property inventory within all available GIS and digital technologies, so that this information is easily accessible to the City of Manhattan, its Historic Resources Board, and the public.

**Policy 1.3:** Foster the recognition and registration of historic properties.

Surveys help identify architecturally, culturally, and historically significant properties. Such properties comprise an inventory of resources worthy of future recognition and preservation.

***Initiative 1.3.1: Maintain a significant historic property inventory.***

Past surveys have identified a range of historic resources eligible for the National Register of Historic Places and the Register of Kansas Historic Places, with many already designated as landmarks and districts as part of nominations and Multiple Property Documentations. The remaining properties not already nominated and registered constitute the community's significant properties list. The list should serve as a resource for both the Historic Resources Board, property owners, and the public in prioritizing recognition and preservation efforts. The Historic Resources Board shall update this list after the completion of survey projects or other initiatives that identify notable historic and cultural resources, and consult with the Kansas SHPO when necessary to confirm eligibility for the National or Kansas Registers.

## Significant Properties Inventory

The following are properties considered eligible for listing in the National Register of Historic Places:

- Acacia Fraternity House (2005 Hunting Avenue, Modern Movement, 1955)
- Ambrose U. Mussey House (612 Osage Street, Vernacular, 1879)
- Brownbilt Shoe Store (402 Poyntz Avenue, Modern Movement, 1908)
- Burliew-Cowan Funeral Home (1616 Poyntz Avenue, Modern Movement, 1959)
- Cardwell Hall-Kansas State University (Martin Luther King Jr. Drive, Modern Movement, 1963)
- Carlson Plaza Apartment Building (425 Pierre Street, Modern Movement, 1955)
- Charles Barnes House (517 Fremont Street, Vernacular, 1870)
- College Tailor/Royal Studio (1202 Moro Street, Commercial Style, 1920)
- Runyon, Damon, House (400 Osage Street, Vernacular, 1880)
- Derby Dining Center-Kansas State University (1324 Old Claflin Road, Modern Movement, 1962)
- Domestic Single Dwelling (326 Vattier Street, 1910)
- Domestic Single Dwelling (431 Pottawatomie Avenue, Italianate, 1870)
- English/Counseling Services Building-Kansas State University (1612 Steam Place, Modern Movement, 1958-59)
- Ford Hall-Kansas State University (1300 Old Claflin Road, Modern Movement, 1966)
- First Baptist Church (2121 Blue Hills Road, Modern Movement, 1966)
- First Christian Church (115 Courthouse Plaza, Modern Movement, 1908)
- First Lutheran Church (930 Poyntz Avenue, Modern Movement, 1963)
- First United Methodist Church School (121 North 6th Street, Modern Movement, Post 1955)
- Frank Wolf House-Wolf House Historic District (630 Fremont Street, National Folk, 1868)
- Goetsch-Irvine Auto Sales (221 North 4th Street, Modern Movement, 1945)
- Haymaker Hall-Kansas State University (1301 Claflin Road, Modern Movement, 1967)
- J.M. Vincent House (502 Osage Street, Vernacular, 1880)
- Kansas Farm Bureau Headquarters (2323 Anderson Avenue, Modern Movement, 1954)
- Lamplighter (Park Plaza) Apartments (422 North 11th Street, Modern Movement, 1960)
- Lyman House (401 Bluemont Avenue, Vernacular, 1903)
- Manhattan Country Club (1531 North 10th Street, Modern Movement, 1965)
- Manhattan Fire Training Center (2000 Denison Avenue, Modern Movement, 1985)
- Manhattan Junior High School Additions (901 Poyntz Avenue, Modern Movement, 1985)
- Manhattan Mutual Life Insurance/Carlson Agency (731 Poyntz Avenue, Modern Movement, 1957)
- Manhattan Public Library (629 Poyntz Avenue, Modern Movement, 1967)
- Manhattan U.S. Post Office (500 Leavenworth Street, Modern Movement, 1962)
- Mansfield House-Wolf House Historic District (508 North Juliette Street, National Folk, 1868)
- Miller Theater (613 North Manhattan Avenue, Commercial Style, 1926)
- Monseigneur Luckey High School (220 South Juliette Avenue, Modern Movement, 1951)
- Moore Building (1130 Moro Street, Commercial Style, 1913)

## Significant Properties Inventory Cont.

The following are properties considered eligible for listing in the National Register of Historic Places:

- Moore Hall-Kansas State University (1401 Claflin Road, Modern Movement, 1965)
- National Farm Loan Association and Production Credit Association (220 Humboldt Street, Modern Movement, 1960)
- New Masonic Temple (530 Poyntz Avenue, Neoclassical, 1920)
- Palace Drug Building (704 North Manhattan Avenue, Commercial Style, 1929)
- Presbyterian Campus Center (1021 Denson Avenue, Modern Movement, 1961)
- Riley County Ambulance Building (2011 Claflin Road, Modern Movement, 1980)
- Robinson Education Building (2031 Poyntz Avenue, Modern Movement, 1965)
- Seven Dolors Church Convent (731 Pierre Street, Modern Movement, 1958)
- Sophia Jarbeaux House (402 Bluemont Avenue, Vernacular, 1871)
- St. Luke's Lutheran Church (33 Sunset Avenue, Modern Movement, 1950)
- St. Luke's Lutheran Church-Education Building Addition (33 Sunset Avenue, Modern Movement, 1965)
- Sunset Cemetery Sexton's House (200 Leavenworth Street, 1910)
- Theodore Roosevelt Elementary School (1401 Houston Street, Commercial Style, 1922)
- Triangle Park (1399 Anderson Avenue, 1966)
- Umberger Hall-Kansas State University (1612 Claflin Road, Modern Movement, 1955)
- Vista Drive-In (1911 Tuttle Creek View, Modern Movement, 1977)
- Ward Hall - Kansas State University, (1200 Martin Luther King Jr. Drive, Modern, 1962)
- Wareham Building (1127 Moro Street, Commercial Style, 1926)
- Water Treatment Plant (1201 North 3rd Street, Modern Movement, 1970)
- West Hall - Kansas State University (1400 Old Claflin Road, Modern Movement, 1962)
- Woodrow Wilson Elementary School (312 North Juliette Street, Vernacular, 1923)

The following are properties considered eligible for the Register of Kansas Historic Places only:

- George M. Hammond House (300 North 11th Street, Queen Anne (1914)
- J.L. Johns Creamery Building (1201 Moro Street, Commercial Style, 1918)
- John Hessin House (519 North 11th Street, Queen Anne, 1886)
- Manhattan Catholic School (306 South Juliette Avenue, Modern Movement, 1958)
- St. Mary's Hospital (1100 Fremont Street, Late 19th and 20th Century Classical Revival, 1907)

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# STRATEGY 2: STEWARDSHIP AND MANAGEMENT

Management tools, including Manhattan's historic preservation code and other planning policies and practices, serve as a foundation for facilitating the effective stewardship of the city's historic and cultural resources. New approaches to local preservation planning and historic resource management can build on these existing practices to help promote quality neighborhoods, preservation-based economic development, and the preservation of Manhattan's architectural and cultural heritage. These approaches include preservation code updates, enhanced mechanisms to conserve traditional neighborhoods, and new tools to aid in design review and management of designated resources.

**Goal 2:** Foster heritage resource stewardship through preservation best practices and a functional and integrated City preservation program.

**Policy 2.1:** Adopt policies and tools for the preservation of archaeological resources.

Manhattan has numerous archaeological and cultural resources from past surveys and investigations that provide insights into the Native American period, to early European settlement, to Manhattan's growth and development as a center for agriculture, commerce, and education. Archaeological resources are a key element of Manhattan's heritage. These include sites ranging in age from approximately 6,000 years ago to less than 100 years old.

***Initiative 2.1.1: Maintain updated and current information on sensitive archaeological areas in Manhattan.***

In the planning for new development, past archaeological investigations in Manhattan have revealed the presence of sensitive archaeological sites. The City of Manhattan shall collaborate with the Kansas State Archaeologist and Kansas State University to continue archaeological investigations and to update and maintain the inventory as necessary. Due to the sensitive nature of archaeological investigations, such information must be kept confidential. Various federal laws, including the National Historic Preservation Act of 1966 and the Archaeological Resources Protection Act of 1979, consider archaeological resources private and confidential, and therefore not subject to public disclosure. The Kansas SHPO also makes such information public.

***Initiative 2.1.2: Prepare information resources on archaeological resources.***

Collaborate with the State Archaeologist, Kansas State University, and the Kansas SHPO on preparing brochures and pamphlets regarding local archaeological resources and their treatment and disposition when encountered during construction. Such information should incorporate available archaeology standards and practices from the Kansas SHPO.

**Policy 2.2:** Maintain up-to-date municipally adopted plans, development codes, and preservation management tools.

While adopted municipal plans and policies include many supportive historic preservation policies and mechanisms, the City should continue to refine and enhance the effectiveness of its preservation tools.

***Initiative 2.2.1: Update the Historic Preservation Ordinance within the Manhattan Development Code Historic Preservation***

Article 26-6, Division 26-9G, Section 26-9G-2 Historic Designation of the Manhattan Development Code could benefit from several technical updates to ensure its internal consistency and usefulness when advancing goals in historic property stewardship and preservation. These technical updates also encompass the Historic Resources Board's design review responsibilities.

These updates should include:

- Adding language that provides flexibility for the Historic Resources Board to adopt supplemental design guidelines that address historic properties citywide or resources located in specific historic districts.
- Adding a stand-alone enforcement and penalty policy for landmarks and historic districts.
- Adding a general update to the historic preservation definitions section in the Manhattan Development Code.
- Considering new provisions for economic hardship when reviewing applications for Major Reviews or demolition of a landmark resource or property located within a designated historic district.
- Clarifying how contributing and non-contributing resources within a historic district are treated in design review.
- Exploring the need for incorporating provisions for demolition delay and demolition by neglect.

### ***Initiative 2.2.2: Update the Historic Preservation Ordinance within the Manhattan Development Code Historic Preservation***

The Secretary of the Interior's Standards for the Treatment of Historic Properties provides a baseline of standards for rehabilitating and preserving historic properties. Historic Resources should continue to use them in design review decision-making; however, as standards, they primarily serve as benchmarks rather than detailed procedures and recommendations for building preservation. It is for this reason that communities adopt design guidelines to provide property owners with in-depth information on appropriate preservation procedures that help meet the standards. Design guidelines also offer property owners greater clarity on maintenance procedures, acceptable materials, and the design of additions. The HRB can prepare and adopt design guidelines that address historic resources across the city or for particular resources with a specific type of property that merits special attention.

A set of design guidelines should include the following elements:

- Acceptable alternative replacement materials
- Accessory buildings (e.g. carriage houses, garages, and barns)
- Adaptive use considerations
- Additions
- Architectural features (e.g., doors, windows, porches, etc.)
- Architectural styles and property types
- Definitions
- Energy efficiency
- Landscape and site design
- Neighborhood context
- New construction within a historic district

**Policy 2.3:** Enhance neighborhood and heritage preservation efforts through zoning tools, programs, and initiatives.

Zoning is the primary mechanism for regulating the form and pattern of residential, commercial, and industrial development within a community. Overlay zoning provides an added layer of requirements that help address specific land use and design characteristics of places and neighborhoods. A historic preservation code aims to protect significant historic resources and address their stewardship and management. All three regulatory approaches can work together to establish predictability in development and promote quality-designed and maintained environments.

***Initiative 2.3.1: Develop a disaster-response program for historic properties.***

According to the National Risk Index, a risk assessment tool developed by the Federal Emergency Management Agency (FEMA), Riley County and Manhattan are at a relatively low risk for natural disasters compared to other places nationwide. However, Riley County has relatively moderate to high risks for strong winds, hail, lightning, and flooding events that could impact historic resources. The City and the Historic Resources Board should consider preparing an emergency response plan that defines procedures and protocols, as well as the roles and responsibilities of the HRB, in the event of a disaster. Such procedures may include addressing the temporary stabilization of impacted historic resources, expedited HRB reviews, and assisting with property owner insurance issues. A separate publication or handbook could provide property owners with information on disaster preparations and reducing risk from disaster events.

***Initiative 2.3.2: Explore creation of an emergency preservation fund.***

In some instances, a significant historic property may be experiencing demolition by neglect or has suffered severe damage from a natural or man-made disaster. A fund capitalized by various public and private sources may be used for emergency repairs, stabilization, or even purchase if existing conditions substantially endanger the historic resource. Any purchase of the property could be resold, with the proceeds returning to the fund. The emergency fund would only be targeted at properties eligible for or designated on the National or Manhattan Registers of Historic Places, or a contributing resource in a historic district.

**Policy 2.4: Facilitate effective stewardship of historic resources.**

***Initiative 2.4.1: Create a property maintenance guide for owners of historic resources.***

The City of Manhattan has prepared a “Check Your Home” pamphlet in downloadable PDF format, which describes routine and month-by-month property maintenance inspections and procedures for homeowners. The City and HRB could create a companion piece for owners of landmark properties and those owning homes in historic districts, with an added focus on the maintenance of historic materials, inspecting architectural features, what triggers Major and Minor Reviews by the HRB, and links to additional resources, such as the National Park Service briefs.

***Initiative 2.4.2: Assess the feasibility of a contractor certification or historic trades training program.***

Owners of historic properties in many communities often find a lack of experienced contractors skilled in historic construction and restoration trades. The City, the HRB, and local preservation partners could explore the creation of a certification program for contractors working on landmark properties and in historic districts. The HRB or a preservation partner entity, such as the Manhattan/Riley County Preservation Alliance, could publish and disseminate a list of certified contractors. There may also be opportunities to establish a historic trades training program with colleges and vocational schools.

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# STRATEGY 3: INCENTIVES AND BENEFITS

Local community preservation programs should offer a system of incentives and benefits to encourage investment in historic properties, whether for large adaptive reuse projects or the rehabilitation of historic homes. Incentives and benefits can take several forms: direct financial incentives such as grants and income tax credit programs, technical assistance to property owners, or some form of regulatory relief that reduces the cost of historic property investment. The Federal and State Historic Preservation Tax Credit programs have been a substantial driver of rehabilitation activity in the downtown area, and facilitating increased use of these programs should be an ongoing priority. Creating incentives to encourage smaller-scale preservation activity can complement the tax credit programs and efforts to maintain the quality of the historic residential building stock in Manhattan's traditional neighborhoods.

**Goal 3:** Maintain a comprehensive incentives program that facilitates investment in historic properties.

**Policy 3.1:** Encourage the expanded use of existing preservation incentive programs.

***Initiative 3.1.1: Identify a point person or team leader for preservation incentive programs and adaptive use projects.***

Often, property owners are not fully aware of the preservation tax credit programs and their benefits, and need assistance in applying for and utilizing them in rehabilitation projects. Others may need help in navigating the development and approval process for complex adaptive use projects. A specific point of contact, resource person, or team leader at the City of Manhattan can provide information and help resolve any conflicts that arise from the project approval and permitting process.

***Initiative 3.1.2: Prepare case studies on local preservation tax credit projects.***

Concisely written case studies on successful tax credit projects in Manhattan can serve as another source of information for property owners and investors. Case studies can be incorporated into the City of Manhattan's dedicated historic preservation websites and distributed through the Manhattan/Riley County Preservation Alliance newsletter.

***Initiative 3.1.3: Leverage available funding programs to advance preservation and economic development objectives.***

When reviewing and assessing community and economic development opportunities associated with municipal funding programs, such as the Reinvestment Housing Incentive District, Community Development Block Grants, and Business Improvement District programs, consideration should be given to intersecting preservation needs. These may include historic housing rehabilitation, downtown storefront improvements, infrastructure investments in historic districts, or capitalizing other preservation incentive programs.

**Policy 3.2:** Create new historic preservation incentives that address a range of needs.

***Initiative 3.2.1: Explore the need for regulatory-based incentives.***

Explore the use of building permit fee waivers or other forms of regulatory relief for large-scale adaptive use projects.

***Initiative 3.2.2: Offer design and other forms of technical assistance.***

Some local historic preservation programs offer free design assistance to owners of historic properties applying for a Certificate of Appropriateness or other building permits. Such assistance could take the form of providing lists of qualified contractors and architects, supplying information, or funding a small grant pool to underwrite the cost of delivering basic design schematics.

***Initiative 3.2.3: Explore the creation of new grant and loan programs.***

While there are limited grant programs available locally, a demonstrable need remains for additional grant and loan programs that support preservation objectives. These programs could include a bridge loan or grant program for adaptive use projects or a revolving fund that facilitates property improvements in conservation areas. A revolving fund – one of the more complex preservation funding programs – could provide low or no-interest loans for qualifying projects, with repaid loan proceeds returning to the fund for new disbursements. While such a model requires qualified management with personnel skilled in finance, real estate, and the preservation and construction trades, it is an effective tool in facilitating property rehabilitation and preservation.

# STRATEGY 4: ADMINISTRATION AND EDUCATION

Any local community preservation program requires adequate administrative support, partnerships, and collaboration, as well as a strong philosophical commitment to achieve broad-based success. Education and outreach are also key. Educational programming can help property owners learn good stewardship practices, how to maintain and rehabilitate their historic properties, and access incentive and benefit programs. Training and information workshops, as well as accessible publications such as an illustrated set of design guidelines, can also foster a deeper understanding of the life-cycle costs and benefits of preservation procedures and best practices. Preservation stakeholders believe that education and outreach should be a more significant component of the local preservation program. It offers opportunities for partnerships and collaborations, promoting a greater awareness of Manhattan's rich heritage.

**Goal 4:** Support an effective preservation program that enhances public knowledge and appreciation of Manhattan history and preservation best practices.

**Policy 4.1:** Maintain Certified Local Government status to ensure high standards of performance and access to financial and technical resources.

***Initiative 4.1.1: Sustain Certified Local Government agreements and other compliance requirements.***

Participation in the Certified Local Government program has provided many benefits to the City of Manhattan and the local preservation program. It has helped underwrite many surveys and documentation efforts, as well as various landmarks and district nominations to the National Register of Historic Places. The CLG program can continue to provide resources for future preservation programs and activities. The City of Manhattan should continue to maintain its historic preservation code, other regulations, and participation requirements to ensure that Manhattan's CLG status continues.

**Policy 4.2:** Provide adequate training for administrative staff and the Historic Resources Board.

***Initiative 4.2.1: Provide training opportunities for administrative staff and members of the Historic Resources Board.***

The City of Manhattan should encourage its administrative staff and Historic Resources Board members to participate in various educational activities to expand their knowledge of best practices in historic preservation. Numerous training opportunities and webinars are available from the National Association of Preservation Commissions, the National Trust for Historic Preservation, and the Preservation and Urban Design Division of the American Planning Association, among others.

***Initiative 4.2.2: Conduct an orientation session for new members of the Historic Resources Board.***

The City of Manhattan should conduct orientation sessions for new members of the Historic Resources Board, covering topics such as HRB procedures, designated resources, and future activities. The City can also prepare information binders for new members that include the preservation code, rules of procedure, upcoming meeting calendars, landmarks, historic district maps, and other background information.

**Policy 4.3: Support a variety of public education and training programs.**

Preservation partners and advocates believe sustained education and training efforts are highly critical to strengthening the community's preservation ethic.

***Initiative 4.3.1: Organize periodic educational programming with preservation partners.***

Ongoing training and education programs on a variety of preservation topics, in collaboration with preservation partners, can help broaden the message of preservation's benefits, enhance understanding of local history, and foster committed stewardship of historic properties. Education initiatives also provide opportunities for collaboration with various preservation partners. An informal education committee, comprising members of the Historic Resources Board and local partners, can help plan a regular calendar of educational activities, with organizational responsibilities shared among partners and entities.

Examples of educational programming include:

- Workshops, both in-person and streamed, on preservation and rehabilitation for both owners of historic properties and contractors.
- Training for local realtors and developers.
- Publications, case studies, and information pieces accessible through various websites.
- Podcasts and smartphone apps on local history and preservation activities.
- Annual awards program to highlight preservation success stories.
- Tours of completed adaptive use projects.

Education and outreach efforts should also engage new partners that can help diversify the pool of potential preservation partners. These may include:

- Affordable housing organizations
- Civic organizations
- Economic development groups
- Environmental organizations
- Foundations
- Large businesses and corporations
- Media outlets
- Neighborhood organizations
- Realtor boards and associations

***Initiative 4.3.2: Establish a funded historical marker and interpretive program.***

Several historical markers and interpretive programs have been established over the years in Manhattan. Such efforts should continue in a coordinated manner to ensure consistency in design and interpretation. A marker program that interprets and highlights historic buildings throughout Manhattan can serve as an added enhancement to existing interpretive efforts, building local pride in Manhattan's history. The City of Manhattan can make limited funds available annually to underwrite the costs of producing historic markers if property owners provide the background research and narrative. Buildings do not necessarily have to be listed in the National Register or eligible for listing to participate in the marker program. They could be contributing to a historic district or a resource documented in a survey project. A production fee could also help defray some of the production costs.

***Initiative 4.3.3: Establish a more formal heritage tourism program.***

With the numerous museums and heritage assets, Manhattan could benefit from additional heritage tourism programming that enriches the visitor experience, particularly for those seeking opportunities to visit local historic sites and learn about the local history. A plan and program can address several dimensions of local heritage tourism, including physical improvements needed to historic sites and places, interpretive programming, marketing, and coordination with special events and cultural activities. There are many unique and authentic stories to tell, and efforts to enhance local heritage tourism can also lead to the long-term sustainability and preservation of local historic sites.

***Initiative 4.3.3: Pursue youth engagement programs.***

Engaging youth and young adults in education and outreach efforts can help nurture the next generation of preservation advocates in Manhattan.

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# IMPLEMENTATION

The Manhattan Historic Preservation Plan proposes a series of long-term goals and policies, as well as immediate action items, that will require consistent efforts at implementation and partnership building to achieve success in building a community-supported historic preservation program. The following implementation section organizes the plan initiatives by the agencies and entities involved, as well as the prospective time frames for action. Actions associated principally with the Historic Resources Board are categorized as “Commission Initiatives” – projects incorporated as part of the Board’s annual work plan in the years ahead. Other actions will need the involvement of various preservation partners.

In terms of priorities, the implementation matrix presented below outlines all Preservation Plan initiatives according to what stakeholder participants in the planning process believe address critical preservation issues. However, the Historic Resources Board, the City of Manhattan, and other preservation partners may reevaluate priorities over time as circumstances and needs change. The criteria for reevaluating and understanding preservation priorities include:

- **Broad, Community-Wide Benefits.** The goals and initiatives proposed in this Preservation Plan aim to deliver the broadest social, economic, and environmental benefits to the residents of Manhattan. For example, conducting educational workshops helps property owners become better stewards of their historic buildings. Facilitating adaptive use helps regenerate economic activity and create jobs in previously underutilized or vacant spaces. Plan initiatives should serve a wide range of stakeholders and benefit the greatest number of people.
- **Cost Efficiencies and Collaborations.** The City of Manhattan, the Historic Resources Board, and its preservation partners should constantly explore ways to coordinate and collaborate implementation initiatives with municipal departments, other government agencies, and preservation stakeholders and organizations. Prioritizing these projects can help leverage available resources, ensure cost efficiencies, and achieve project successes. For example, grant funding could help support a survey project that also yields walking tour publications, podcasts, and new interpretive signage.
- **Outstanding Project.** Every so often, a preservation opportunity arises that presents an exceptional opportunity for success in preservation. This may include the availability of a short-term grant program or a significant adaptive use project that may require a unique level of participation by the City of Manhattan and its preservation partners. The community may prioritize such a project if it offers exceptional value and benefits.
- **Project Connections.** At all times, the City of Manhattan and its Historic Resources Board should seek ways in which to integrate preservation action initiatives with other planning and community development activities. For example, any future neighborhood planning effort could incorporate a survey and documentation component. Preservation partners should also consider intersecting paths with other partners and stakeholder groups on preservation projects.

## Initiative Matrix

The following matrix summarizes a potential implementation phasing for each Preservation Plan action item. Key implementation may involve the City of Manhattan municipal departments, regional, state, and federal agencies, local schools and related educational institutions, economic development and nonprofit organizations, housing groups, as well as interested and committed preservation advocates and individuals.

| Implementation Matrix                                                                                                                                                      |               |                                                                                               |                 |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------|-----------------|----------|
| Initiative                                                                                                                                                                 | HRB Work Plan | Key Partners                                                                                  | 5 Years or Less | 5+ Years |
| <b>Goal 1:</b> Promote the understanding of Manhattan's heritage and the preservation of significant historic and cultural resources.                                      |               |                                                                                               |                 |          |
| <b>Policy 1.1:</b> Support ongoing surveys and documentation projects that identify significant historic properties and places throughout Manhattan.                       |               |                                                                                               |                 |          |
| <b>Initiative 1.1.1:</b> Prioritize areas for future surveys in Manhattan.                                                                                                 | ●             | Educational Institutions, Kansas SHPO, Riley County Historical Society, Preservation Partners | ●               |          |
| <b>Initiative 1.1.2:</b> Consider context research initiatives that provide in-depth insights into local history.                                                          |               | Educational Institutions, Kansas SHPO, Riley County Historical Society, Preservation Partners | ●               | ●        |
| <b>Policy 1.2:</b> Make survey information available to the public using GIS and other digital technologies.                                                               |               |                                                                                               |                 |          |
| <b>Initiative 1.2.1:</b> Incorporate and enhance survey information accessibility within the City of Manhattan website and the Riley County Geographic Information System. | ●             | City of Manhattan, Riley County                                                               | ●               | ●        |
| <b>Policy 1.3:</b> Foster the recognition and registration of historic properties.                                                                                         |               |                                                                                               |                 |          |
| <b>Initiative 1.3.1:</b> Maintain a significant historic property inventory.                                                                                               | ●             | Kansas SHPO                                                                                   | ●               | ●        |

| Initiative                                                                                                                                         | HRB Work Plan | Key Partners                                                                                 | 5 Years or Less | 5+ Years |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------|-----------------|----------|
| <b>Goal 2:</b> Foster heritage resource stewardship through preservation best practices and a functional and integrated City preservation program. |               |                                                                                              |                 |          |
| <b>Policy 2.1:</b> Adopt policies and tools for the preservation of archaeological resources.                                                      |               |                                                                                              |                 |          |
| <b>Initiative 2.1.1:</b> Maintain updated and current information on sensitive archaeological areas in Manhattan.                                  | ●             | State Archaeologist, Kansas SHPO, Kansas State University                                    | ●               | ●        |
| <b>Initiative 2.1.2:</b> Prepare information resources on archaeological resources.                                                                | ●             | State Archaeologist, Kansas SHPO, Kansas State University, Preservation Advocates            | ●               |          |
| <b>Policy 2.2:</b> Maintain up-to-date municipally adopted plans, development codes, and preservation management tools.                            |               |                                                                                              |                 |          |
| <b>Initiative 2.2.1:</b> Update the Historic Preservation Ordinance within the Manhattan Development Code Historic Preservation                    | ●             | City of Manhattan                                                                            | ●               |          |
| <b>Initiative 2.2.2:</b> Prepare supplemental design guidelines for design review decision-making.                                                 | ●             | City of Manhattan                                                                            | ●               | ●        |
| <b>Policy 2.3:</b> Enhance neighborhood and heritage preservation efforts through zoning tools, programs, and initiatives.                         |               |                                                                                              |                 |          |
| <b>Initiative 2.3.1:</b> Develop a disaster-response program for historic properties.                                                              | ●             | City of Manhattan, Other Government Agencies, Preservation Partners                          | ●               |          |
| <b>Initiative 2.3.2:</b> Explore creation of an emergency preservation fund.                                                                       |               | City of Manhattan, Other Government Agencies, Non-Profit Organizations Preservation Partners |                 | ●        |

| Initiative                                                                                                                     | HRB Work Plan | Key Partners                                                                                   | 5 Years or Less | 5+ Years |
|--------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------|-----------------|----------|
| <b>Policy 2.4:</b> Facilitate effective stewardship of historic resources.                                                     |               |                                                                                                |                 |          |
| <b>Initiative 2.4.1:</b> Create a property maintenance guide for owners of historic resources.                                 | ●             | Preservation Partners                                                                          | ●               |          |
| <b>Initiative 2.4.2:</b> Assess the feasibility of a contractor certification or historic trades training program.             |               | Educational Institutions, Non-Profit Organizations, Preservation Partners                      | ●               |          |
| <b>Goal 3:</b> Maintain a comprehensive incentives program that facilitates investment in historic properties.                 |               |                                                                                                |                 |          |
| <b>Policy 3.1:</b> Encourage the expanded use of existing preservation incentive programs.                                     |               |                                                                                                |                 |          |
| <b>Initiative 3.1.1:</b> Identify a point person or team leader for preservation incentive programs and adaptive use projects. |               | City of Manhattan, Economic Development Entities, Financial Institutions Preservation Partners | ●               | ●        |
| <b>Initiative 3.1.2:</b> Prepare case studies on local preservation tax credit projects.                                       |               | City of Manhattan, Economic Development Entities, Financial Institutions Preservation Partners | ●               | ●        |

| Initiative                                                                                                                                                     | HRB Work Plan | Key Partners                                                                                            | 5 Years or Less | 5+ Years |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------|-----------------|----------|
| <b>Initiative 3.1.3:</b> Leverage available funding programs to advance preservation and economic development objectives.                                      |               | City of Manhattan,<br>Economic Development Entities,<br>Financial Institutions<br>Preservation Partners | ●               | ●        |
| <b>Policy 3.2:</b> Create new historic preservation incentives that address a range of needs.                                                                  |               |                                                                                                         |                 |          |
| <b>Initiative 3.2.1:</b> Explore the need for regulatory-based incentives.                                                                                     |               | City of Manhattan                                                                                       | ●               | ●        |
| <b>Initiative 3.2.2:</b> Offer design and other forms of technical assistance.                                                                                 |               | City of Manhattan,<br>Economic Development Entities,<br>Financial Institutions<br>Preservation Partners | ●               | ●        |
| <b>Initiative 3.2.3:</b> Explore the creation of new grant and loan programs                                                                                   |               | City of Manhattan,<br>Economic Development Entities,<br>Financial Institutions<br>Preservation Partners | ●               | ●        |
| <b>Goal 4:</b> Support an effective preservation program that enhances public knowledge and appreciation of Manhattan history and preservation best practices. |               |                                                                                                         |                 |          |
| <b>Policy 4.1:</b> Maintain Certified Local Government status to ensure high standards of performance and access to financial and technical resources.         |               |                                                                                                         |                 |          |
| <b>Initiative 4.1.1:</b> Sustain Certified Local Government agreements and other compliance requirements.                                                      | ●             | City of Manhattan                                                                                       | ●               | ●        |

| Initiative                                                                                                                                             | HRB Work Plan | Key Partners                                                                                      | 5 Years or Less | 5+ Years |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------|-----------------|----------|
| <b>Policy 4.2:</b> Maintain Certified Local Government status to ensure high standards of performance and access to financial and technical resources. |               |                                                                                                   |                 |          |
| <b>Initiative 4.2.1:</b> Provide training opportunities for administrative staff and members of the Historic Resources Board.                          | ●             | City of Manhattan<br>Kansas SHPO<br>Preservation Partners                                         | ●               | ●        |
| <b>Initiative 4.2.2:</b> Conduct an orientation session for new members of the Historic Resources Board.                                               | ●             | City of Manhattan                                                                                 | ●               | ●        |
| <b>Policy 4.3:</b> Support a variety of public education and training programs.                                                                        |               |                                                                                                   |                 |          |
| <b>Initiative 4.3.1:</b> Organize periodic educational programming with preservation partners.                                                         | ●             | City of Manhattan,<br>Educational Institutions,<br>Preservation Partners                          | ●               | ●        |
| <b>Initiative 4.3.2:</b> Establish a funded historical marker and interpretive program.                                                                | ●             | City of Manhattan,<br>Preservation Partners                                                       | ●               | ●        |
| <b>Initiative 4.3.3:</b> Establish a more formal heritage tourism program.                                                                             |               | City of Manhattan,<br>Economic Development Entities,<br>Visit Manhattan,<br>Preservation Partners | ●               |          |
| <b>Initiative 4.3.4:</b> Pursue youth engagement programs.                                                                                             |               | Preservation Partners                                                                             | ●               | ●        |

In the future, the City of Manhattan, the Historic Resources Board, and preservation partners should collaborate to implement the Preservation Plan, assess its progress, and identify any necessary revisions to ensure the Plan remains relevant.

The following are recommendations for effective stewardship of the Preservation Plan. Successful stewardship will require ongoing communication and coordination among different City departments and commissions, as well as with elected leaders, other governmental agencies, and private sector partners, organizations, and entities.

- **Use the Preservation Plan in preparing annual Historic Resources Board and departmental work plans and budgets.** Many communities use their preservation plans to prepare departmental and commission work plans and budgets annually, as a way to build understanding of the Preservation Plan's goals and initiatives. Work plans and budgets include statements on how departmental projects and budgets reflect, impact, or achieve Preservation Plan priorities.
- **Publicize actions and initiatives that implement the Preservation Plan.** Initiatives that implement the Preservation Plan should be routinely publicized through City press releases and updated websites so that Manhattan citizens are aware of local success and progress.
- **Identify Preservation Plan-related actions on the agenda of the City Commission and the Historic Resources Board.** To promote a broader awareness of Preservation Plan implementation, items on City Council or Historic Resources Board meeting agendas should highlight in some way, perhaps through some identifying note or heading, implementation activities being considered or adopted.
- **Conduct an annual public hearing to review Preservation Plan implementation.** The Historic Resources Board should schedule an annual public hearing or meeting to discuss the implementation of various elements of the Preservation Plan, including successes and challenges, the City's and other entities' use of the Preservation Plan, and any new trends, threats, or opportunities that may impact implementation efforts. Such a process will keep the Preservation Plan current, as well as suggest any needed changes or amendments to the Plan.
- **Include Preservation Plan implementation successes in the annual HRB Report.** The Historic Resources Board already publishes a regular report on its preservation activities and successes. Future reports should incorporate information on the progress of Preservation Plan implementation, new initiatives undertaken, and new partnerships forged.



Shortridge House, 529 Pierre St.  
Photo courtesy of Mick Charney



# MANHATTAN HERITAGE RESOURCES

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Holtz Hall , Kansas State University  
Photo courtesy of Mick Charney

# MANHATTAN HERITAGE RESOURCES

What properties and resources are worthy of preservation is a central question that a local preservation program and preservation plan should answer. Generally, the first step in local preservation planning is to identify those resources through survey and documentation work using established evaluation methodologies, such as the criteria for eligibility in the National Register of Historic Places. The National Register's basic ground rule is that a property or resource must be at least 50 years of age. From there, it must have some level of architectural, historical, and or cultural significance – an association with an important person, event, or series of events, or demonstrate high craftsmanship or relationship to an architectural movement. A survey also identifies historic contexts or themes that provide the background history for understanding why some properties are more important than others. In all, surveys and historic context development – conducted by qualified historians, architectural historians, and preservation professionals – are the essential tools in preservation planning that support and validate reasons why properties merit preservation.

The following section summarizes the various types of historic and cultural resources in Manhattan, relevant context themes, and past documentation work, including surveys and National Register and local designation efforts, which serve as Manhattan's inventory of significant buildings and places. Since the early 2000s, the City of Manhattan

and its preservation partners have conducted numerous surveys that have led to the successful nomination of many landmarks and districts.

## Historic Context

A community's history provides the background for understanding the economic, social, cultural, and political forces that helped shape its built environment. Specific events, people, or locations related to a particular geographic feature also help to shape and define local history. These forces provide the context for understanding the relative significance of historic buildings and places, and aid in evaluating which properties may be eligible for the National Register or the New York State Register of Historic Places. In Manhattan, several forces of history shape its built fabric – its location on the Kansas River, the establishment of Kansas State University, the arrival of the railroad, and its growth as an agricultural and government center of Riley County into the 20th century. An individual building in Manhattan may relate to one or several historic contexts.

Several historic context themes related to Manhattan are briefly described in this section. This summary does not encompass the full range of local history. Still, it provides a framework for guiding future survey efforts and assessing which historic resources merit additional evaluation and consideration for preservation.

Arrow, 418 Poyntz Ave



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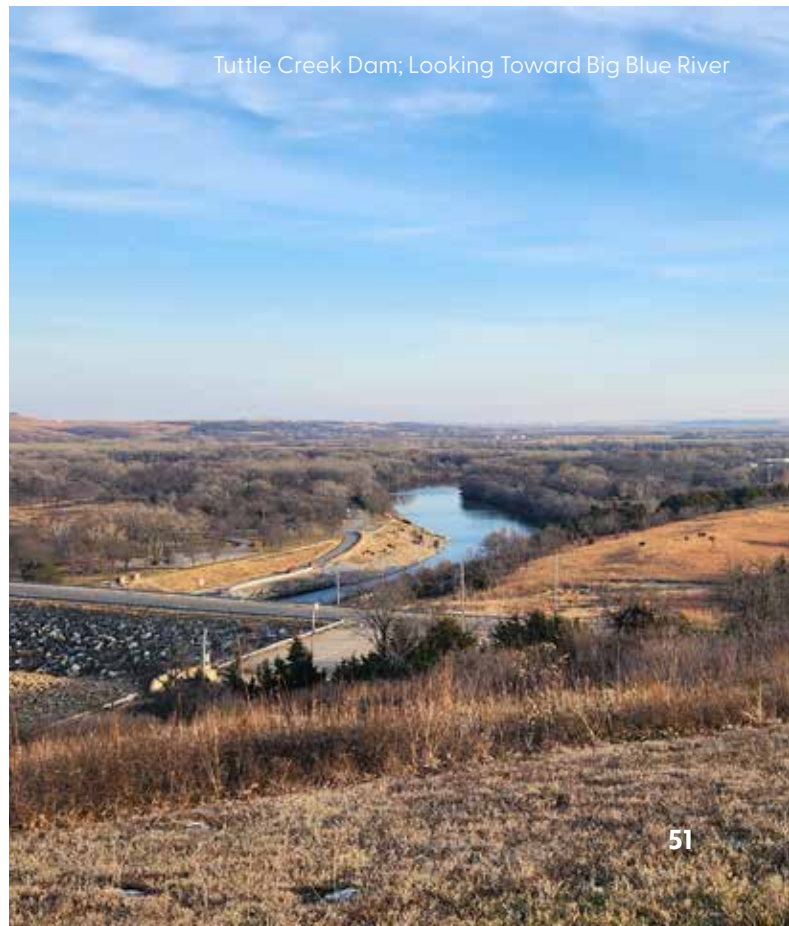
### ***Manhattan Settlement and Growth to World War II***

Before the Euro-American settlement in the early 1800s, Kansas was inhabited by several Native American Plains tribes, including the Kansa (also known as the Kaw), Osage, and Pawnee nations. In the Manhattan area, the Kaw maintained a settlement known as Blue Earth Village (Manyinkatuhoodje) along the Big Blue River at the confluence of the Kansas River. During this period, the Kansas territory would serve as a home for both the Plains tribes and a destination for tribal

nations being relocated from the East. To protect trading routes into the interior of the Great Plains and to keep the peace among the various tribes, the U.S. Government established Fort Leavenworth in 1827. With the increasing use of trading routes into Kansas and pressures to open up land for permanent settlement, the Kansas tribes were removed to present-day Oklahoma. The passage of the Kansas-Nebraska Act in 1854 paved the way for Euro-Americans to settle the Kansas land (Cultural Resources Survey of Downtown Wards 1 and 2, page 23).

With its location within the Flint Hills region of fertile farming soil and a level plain near the Kansas and the Big Blue River, Manhattan served as a strategic place for settlement. Following the usual settlement patterns in other Kansas towns, Manhattan was founded by a town company, which received a charter from the Territorial Legislature to plat a town up to 320 acres. The Boston Association, representing a consolidation of three previous settlements in the Manhattan area, would purchase much of the land north and south of today's Poyntz Avenue that would constitute the first wards of

Tuttle Creek Dam; Looking Toward Big Blue River



the city, setting aside 45 acres for a central park (Manhattan City Park) (Cultural Resources Survey of Downtown Wards 1 and 2, page 26). The original wards would feature streets both parallel and perpendicular to the Kansas and Big Blue Rivers, with the concentration of commercial activities centering along Poyntz Avenue, establishing it as the downtown district.

In 1857, Manhattan formally incorporated and became the seat of Riley County at a time when Kansas was fraught with conflict from pro-enslavement and anti-slavery factions. Nearby Fort Riley, established in 1853, helped protect the fledgling Manhattan community from the violence of “Bleeding Kansas.” By 1858, the first school had been constructed, and the Methodist Episcopal Church began offering its first religious services. In the same year that Bluemont Central College was founded, the predecessor to Kansas State University – the first land-grant educational institution in the nation – was established, made possible by the Morrill Act of 1862. Now, as the seat of county government and the home to a new college, Manhattan’s financial footing was assured, helping to spur new growth and expansion into the coming decades. This period saw the construction of vernacular residential dwellings in Manhattan, noted for their simple forms and limestone cladding. By the 1880s, Manhattan would have a population

of more than 2,000 people. It would double by the first decade of the 20th century, mainly due to the arrival of the railroad and increased settlement in the area by Civil War veterans, immigrants, and freed slaves (Cultural Resources Survey of Downtown Wards 1 and 2, page 28).

From the late 1880s to the turn of the century, factory buildings, warehouses, and two- and three-story brick constructed buildings would line the blocks along Poyntz Avenue and the southern corner of the city near its riverfronts. The improvement in agriculture in Riley County – with crops and livestock being the main staple of farming in the region – would also underpin a vibrant Manhattan local economy in addition to government and education. Although the transition from a dominant agricultural settlement pattern to a more urbanized one in Kansas would be slower than in most states during the 1900s, Manhattan would experience a more than 40 percent increase in population over the period. This would help support the expansion of downtown and its surrounding neighborhoods, as well as the need for professional architects and engineers to design and build the emerging city.

Despite major flooding events at the turn of the century, downtown Manhattan continued to flourish with the addition of several significant

Union Pacific Train Depot, 120 Fort Riley Blvd  
Source: City of Manhattan



buildings, including a new City Hall and fire station, a hospital, the Carnegie Library, and the new Riley County Courthouse building. By the 1920s, Manhattan's population reached 7,485, and the enrollment at Kansas State University was 3,017. The year 1926 marked the opening of the 150-room Wareham Hotel, a high point in downtown's evolution as a mixed-use commercial center. By the advent of the Great Depression in the 1930s, Manhattan continued to industrialize with the addition of new power plants, furniture-making establishments, livestock, and agricultural processing plants. Like many cities, Manhattan would take advantage of the available New Deal programs for community infrastructure projects. Among them included the construction of Griffith Field, the Youth Bain in Goodnow Park, and the swimming pools at the City Park and the Douglass Center in 1939 (Cultural Resources Survey of Downtown Wards 1 and 2, page 48). After World War II, Manhattan's population was approximately 19,000.

### ***The Railroads and Transportation***

As with most cities founded along rivers during the 19th century, commerce from steamboat traffic would only last for a short period in the 1870s with the arrival of the railroads. Manhattan was no exception. In the months following the end of the Civil War, the City of Manhattan granted the Union Pacific Railroad twenty (20) acres of land near the Big Blue River to erect a depot and other rail-related buildings, helping to inaugurate service between Manhattan, Kansas City, and points further east, north, and south. With new bridges built over the Blue and Kansas Rivers by the 1870s, the Manhattan and Northwestern and the Manhattan and Blue Valley railroads further expanded rail services. By 1879, a branch line of the Manhattan and Northwestern Railroad would connect Manhattan with the mainline of the Kansas Pacific Railway Company and the Chicago and Rock Island Railroad (Cultural Resources Survey of Downtown Wards 1 and 2, page 31).

By the 1890s, the railroad network and the bridges across the Big Blue and Kansas Rivers provided a reasonable degree of access for moving people and products, greatly aiding in Manhattan's development. Many commercial activities and

industries would locate near the rail lines along Wyandotte Avenue and El Paso Street. In 1903, a significant flooding event would submerge and damage the tracks, freight yards, bridges, and roundhouses of the Blue Valley and Union Pacific railroads. However, the flooding would stop the continued expansion of Manhattan's rail network. The Union Pacific and Rock Island Railroads would build new freight and passenger depots by the first decade of the 20th century (Cultural Resources Survey of Downtown Wards 1 and 2, page 42).

In addition to the freight and passenger rail network, Manhattan would become one of the first cities in Kansas to establish an interurban electric streetcar rail system. Established in 1908, the Manhattan City and Urban Railway Company would provide trolley service between Manhattan, Fort Riley, and Junction City with tracks beginning at the Union Pacific Depot in downtown and then traversing north and west on Poyntz Avenue and



Kansas State University, Seaton Hall

## ***Economics and Residential Development***

As described previously, Manhattan's location and the arrival of the railroads helped establish the city as a center for agricultural processing and production, primarily through small-scale enterprises, such as creameries, flour mills, and egg hatcheries. Most of these industries are located along the city's railroad corridors emanating to the east and south of the downtown district. One notable agricultural-related industry was the Viking Manufacturing Company, which relocated from Michigan to build an Art Deco-designed factory that manufactured hammermills, corn crushers, and other farming machinery. Agriculture and its latter-day evolution in agro-defense and biotechnology remain a significant employment base in addition to Kansas State University.

Downtown Manhattan developed primarily from the 1880s into the 1940s as a government, commercial, and social center, first along the 100-300 blocks of Poyntz Avenue and then extending into the 400-block following the construction of the Carnegie Library and County Courthouse at 5th and Poyntz shortly after the turn of the century (Downtown Manhattan Historic District National Register Nomination, p. 1). The one- and Two-Part Commercial buildings that comprise the downtown district would house the growing cluster of merchants, bankers, doctors, and lawyers doing business in Manhattan, alongside theatres and entertainment venues for residents of the surrounding neighborhoods. At the same time, Aggieville would evolve into the commercial hub of the expanding Kansas State University campus.

Like most communities, the residential neighborhoods surrounding traditional commercial districts would typically develop within walking distance of retail stores and services. In the post-World War II period, with the increasing use of the automobile and the availability of mortgages made possible by the Federal Housing Administration (FHA) as well as local banks, for instance, new residential neighborhoods developed outside the original Manhattan wards, to the west of the Kansas State University campus. These neighborhoods would feature a slightly different character than the older neighborhoods, characterized by low-slung Ranch homes.

The adoption of Manhattan's first zoning code in 1925 and subsequent revisions would help reinforce the development patterns and locations of residential and commercial districts throughout the city.



Landmark Water Tower

### ***Ethnic and Racial Groups***

During its early settlement phase, many European groups, including those from Germany, Russia, and Sweden, would arrive in Kansas and Riley County. A significant number would also come from New England with British and Scotch-Irish ancestry. Following the Civil War, African Americans began to settle in Manhattan, establishing small homes along the Rock Island Railroad line near Yuma Street, alongside a small enclave of Mexican Americans (Cultural Resources Survey of Downtown Wards 1 and 2, page 47). Although African Americans in Manhattan would experience segregation up until after World War II, they were able to build a thriving community with established churches and civic clubs serving as important social anchors.

Other ethnic and racial groups in Manhattan established their identities through their religious affiliations and cultural organizations. A modest Jewish presence in the community led to the construction of the Manhattan Jewish Congregation Synagogue on the West Side in the 1960s. The Latino and Asian populations continue to grow in Manhattan.

### ***Social and Cultural Life***

Throughout the growth and development of Manhattan, a collection of schools, churches, cultural groups, theaters, and performing arts groups have played a central role in enriching the quality of life for Manhattan residents. Wareham Hall in downtown Manhattan has served as a focal point for cultural and entertainment activities. At the same time, the McCain Auditorium and Mark A. Chapman Theatre in Nichols Hall are key performing arts venues on the Kansas State University campus. The Flint Hills Discovery Center in Manhattan opened in 2012 in a 35,000-square-foot facility, clad in limestone and designed in a Postmodern expression.

Manhattan Jewish Congregation, 1509 Wreath Ave  
Photo courtesy of Mick Charney

## Manhattan Historic and Cultural Resources

The heritage resources and properties of Manhattan fall into eight (8) key categories: Archaeological and Cultural Resources, Commercial Buildings, Civic Buildings, Cultural and Fraternal Buildings, Cultural Landscapes, Parks and Recreational Facilities, Educational Facilities and Kansas State University, and Religious and Residential Resources. The following provides a general description of resources and their significance to Manhattan's heritage.

### *Archaeological and Cultural Resources*

Archaeological and cultural resources include artifacts, sites, and places that document the presence and settlement of people in the past. According to investigations in the Manhattan area, significant archaeological resources include burial sites, buildings and building foundations, workshops, campsites, cemeteries, stone cairns, fences and walls, and farmsteads that span the Woodland period in North American history, from 1000 BCE to 1000 CE, where Indigenous populations were mound builders and agriculturally based, other resources date from the more recent past of the last hundred years. While archaeology conjures images of the most ancient, most historic preservation laws consider the significance of archaeological resources older than 50 years.

Sunset Cemetery, 2000 Leavenworth St



## Commercial Buildings

Downtown Manhattan and Aggieville are the two principal traditional commercial districts in Manhattan, both of which developed in parallel during the late 19th and early 20th centuries. There are also other smaller post-World War II commercial districts and shopping centers in Manhattan.

Spanning Pierre Street on the south, Humboldt Street on the north, and 3rd and 5th Street from east to west, centered along Poyntz Avenue as the main commercial thoroughfare, downtown Manhattan comprises a mix of One and Two-Part Commercial building forms, with most featuring Italianate, Romanesque, and Queen Anne architectural stylistic elements – forms and styles representative of property types common to most Midwestern downtown districts. One-Part Commercial blocks are simple one-story buildings featuring storefront display windows and an elaborately designed cornice or parapet. The Two-Part Block is a two or more-story building with storefronts, upper-story windows, and a top cornice or parapet. The commercial buildings along the 300 block of Poyntz Avenue, constructed in stone and brick masonry fronts, are representative examples of stylized Two-Part Commercial blocks that have and continue to house a variety of merchants and retail and service establishments. The Wareham Block, incorporating Wareham Hall, built in 1893 and enlarged in 1910, reflected the preferences for high-style Classical Revival design in commercial buildings of the time. In contrast, simpler Commercial Style buildings, characterized by larger expanses of storefront and upper-story window openings and glazing, would meet the functional needs of modern-day merchants.

Aggieville began as a collection of houses along Manhattan Avenue and Moro Street, evolving into the 20th century as the commercial district serving the students attending Kansas State University. Aggieville today features One and Two Part Commercial buildings built principally between the 1910s and 1960s as the district expanded over time along Moro Street and Manhattan Avenue. Approximately 47 percent of Aggieville's buildings were built between 1910 and the 1920s, most designed and constructed in a straightforward

Commercial Style with expansive storefronts and brick corbeling in the upper façade. The Wareham Building, located in the 1200 block of Moro Street and constructed in 1926, is a more elaborate representation of the style, featuring multiple storefronts and green tile-topped parapets. Into the 1930s and beyond, the Palace Drug Store (1929) and the Students' Cooperative Bookstore (1940), both located along Manhattan Avenue, featured Art Moderne and Mid-Century Modern designs that blended with the earlier architecture, reinforcing Aggieville's smooth facades and linear building profiles. Aggieville continued to expand and develop into the 1980s.

Although not 50 years old, there are two notable shopping centers from the 1980s: the Candlewood Center, located at the intersection of Candlewood Drive and Kimball Avenue, and the Manhattan Town Center at 3rd Street. Both centers exhibit blends of Late Modern and Postmodern design approaches. Town Center represents an attempt to integrate an indoor shopping mall design into the built fabric of the traditional downtown district.



## ***Civic Buildings***

The political and civic development in Manhattan is reflected in several historic buildings, including the Riley County Courthouse (National Register 2005), constructed between 1905 and 1906 and designed by J.C. Holland and Frank C. Squires in the Richardsonian Romanesque. The building features a dramatic multi-story central tower with a ground-floor arched entryway. To accommodate the expanding services and facility needs, Riley County constructed the Riley County Office Building to the northeast of the Courthouse in 1984. Designed in a compatible modern interpretation of the Richardsonian Romanesque style, the building features a limestone exterior and a three-story arched portico. Further to the east is the Riley County Courthouse Plaza East, originally the Manhattan Telephone Company Building, designed in the Art Deco style. The current U.S. Post Office building, located at 500 Leavenworth Street and constructed in 1960, is a representative example of Mid-Century Modern architecture, characterized

by its one-story curtain-walled lobby entrance and projecting canopy nestled within a brick and concrete-paneled mailroom wing. Manhattan City Hall, located along the 1100 block of Poyntz Avenue, was built in 1955 during Manhattan's centennial year. It also features elements of the International Style, a popular architectural style for office complexes during the period, characterized by alternating glass curtain walls and limestone façade surfaces. However, City Hall's original appearance has been altered over the years.

U.S. Post Office (Old) , 401 Houston St  
Source: Photo courtesy of Mick Charney



### ***Cultural and Fraternal Buildings***

Historic buildings in Manhattan that house cultural and fraternal activities include the Wareham Opera House (formerly Wareham Hall), first constructed in 1884 and originally known as the Coliseum, which was enlarged and remodeled in 1910. The building features a Georgian Revival facade incorporating a perpendicular marquee. Although now housing retail tenants, the Marshall Theatre at 121 South 4th Street, designed by architect George Hoppers in the Classical Revival with red brick and stone quoining ornamentation, once had a seating capacity of 1,100 people. It operated as a theater until 1961. The Peace Memorial Auditorium, built in 1995 and designed in the Mid-Century Modern style by architect Floyd Wolfenbarger serves as a performance and public gathering space in addition to a memorial to the Riley County World War II Servicemen. Other notable theaters and cultural facilities include the McCain Auditorium at Kansas State University, also designed by Floyd Wolfenbarger in collaboration

with state architect James Canhold, in a simple rectangular form with a smooth limestone façade and a rusticated ground floor. The Auditorium recently underwent a renovation.

Manhattan has several buildings associated with fraternal organizations, including the fraternal and sorority houses affiliated with Kansas State University. Designed with limestone blocks in the Classical Revival, the 1921 Lodge No. 16 of the Ancient Free and Accepted Masons Building served as a lodge facility until its conversion to a religious building in 1936. The Fraternal Order of the Eagles Building, built in 1992, is a plain Commercial-Style building with a storefront. In contrast, the Acacia Fraternity at 2005 Hunting Avenue, a resource within the Lee Elementary School Historic District, exhibits a Mid-Century design approach with alternating hipped and shed roof forms. Other fraternity and sorority houses feature designs in the Classical, Tudor, and Jacobean Revival.

Beta Theta Pi – Kansas State University, 500 Sunset Ave



## ***Cultural Landscapes, Parks, and Recreational Facilities***

The cultural landscapes of Manhattan comprise its historic parks, cemeteries, designed landscapes, and historic sites, which tell the story of the city and the people who shaped its built environment. Perhaps the most iconic park in Manhattan, City Park, formerly known as Manhattan Park in the original ward platting of the city from the 1850s, continues to serve as a focal point for community events, festivals, and activities. The twenty-five-foot statue of Johnny Kaw, erected in 1966 in the southeast portion of the park, celebrates the story of the legendary Kansas settler, while the Pioneer Log Cabin, constructed by the Riley County Historical Society in 1915, is situated just to the north of the Johnny Kaw statue. Sunset Cemetery,

established in 1929, and the adjacent Sunset Zoo, founded in 1933, are also significant landscapes within the western neighborhoods of Manhattan. Sunset Cemetery features several notable structures and objects, including its entry gates, stone walls, and the Wareham Family Mausoleum, designed and built in the Classical Revival style in 1920, all of which serve as key contributing resources. During the 1930s, the Works Progress Administration (WPA) provided funding for the construction of exhibits, shelters, and walkways at the Sunset Zoo.

Other notable landscapes include the campus of Kansas State University, which has evolved over the decades with the addition of classroom and administrative buildings since the construction of Anderson Hall in 1877. Interestingly, Kansas State University did not have a formal campus master plan in place until 1970. The Goodnow State Historic Site within Pioneer Park at Stone Post and Chaflin Roads showcases the Isaac and Ellen Goodnow House, home to a founder of Manhattan and Bluemont College, the predecessor of Kansas State University, and a prominent abolitionist. The house is an example of Plains Vernacular architecture.

## ***Educational Facilities and Kansas State University***

Historic educational facilities include local schools, libraries, laboratories, lecture halls, and classrooms associated with institutions of higher education. In Manhattan, historic local elementary and high schools include the Woodrow Wilson Public School at 312 North Juliette Street, built in 1923 in the Collegiate Gothic style with additions dating from 1951 and 1983, and the former Manhattan High School, East Campus, comprising two limestone constructed buildings designed in the Classical Revival, one in 1914 for the high school and second in 1918 to house the junior high school. Now connected by a glass atrium, the complex serves as an administrative center for the Unified School District. Other schools from this period include the Bluemont Elementary School (714 Bluemont Avenue), designed by Henry Winter and constructed in 1912, and the Roosevelt Elementary School (1401 Houston Street), built in 1923. Both schools feature variations of the Classical Revival with successive additions incorporating compatible limestone

Johnny Kaw at City Park



façade treatments. In the following decades, Mid-Century designed schools, such as the Lee Elementary School (701 Lee Street), a work of local architect Floyd Wolfenbarger, and the Manhattan Catholic School (306 Juliette Avenue), built in 1968, a low-slung building composed of light red brick and large fields of glazing.

The campus of Kansas State University features a core of historic academic buildings that date back to its early decades of development as a higher education institution. These buildings – most constructed with local limestone – include Anderson Hall (National Register 1980), named initially the Practical Agriculture Building, completed in 1879; Holten Hall, built in 1900; Dickens Hall in 1908; and the Hale Library, built in 1927. All five buildings feature variations of the High Victorian Gothic and Richardsonian Romanesque. Several campus buildings feature Mid-Century designs clad in the identical and unifying stone-clad facades, including Eisenhower Hall, constructed in 1970 and named after the ninth president of the university, Dr.

Milton Eisenhower, and the Lee Engineering Wing, built in 1959 as part of the Seaton Hall complex for the College of Architecture, Planning and Design. Other buildings from that period include Dykstra and Umberger Halls (1955), the Derby Dining Center, and Ford Hall (1966). Although not an academic building, the Berney Family Welcome Center is located in the east portion of Memorial Stadium, which was first constructed in the 1920s as a memorial to students and alumni who lost their lives in World War I.

Apart from the local schools and Kansas State University, the Manhattan Public Library, located at 629 Poyntz Avenue and constructed in 1967, is a notable example of Brutalist architecture, a popular expression of Modernism in the late 1960s and early 1970s. Designed by architect William R. Eidson, the building is organized around an arrangement of different square volumes clad in limestone with alternating curtain glass wall bays. The arrangement is reminiscent of Frank Lloyd Wright's Unity Temple in Oak Park, Illinois.

Kansas State University, Anderson Hall



## Religious Buildings

Several religious buildings in Manhattan were first built near the perimeter of the downtown district along Poyntz Avenue, including the First United Church, a Late Gothic Revival building constructed in limestone in 1925, and the First Congregational Church (National Register 2008), an earlier Gothic Revival example constructed with successive additions between 1859 and 1990. The congregation itself dates to Manhattan's early settlement, with many of its benefactors including Senator Stephen Douglas and President Abraham Lincoln. Other notable religious buildings include the Gothic Revival St. Paul Episcopal Church at 601 Poyntz Avenue, built between 1870 and 1945, and further west at 998 Poyntz, the First Lutheran Church, designed in 1963 by architect William R. Eidson, a Mid-Century interpretation of the Gothic Revival featuring a cross-gabled floor plan with a dramatic front gable entrance. Other Mid-Century era religious buildings include the Peace Lutheran Church, located at 2500 Kimball Avenue, built in 1966, and the Manhattan Jewish Synagogue, situated at 1509 Wreath Avenue, designed by Floyd Wolfenbarger in 1969 in a Late Modern style, incorporating two wings with shed roofs.

In addition to these religious building resources are those associated with Manhattan's African American community. These include the Bethel AME (1927) and the Second Baptist Church (Pilgrim Baptist) (1917) within the Yuma Street National Register Historic District.

## Residential Resources

In the decades since its founding and first platting in 1855, Manhattan has developed a succession of residential neighborhoods defined mainly by their first location adjacent to the Kansas River and the downtown district of Manhattan, the city's center of commerce and government, as well as proximity to churches, schools, Kansas State University, industries, parks, and natural features. The first residential neighborhoods would be platted and expanded over time with seven (7) wards bounded by Ratone Street on the north, the Kansas State University campus and Delaware Avenue to the west, and Pottawatomie Avenue on the south, centered along the Poyntz Avenue commercial spine and Manhattan Park, now City Park. These neighborhoods showcase the greatest variety of historic residential architecture in Manhattan, spanning the range of Victorian, Period Revival, and early Modern domestic styles from the decades leading up to the turn of the century to the years preceding World War II. These neighborhoods were more intensively developed than others in Manhattan, characterized by relatively small and narrow rectangular lot sizes to accommodate the city's early growth and expansion.

Before 1900, residential property types and architectural styles in Manhattan were a mix of modest vernacular forms, reflecting the earliest construction in the area, which employed customary building methods practiced by experienced craftsmen and builders who had settled in the area and used locally sourced materials, such as limestone, timber, and brick. Two of the earliest extant vernacular residential dwellings in Manhattan, such as the Goodnow House (National Register, 1971), the Wolf House (National Register 2018), and the Henry and Elenora Strong House (National Register, 2010) exhibit simple floor plans and spare architectural ornamentation associated with various common vernacular building forms, such as the one and two-story Gable-Front, Gable-Front-and-Wing, and Pyramidal house forms. The dwellings at 515 and 523 Laramie Street are representative examples of "L-Shaped" Gable-Front and Gable-Front and Wing housing types – property types that were easily adaptable to narrow urban lots. Hall-and-Parlor and I-House dwellings are rarer vernacular

First Congregational Church, 700 Poyntz Ave



property types, characterized by their gabled-ended roof forms, rectangular shapes, and one-room deep floor configurations.

In the latter half of the 19th century, as architectural pattern books became more widely available – including the widely influential *Cottage Residences*, *Rural Architecture and Landscape Gardening*, written by Alexander Jackson Downing and published in 1842 – the Romantic styles of architecture, including the Greek and Gothic Revival, and the Italianate and Second Empire became popular approaches to residential design in cities across the nation. The homes at 529 Pierre Street and 121 North 8th Street are characteristic of the Greek and Gothic Revival styles, respectively. The Italianate style, known for its tall windows, deep eaves, and bracketed cornices, would also find its way in Manhattan neighborhoods. The example at 501 Laramie Street would be representative of more “high-style” domestic architecture with finished millwork and ornamentation marking significant differences with their vernacular counterparts. Additional examples of late 19th-century style types, including Queen Anne, Romanesque, Gothic, and Greek Revival, are found within the Houston

and Pierre Streets National Register Historic District, as well as other inner-ward neighborhoods. In the decades leading up to World War II, as the Manhattan population grew, the city became a hub for industry, commerce, and government, serving as a vital market and service center for the farms and agricultural operations in the surrounding hinterlands. The increase in new residents spurred the infilling of the remaining inner ward lots with new dwellings that exemplified the diverging tastes and trends in architectural styles during the period. One trend was the increasing popularity of Tudor, Colonial, and Renaissance Revival homes – eclectic styles made popular nationally through architectural pattern books of the period and from servicemen returning from World War I who observed their prototype counterparts in Europe.

The Mattie E. Elliot House at 600 East Houston Street, built in 1929 and designed with brick and stucco in Tudor Revival, and the Coons House, located at 1922 Leavenworth Street and constructed circa 1930 in the Colonial Revival, are two examples of eclectic styled homes in Manhattan. The second trend focused on more modern approaches to housing design, emanating from the English Arts

Mattie M. Elliot House, 600 Houston Street  
Photo courtesy of Mick Charney



and Crafts Movement and the European Bauhaus, where authenticity and simplicity were valued over ornamentation. The Craftsman and Prairie house and bungalow property types, such as the F.B. Forester House at 410 North Juliette Avenue (circa 1916), designed in the Craftsman and the Prairie-styled Avalon Apartments (circa 1925) at 417 Fremont Street, are representative examples.

In the 1950s, as World War II servicemen began returning from the war and the nation transitioned to a peacetime economy, new neighborhoods in Manhattan emerged through a westward expansion from the original wards and the Kansas State University campus, with residential property types evolving from the early 20th-century modern home. The newly developing neighborhoods would feature larger quarter-acre lots on curvilinear streets, where single-story, low-slung Minimal Traditionals and Ranch homes would dominate the landscape. In contrast with earlier property types that were typically incorporated porches oriented to the street, the Ranch home would feature rear patios to take advantage of the

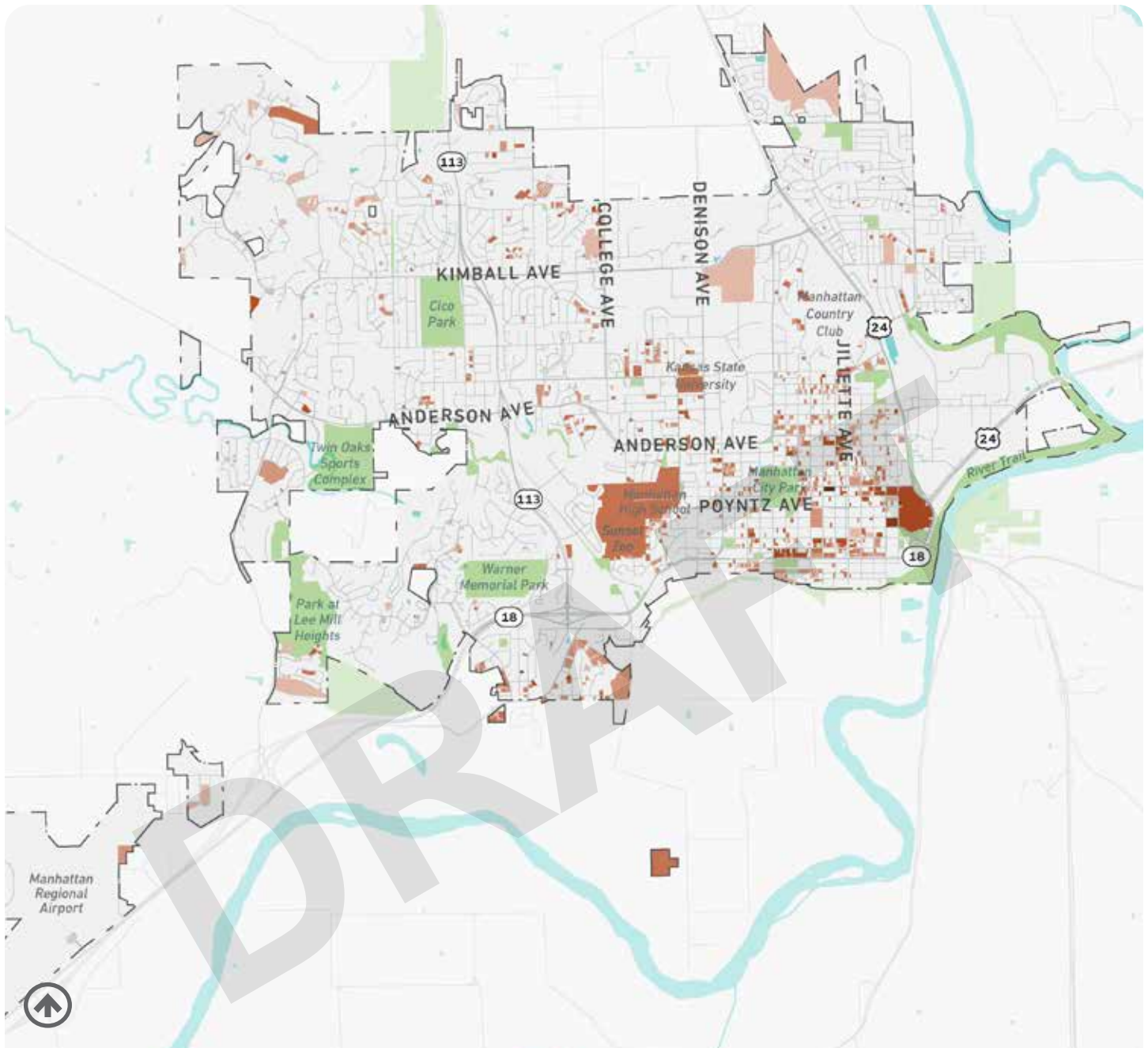
spacious rear yards that larger lots could provide. The Ranch home in Manhattan would come in many different variants and floor plans, including side and cross-gable arrangements with Colonial Revival-style gable ends and returns. Traditional Ranch types, along with modern and contemporary interpretations, are found in the Lee Elementary School Manhattan Register Historic District. By the 1970s, the Split-Level and the Colonial Revival, with built-in street-facing garages, had become popular house types in newly developed residential subdivisions.

### ***Resources by Age***

The following map and chart document the construction dates for buildings in Manhattan grouped by decade. The map and chart provide an understanding of what buildings and places should be considered for future surveys and documentation. Several observations are also provided. The map and chart were made possible through the Riley County Geographic Information System.

Forrester House, 410 Juliette Ave  
Photo courtesy of Mick Charney





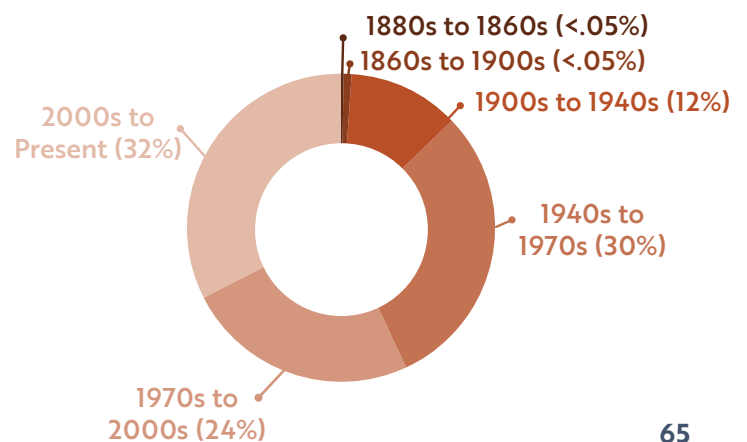
Map 1: Resources by Age

## Legend

■ Parks

### Building Periods

- Early Settlement & Founding (1800s to 1860s)
- Agricultural & Institutional Growth (1860s to 1900s)
- Early 20th Century & Pre-WWII (1900s to 1940s)
- WWII & Postwar Boom (1940s to 1970s)
- Modernization & Academic Growth (1970s to 2000s)
- 21st Century Growth (2000s to Present)



## Manhattan Landmarks and Districts

Many Manhattan historic properties have formal recognition and registration in the National Register of Historic Places (National Register) and the Manhattan Register of Historic Places (Local Landmark or Local District). Survey and inventory efforts over the years have identified other properties eligible for designation, while other historic resources exist but have yet to be subject to survey and documentation initiatives. Depending on the type of designation, properties may be eligible for certain benefits and incentives as well as protection from loss or demolition.

The following types of official recognition and designation exist:

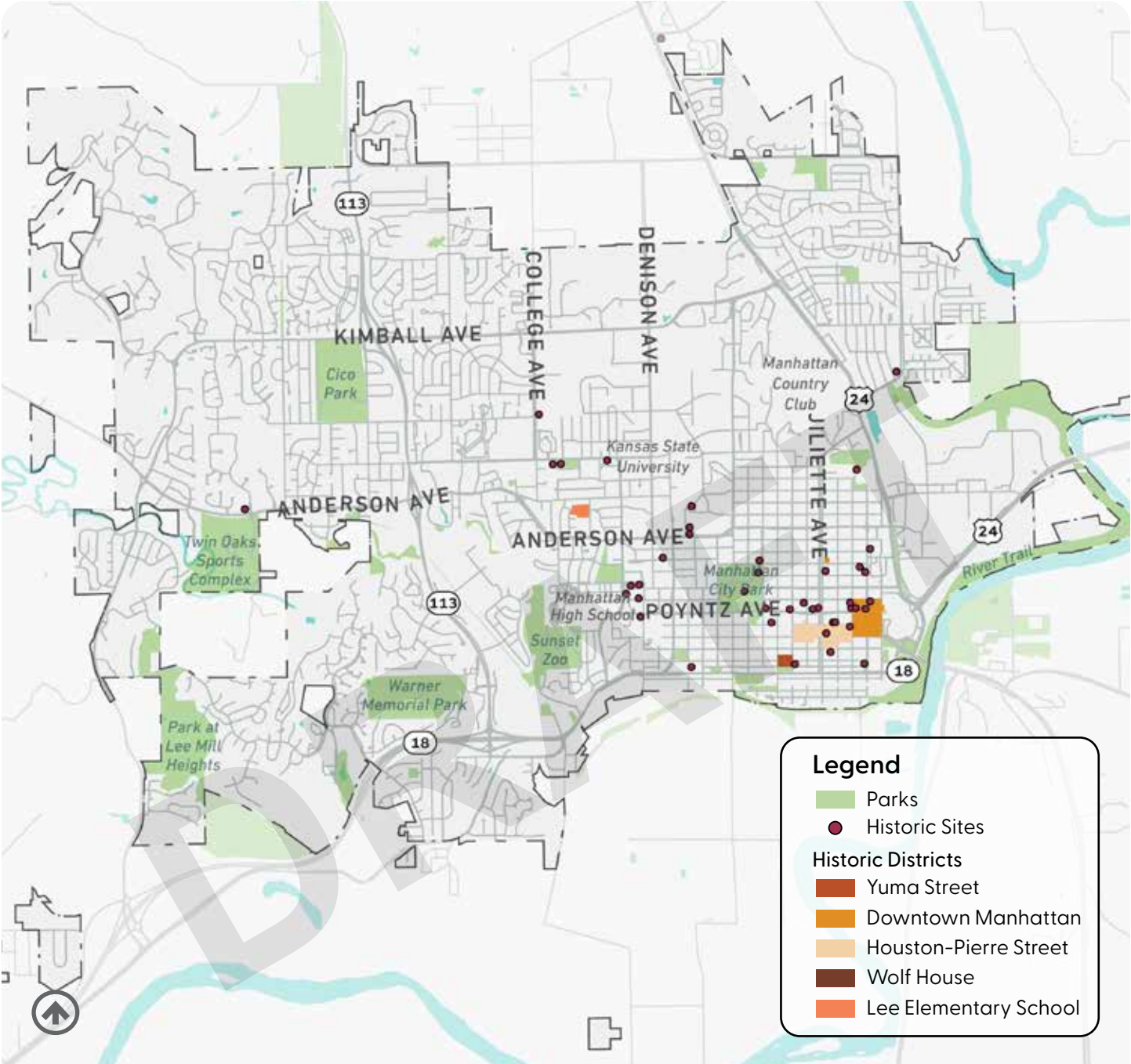
### *National Register of Historic Places*

Established by the National Historic Preservation Act of 1966, the National Register of Historic Places, administered by the National Park Service in partnership with the Kansas SHPO, is an honorary list of buildings, sites, structures, and objects significant to local, state, and United States history worthy of public and private preservation efforts. To be eligible for listing in the National Register, an individual historic resource or a resource within a historic district must meet the following criteria:

- **Criterion A.** Properties, sites, structures, or objects that are associated with events that made a significant contribution to the broad patterns in history.
- **Criterion B.** Properties, sites, structures, or objects that are associated with a significant person in the past.
- **Criterion C.** Properties with distinctive characteristics of type, period, or construction method represent a work of a master, represent high artistic values, or represent a significant or distinguishable entity, but may not represent individual distinction.
- **Criteria D.** Properties that may yield information or have yielded information that is important to history.

In addition to the eligibility criteria, the National Register excludes specific types of resources from listing, including religious buildings, birthplaces and gravesites, cemeteries, and properties that have been moved or reconstructed. However, the National Park Service and the Kansas SHPO may grant exceptions if such resources have significant architectural, historical, or cultural values, are associated with important people or events in history, or if a reconstruction building element or building is part of a broader property restoration plan.

Listing in the National Register of Historic Places occurs through a formal process involving the preparation of a nomination application and its review by the Kansas SHPO, its Historic Sites Board of Review, as well as the National Park Service. The Historic Sites Board of Review, which meets several times a year, consists of seven members, including the Kansas State Historic Preservation Officer, the Director of Budget, and five members appointed by the Governor. Properties may also be listed as part of a Multiple Property Documentation (MPD), a type of nomination that establishes the historic context at a statewide level for evaluating and understanding the significance of certain property types. Several historic resources in Manhattan are listed as part of the MPD nominations.



Map 2: National Register Historic Districts and Historic Sites

## National Register Listed Individual Buildings

As of **April 2025**, there are **thirty-seven (37) properties** in Manhattan listed in the National Register. The following list provides the property's name, listing date, categories of significance, and National Register reference number.

- **Anderson Hall, Kansas State University** (Kansas State University; Listed – 1980; Significance – Event, Architecture/Engineering; NRR#: 80001471)
- **The Avalon** (417 Fremont; Listed 2019; Significance – Architecture/Engineering; NRR#: 100004453)
- **Alten-Peak House** (2040 Fort Riley Blvd; Listed 2025; Significance – Architecture, KHRI#: 161-3116)
- **Bethal African Methodist Episcopal (A.M.E) Church** (401 Yuma St; Listed 2012; Significance – African American Resources; NRR#: 12000301)
- **Bluemont Youth Cabin** (Goodnow Park Cabin) (NE. of 5th & Bertrand Sts. in Goodnow Park; Listed 2014; Significance – New Deal Era; NRR #: 13001044)
- **Community House** (120 N 4th St; Listed 2006; Significance – Entertainment/Recreation; NRR#: 06001051)
- **Dawson's Conoco Service Station** (1026 Poyntz Ave; Listed 2021; Significance – Transportation, Modern Movement)
- **Mattie M. Elliot House** (600 Houston St; Listed 1995; Significance – Architecture/Engineering; NRR#: 95000672)
- **First Congregational Church** (700 Poyntz Ave; Listed 2008; Significance – Event, Architecture/Engineering; NRR #: 08001068)
- **First Christian Church** (115 Courthouse Plaza; Listed 2022; Significance – Modern Movement, Religious; KHRI#161-3490-00434)
- **F.B. Forrester House** (410 Juliette; Listed 2021; Significance – Architecture; KHRI#: 161-3490-00556)
- **Leslie A. Fitz House** (1014 Houston St; Listed 2005; Significance – Architecture, Agriculture; NRR #: 05000543)
- **Goodnow Memorial House** (2301 Claflin Rd; Listed 1971; Significance – Architecture/Engineering, Person; NRR #: 71000326)
- **Grimes House** (203 Delaware; Listed 1997; Significance – Architecture, Education, Economics; NRR #: 97000409)
- **Hartford House** (2309 Claflin Rd; Listed 2019; Significance – Social History, Architecture; NRR #: 100004452)
- **Samuel D. Houston House** (3524 Anderson Ave; Listed 2007; Significance – Exploration/Settlement, Politics/Government, Architecture; NRR#: 06001246)
- **Hulse-Daughters House** (617 Colorado St; Listed 2007; Significance – Education, Law, Commerce, Architecture; NRR#: 07000601)
- **Jesse Ingraham House** (1724 Fairchild Ave; Listed 2014; Significance – Architecture; NRR#: 13001045)
- **Francis Byron (Barney) Kimble House** (720 Poyntz Ave; Listed 2015; Significance – Architecture/Engineering; NRR#: 15000691)
- **KSAC Radio Towers** (Kansas State University Campus; Listed 1983; Significance – Event; NRR#: 83000437)
- **Landmark Water Tower** (Sunset Ave and Leavenworth St; Significance – Event, Architecture, Engineering, NRR#: 100001704)

- **Lyda-Jean Apartments** (501 Houston; Listed 2004; Significance - Event, Architecture/Engineering; NRR#: 04000368)
- **Manhattan Carnegie Library Building** (Fifth and Poyntz; Listed 1987; Significance - Event, Architecture/Engineering; NRR#: 87000970)
- **McFarlane-Wareham House** (1906 Leavenworth; Listed 2004; Significance - Architecture/Engineering; NRR#:04000724)
- **Persons Barn and Granary** (Out of City Limits) (2103 Highway 18; Listed 2009; Significance - Architecture, Agriculture, NRR#: 08001351)
- **Pioneer Log Cabin** (City Park, 405 N 11th St; Listed 2020; Significance – Education, Museum; KHRI#161-2076)
- **Jeremiah Platt House** (2005 Claflin Rd; Listed 1981; Significance - Architecture/Engineering, Person; NRR#: 81000281)
- **Riley County Courthouse** (100 Courthouse Plaza; Listed 2005; Significance - Event, Architecture/Engineering; NRR#: 05001249)
- **Rocky Ford School (Out of City Limits)** (1669 Barnes Rd; Listed 2012; Significance - Education, Architecture; NRR#: 11001033)
- **Damon Runyon House** (400 Osage St; Listed 2004; Significance - Literature, Performing Arts; NRR#: 04001282)
- **Second Baptist Church (Pilgrim Baptist Church)** (831 Yuma St; Listed 2012; Significance - Event; NRR#: 12000302)
- **Sevon Dolors Catholic Church** (NE of Juliette and Pierre St; Listed 1995; Significance - Architecture, Religion; NRR#: 95001054)
- **Strasser House** (326 Laramie St; Listed 2010; Significance – Community Planning and Development, Architecture; NRR#:10000431)
- **Robert Ulrich House** (121 North 8th St; Listed 1978; Significance - Architecture/Engineering, Person; NRR#: 78001287)
- **Daniel and Maude Walters House** (100 S. Delaware Ave; Listed 2012; Significance – Community Planning and Development, Architecture; NRR#:12000868)
- **E.A. and Ura Wharton House** (608 Houston St; Listed 1995; Significance - Architecture; NRR#: 95000740)
- **Viking Manufacturing Company Building** (1531 Yuma Street; Listed 2022; Significance – Industry, Architecture; KHRI #: 161-3002)
- **Woman's Club House** (900 Poyntz Ave; Listed 1980; Significance - Event, Architecture/Engineering; NRR#: 80001472)
- **Young Buck Site** (Listed 2015; Significance – Archaeological-Prehistoric)

## ***National Register of Multiple Property Documentation***

There are twelve (12) properties listed in the National Register of Historic Places as part of statewide Multiple Property Documentation efforts related to historic courthouses, Carnegie libraries, public schools, resources related to the New Deal effort, and the African American experience in Kansas communities. These properties are individual National Register Landmarks as listed in the previous section (see National Register Listed Landmarks).

### ***African American Resources in Manhattan, Kansas***

Prepared in 2011 after the conclusion of a comprehensive survey, African American Resources in Manhattan, Kansas MPD lists two churches, the Bethel African Methodist Episcopal (A.M.E) Church at 401 Yuma Street, the Second Baptist Church at 831 Yuma Street, and various resources of the Yuma Street Historic District in the National Register for their association with African American history in Manhattan. The historic resources reflect the African American social and cultural experience in Manhattan during a time of settlement and segregation. The Bethel AME Church was built in 1927, after the congregation had been in existence for many years, and was the center of social, cultural, educational, and charitable activities. The congregation also took leading roles in local civil rights efforts. Architect H.B. Winter designed the Second Baptist Church in 1917 with Russell Weisbender serving as contractor. Like Bethel, Second Baptist served as a social and cultural center for Manhattan's African Americans in addition to its religious mission. The Yuma Street Historic District consists primarily of the two church buildings, the Douglas Park and School, the United Service Organization, and Shepard's Chapel.

- **Bethel African Methodist Episcopal** (A.M.E) Church)(401 Yuma St; Listed 2012; Significance - African American Resources; NRR#: 12000301)
- **Second Baptist Church** (831 Yuma St; Listed 2012; Significance - Event; NRR#: 12000302)
- **Yuma Street Historic District** (931 Yuma Street and 900 Block of Yuma Street; Listed 2022; Significance - Ethnic Heritage, Social History; KHRI#: 161-3107)

Bethel African Methodist Episcopal, 401 Yuma St



### *Carnegie Libraries of Kansas*

The Manhattan Carnegie Library (Fifth and Poyntz Streets; listed 1987) is listed in the National Register as part of a statewide MPD for its association with the Carnegie Corporation Library Building Program, sponsored by the philanthropist Andrew Carnegie, who believed in the development of public library systems to provide access to books and education. In Manhattan, the Manhattan Library Association played a pivotal role in securing the Carnegie funds and in the construction of the library. Design in the Classical Revival, the Library's opening collection was numbered at 1,000 items with Mary Cornelia Lee as the first Library Director. The Carnegie Libraries of Kansas MPD was prepared in 1987.

- **Manhattan Carnegie Library Building** (Fifth and Poyntz; Listed 1987; Significance - Event, Architecture/Engineering; NRR#: 87000970)

Manhattan Carnegie Library Building, Fifth and Poyntz



### *Historic County Courthouses of Kansas*

Constructed between 1904 and 1906 by architects J.C. Holland and Frank C. Squires in the Richardsonian Romanesque style, the Riley County Courthouse (100 Courthouse Plaza; listed 2005) is associated with the Kansas County Courthouse Multiple Property Documentation prepared in 2002. The Riley County Courthouse has served as a courthouse facility for Riley County and has housed many other County government agencies since its construction.

- **Riley County Courthouse** (100 Courthouse Plaza; Listed 2005; Significance - Event, Architecture/Engineering; NRR#: 05001249

Riley County Courthouse, 100 Courthouse Plaza



### *Historic Public Schools of Kansas*

Located just outside of Manhattan municipal limits, the Rocky Ford School (1669 Barnes Road; listed 2012) is listed in the National Register as part of the Historic Public Schools in Kansas MPD. The school, constructed in 1903 as a one-room schoolhouse by builder J.W. Wilkinson, was rebuilt in 1927 after a fire. The schoolhouse, designed in the Folk Vernacular, is representative of rural Kansas one-room schoolhouses. In addition to the schoolhouse building itself, the school property also includes an outhouse, a water well system, and a merry-go-round. The Pals of Rock Ford School organization currently spearheads efforts to restore and maintain the school buildings and its site. The MPD was prepared in 2005.

- **Rocky Ford School** (Out of City Limits) (1669 Barnes Rd; Listed 2012; Significance - Education, Architecture; NRR#: 11001033)

Rocky Ford School, 1669 Barnes Road  
Source: Kansas Historic Resources Inventory Database



### *Late 19th Century and Early 20th Century Residential Resources in Manhattan, KS*

Two (2) residential dwellings, the Francis Byron (Barney) Kimble House (720 Poyntz Avenue, listed 2015) and the Daniel and Maude Walters House (100 South Delaware Avenue, listed 2012), are listed as part of the Late 19th Century and Early 20th Century Residential Resources in Manhattan, Kansas MPD, which documents the development and architectural evolution of residential architecture in Manhattan. The Francis Byron (Barney) Kimble House, built in 1912 in the Queen Anne style with Colonial Revival influences, was the work of builder J.A. McCampbell. The Daniel and Maude Walters House, a Craftsman bungalow, was built in 1928 and designed by the homeowner and architect Daniel Walters. The Walters family was significant in Manhattan's history as prominent local tradespeople.

- **Francis Byron (Barney) Kimble House** (720 Poyntz Ave; Listed 2015; Significance - Architecture/Engineering; NRR#: 15000691)
- **Daniel and Maude Walters House** (100 S. Delaware Ave; Listed 2012; Significance – Community Planning and Development, Architecture; NRR#:12000868)



### *Late 19th Century Vernacular Stone Houses in Manhattan, KS*

Three (3) dwellings are currently listed as part of the Late 19th Century Vernacular Stone Houses in Manhattan, Kansas MPD, recognizing the significance of vernacular stone residential construction in the city during its early settlement and growth period. The Jesse Ingraham House (1724 Fairchild Avenue, listed 2014) was built in 1867 and is constructed of limestone. The Strasser House (326 Laramie Street, listed 2010), built in 1874, also of limestone, features a Gable-Front-and-Wing building form. Erected in 1867 by Henry Strong in the vernacular Center Hall-Side Gabled form, the Henry and Elenora Strong House (1916 Beck Street, listed 2009) is representative of a more elaborate stone house construction in Manhattan.

- **Jesse Ingraham House** (1724 Fairchild Ave; Listed 2014; Significance – Architecture; NRR#: 13001045)
- **Strasser House** (326 Laramie St; Listed 2010; Significance – Community Planning and Development, Architecture; NRR#:10000431)
- **Henry and Elenora Strong House** (1916 Beck Street; Listed 2009 (Kansas); Significance – Architecture, Residential; KHRI# 161-2080)



### *New Deal-Era Resources of Kansas*

The Bluemont Youth Cabin (Northeast of 5th and Bertrand Streets in Goodnow Park; Listed 2014) is associated with the National Youth Administration (NYA), one of President Franklin Roosevelt's New Deal initiatives during the Great Depression. Designed by City Engineer Harold Harper, the Riley County NYA program constructed the cabin with youth labor in Goodnow Park in 1938. Many local youth groups, including the Boy Scouts, used the cabin during its period of active use up until the 1990s. The MPD was prepared in 2002.

- **Bluemont Youth Cabin** (Goodnow Park Cabin) (NE. of 5th & Bertrand St. in Goodnow Park; Listed 2014; Significance - New Deal Era; NRR #: 13001044)

Bluemont Youth Cabin (Goodnow Park Cabin), NE. of 5th & Bertrand Sts. in Goodnow Park  
Source: Manhattan City Website





Bartlett  
& West

BBN  
ARCHITECTS  
INC.

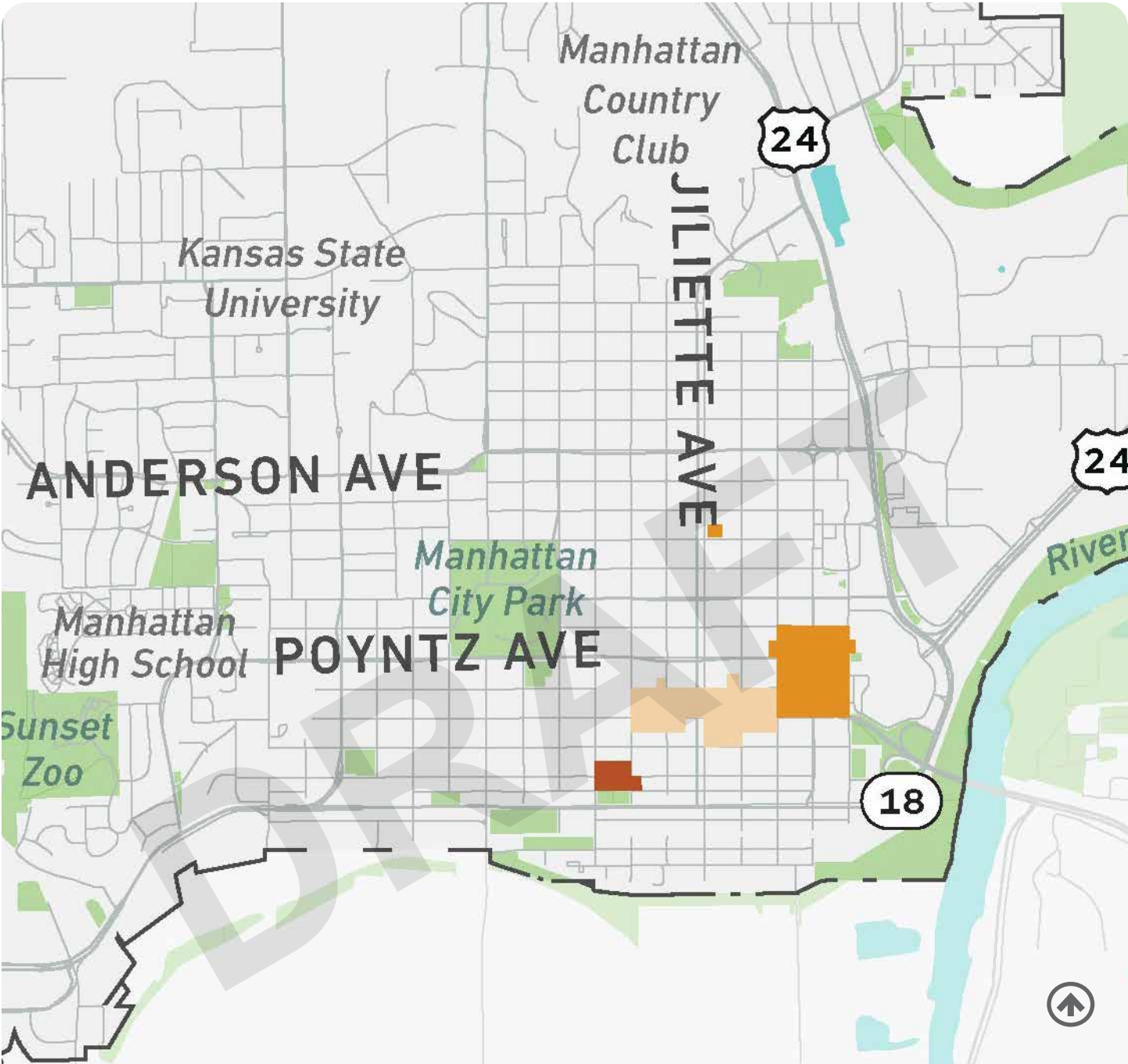
FARMERS  
INSURANCE  
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## National Register Historic Districts

In addition to individual listings and Multiple Property Documentation, Manhattan has four districts listed in the National Register. The listed districts are larger geographic areas in Manhattan of historical and architectural significance, incorporating a range of commercial, residential, civic, and religious property types. Each historic district includes an inventory of contributing and non-contributing resources. National Register Historic Districts in Manhattan include:

- **Downtown Manhattan Historic District** (Listed 2007; Significance - Event, Architecture/Engineering; National Register Reference #06001240)
- **Houston and Pierre Street Residential Historic District** (Listed 2009; Significance - Community Planning and Development, Architecture; National Register Reference #09000031)
- **Wolf House Historic District (630 Freemont)** (Listed 2018; Significance - Event, Architecture/Engineering; National Register Reference #100003425)
- **Yuma Street Historic District** (931 Yuma Street and 900 Block of Yuma Street; Listed 2022; Significance - Ethnic Heritage, Social History; National Register Reference #100008518)





Map 3: National Register Historic Districts

**Legend**

-  Parks
- Historic Districts**
  -  Yuma Street
  -  Downtown Manhattan
  -  Houston-Pierre Street
  -  Wolf House

## Downtown Manhattan Historic District

Listed in the National Register of Historic Places in 2007 and designated as a Certified Local Historic District in the Manhattan Register of Historic Places in 1982, the Downtown Manhattan Historic District features just over six blocks of historic commercial resources constructed between the 1850s and the 1970s, with many dating back to the 1880s. This district features mostly Two-Part Commercial buildings designed in the Queen Anne, Italianate, Romanesque, Classical Revival, Art Deco, International, as well as in the sparsely ornamented Late 19th and 20th Century Commercial Styles. It is significant for its architecture and its history as Manhattan's traditional commercial, civic, and social center. This district reflects Manhattan's growth since its early days of development. The district has **forty-eight (48) contributing buildings** and **fifteen (15) non-contributing buildings**.

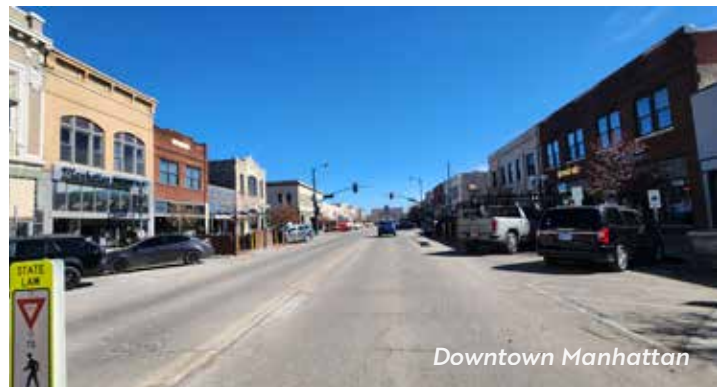
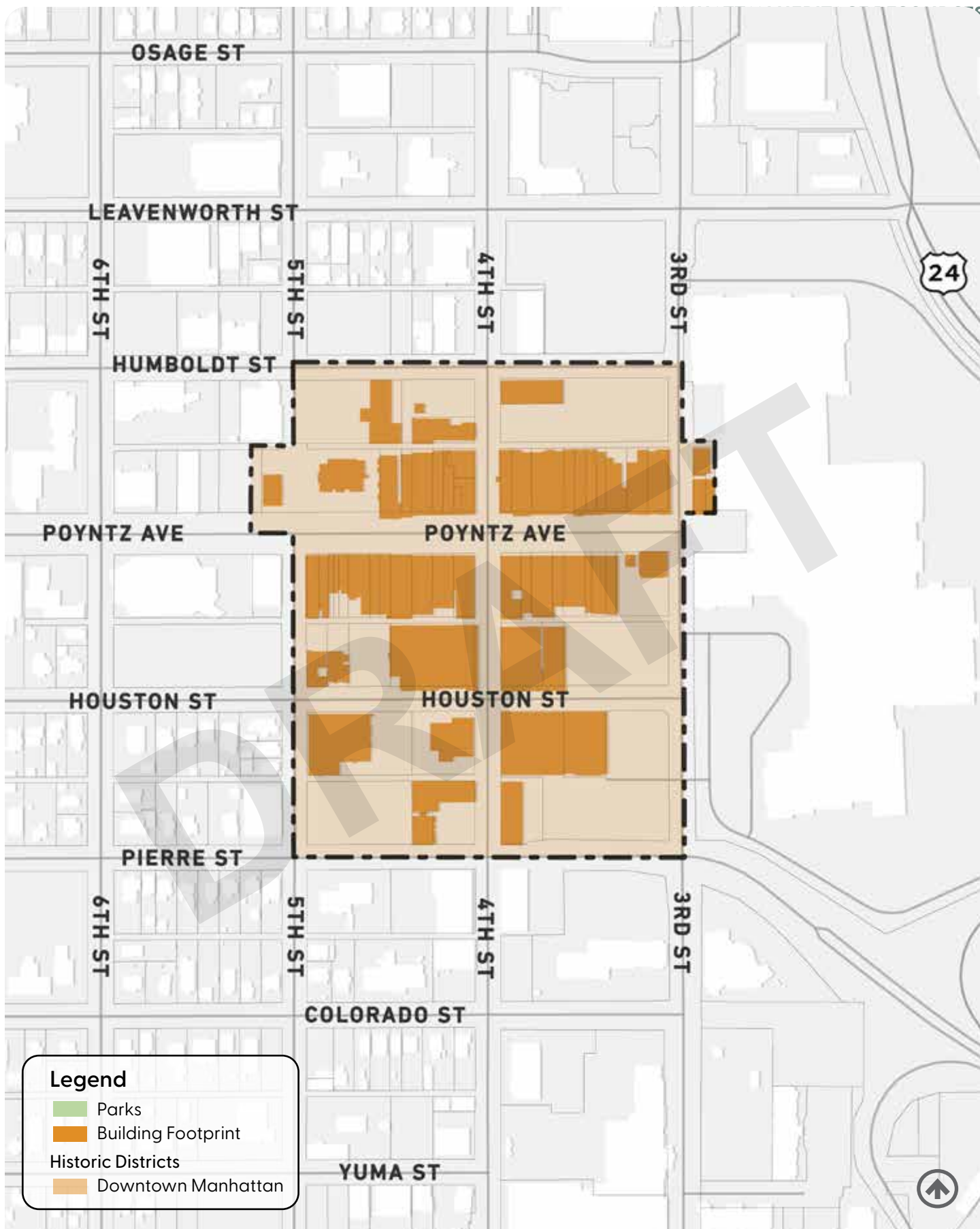


Figure 1: Downtown Manhattan Historic District



Map 4: Downtown Manhattan Historic District

### *Houston and Pierre Street Residential Historic District*

Listed in the National Register of Historic Places in 2009, the Houston-Pierre Street Historic District consists of five blocks with historic residential resources constructed principally between the late 1800s and the 1940s. This district features historic residential dwellings designed in the Queen Anne, Craftsman, and Prairie School styles, along with simpler vernacular building forms, such as the Gable Front and Wing, and the American Foursquare. It is significant for community planning and development due to its mix of residential, government, and religious buildings. This district is representative of Manhattan's near-downtown neighborhood residential development up until the Great Depression years. This district has **sixty-three (63) contributing buildings, fifty (50) non-contributing buildings, one (1) contributing site**, the original Courthouse Square, and **one (1) contributing structure**, and the neighborhood's brick sidewalks.





Map 5: Houston and Pierre Street Residential Historic District



## Wolf House Historic District

Listed in the National Register of Historic Places in 2019, the Wolf House Historic District features **four (4) historic buildings** and **one (1) non-contributing building** constructed between the mid-1800s and the early 1900s. The four contributing buildings include the Wolf House (1868), built as a boarding house by John Frank; the Mansfield House, also constructed in 1868; the Moses House, built in 1870 and relocated to the site in 1957; and the Wolf Photography Studio, which opened in 1902. This district features vernacular forms constructed primarily in stone and is representative of residential dwellings from Manhattan's early settlement and development. The Wolf House currently serves as a museum for the Riley County Historical Society.



Figure 2: Wolf House Historic District



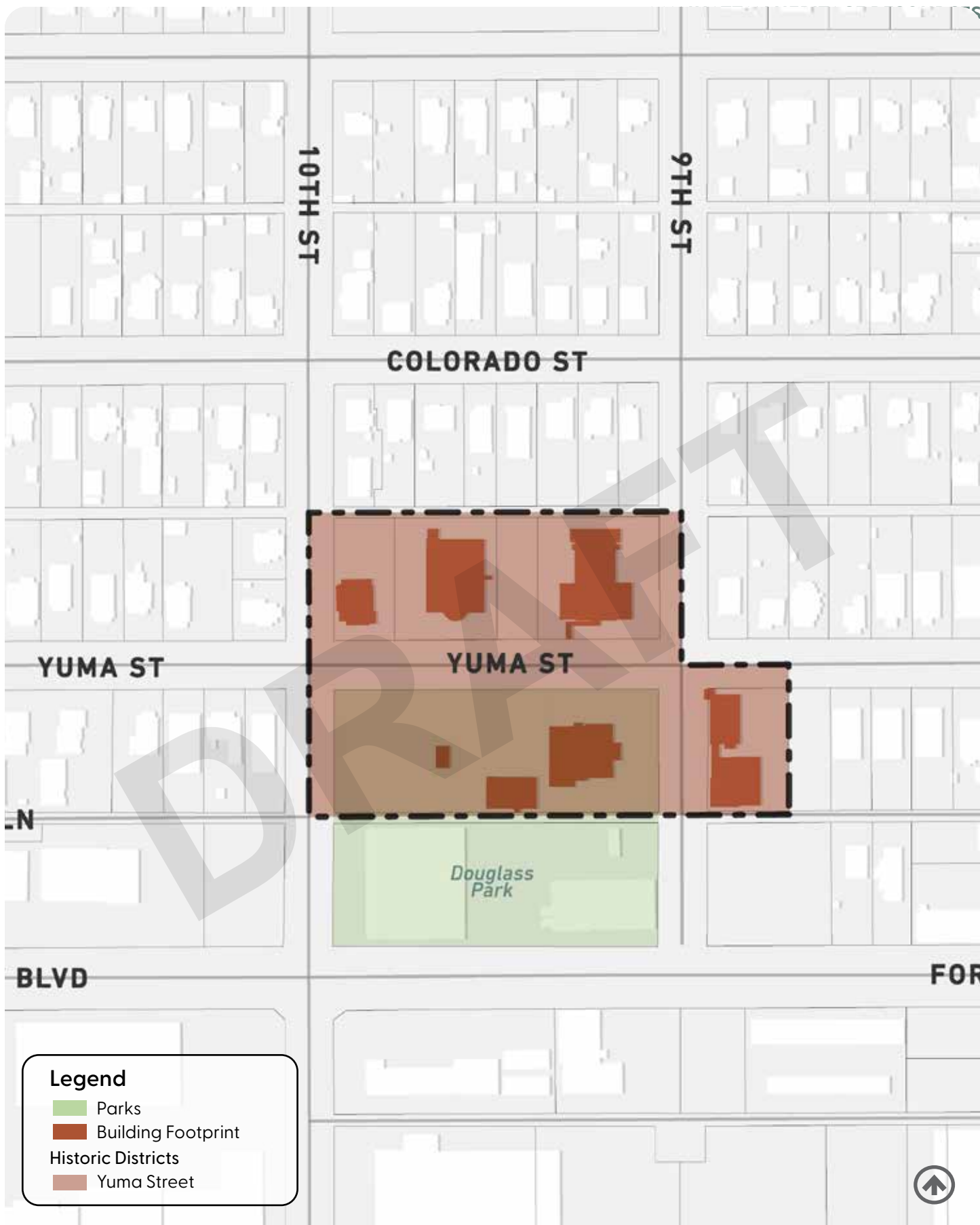
Map 7: Wolf House Historic District

### Yuma Street Historic District

Listed in the National Register of Historic Places in 2022, the Yuma Street Historic District is significant as a thriving neighborhood with religious and social institutions that served Manhattan's African American community. The district's historic properties were primarily built in the early 1900s, featuring Late 19th- and Early 20th-century American Movements, as well as Romanesque and Gothic Revival, and Folk Victorian styles. The historic resources are also historically significant for their association with the segregation period and the Civil Rights Movement in Manhattan. The district has **three (3) contributing buildings**, **two (2) non-contributing buildings**, and **one (1) contributing site**, Douglass Park.



Figure 3: Yuma Street Historic Dist



Map 8: Yuma Street Historic District

## Register of Historic Kansas Places

Established in 1977 as part of the State Historic Preservation Act, the Register of Historic Kansas Places is the State of Kansas' official inventory of buildings and places significant to the history of Kansas. The criteria for listing a property or district in the Register of Historic Kansas Places largely follow that for the National Register, and all buildings and districts listed in the National Register are automatically listed in the Register of Historic Kansas Places. However, buildings not eligible for the National Register may be considered for the Register of Historic Kansas Places by the Kansas SHPO if they are historically and culturally significant to Kansas history.

In addition to the individual resources and districts listed in the National Register, Manhattan has multiple buildings listed in the Kansas Historic Resources Inventory (KHRI) as Historic Kansas Places, including **seven (7) properties**, as of **April 2025**. The properties listed on the Register of Historic Kansas Places include:

- **Alten-Peak House** (2040 Fort Riley Boulevard; Listed 2025; Significance – Architecture, Kansas Historic Register #161-3116)
- **Manhattan State Bank** (400 Poyntz; Listed 1979; Significance – Financial Institution; KHRI#: 161-3490-00004)
- **Riley County Fair's Floral Hall** (1101 Fremont St; Listed 2017; Significance – Fair; KHRI#: 161-3490-00040)
- **Henry and Elenora Strong House** (1916 Beck Street; Listed 2009; Significance – Residential; KHRI#: 161-2080)
- **St. Mary's Hospital/Manhattan YMCA/Delta Sigma Phi** (1100 Freemont St; Listed 2019; Significance – Institutional Housing, Social)
- **Union Pacific Station** (First and Yuma; Listed 1978; Significance – Transportation; KHRI#: 161-3490-00041)
- **Washington & Julia Marlatt Homestead** (1600 College St; Listed 2006; Significance – Residential; KHRI#: 161-3490-00160)



Manhattan State Bank, 400 Poyntz  
Source: Manhattan City Website



Union Pacific Station, First and Yuma  
Source: Manhattan City Website



St. Mary's Hospital/Manhattan YMCA/Delta Sigma Phi,  
1100 Freemont St, Source: Manhattan City Website



Henry and Elenora Strong House, 1916 Beck St  
Source: Manhattan City Website



Manhattan State Bank, 400 Poyntz

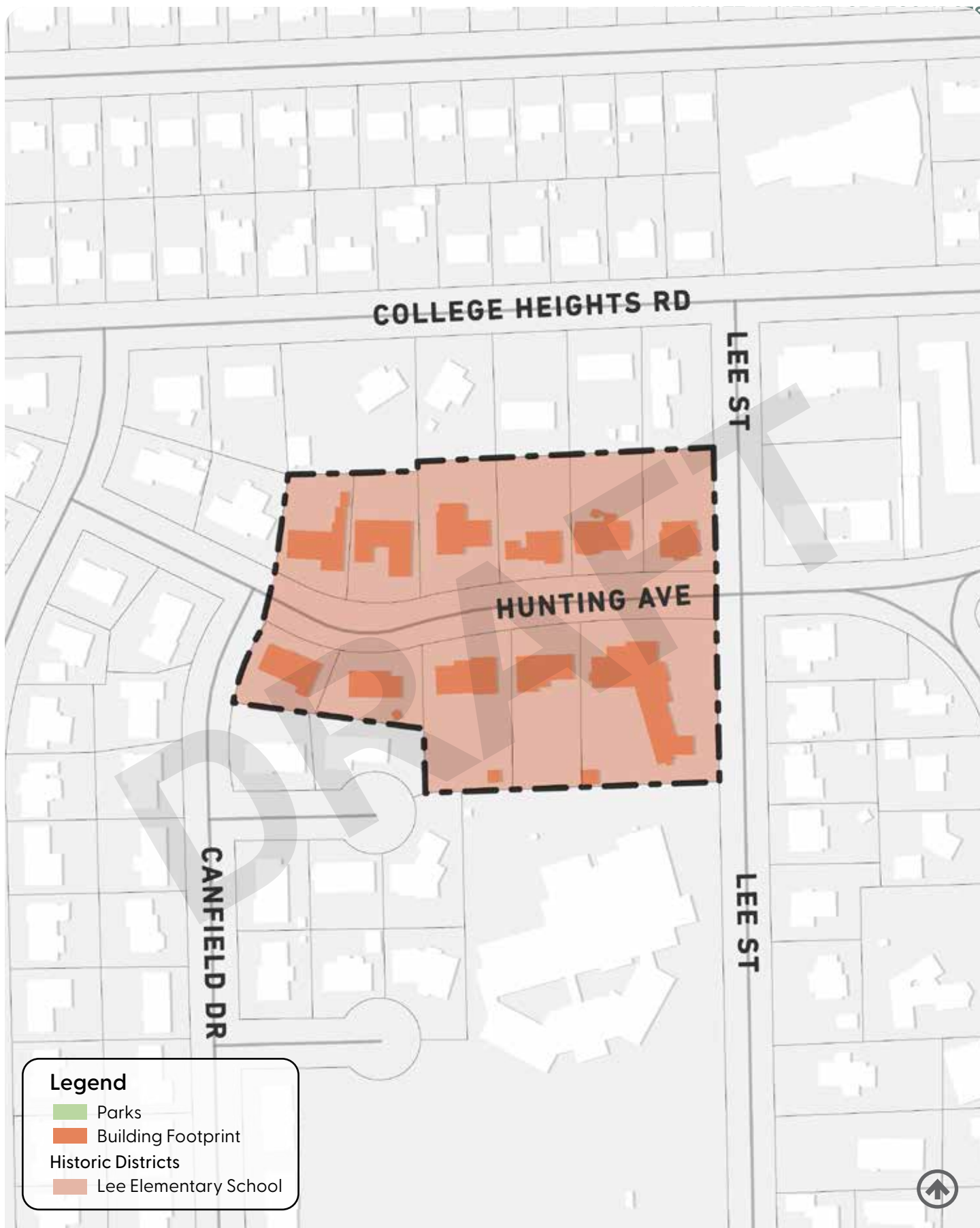
## Manhattan Register of Historic Places

The Manhattan Register of Historic Places comprises landmark buildings and historic districts recommended by the Historic Resources Board and designated under municipal ordinance by the City Commission. Local Districts in the Manhattan Register are governed by Section 26-9D-5 and Section 26-9G-2 of the Manhattan Development Code and require Certificates of Appropriateness approvals for proposed changes and alterations to landmarks and properties within historic districts. Manhattan currently has **one (1) Local Historic District** and **two (2) locally designated resource**.

- **Lee Elementary School Historic District** (Listed 2021; Significance – Architecture, Education)
- **Coons House** (1922 Leavenworth; Significance –Social, Cultural)
- **Jesse Ingraham House** (1724 Fairchild Ave; Listed 2014; Significance – Architecture; NRR#: 13001045)



Figure 4: Local Historic Districts and Resources



Map 9: Lee Elementary School Historic District

## Surveys and Documentation

In addition to the inventory of buildings and places listed in the National Register of Historic Places, the Manhattan Register of Historic Places, and the Register of Historic Kansas Places, there are properties identified through various surveys and documentation efforts. Surveys help to document buildings, districts, sites, or structures that may be architecturally, culturally, and historically significant and potentially eligible for designation and recognition. In Manhattan, surveys have oftentimes led to landmark and district nominations and Multiple Property Documentations to the National Register of Historic Places. This section summarizes various survey initiatives in Manhattan.

### ***Historic American Building Survey and Historic American Engineering Record***

Established by the U.S. Congress in 1933, the Historic American Building Survey (HABS) is the only national-level documentation program that helps record the nation's architectural and cultural heritage. Documentation includes Large format photography, written histories, and measured drawings. The Library of Congress serves as the repository of HABS documentation projects. Five (5) properties were subject to HABS documentation during the 1950s, including:

- **Horticultural Hall, Kansas State University Campus** (Dickins Hall; Documentation after 1933; Significance – Architecture, Education; HABS KS-61)
- **Isaac Goodnow House** (2301 Claflin Rd; Documentation after 1933; Significance – Architecture, Residential, Frontier/Pioneer Life; HABS KS-11)
- **Peak House** (322 South Second Street; Documentation after 1933; Significance – Architecture; HABS KS-69)
- **Saint Luke's Lutheran Church** (330 Sunset Ave; Documentation after 1933; Significance – Architecture, Religion; HABS KS-56)
- **The Women's Club** (900 Poyntz Ave; Documentation after 1933; Significance – Fraternal Organizations, Social; HABS KS-68)

### ***Historic and Cultural Resource Surveys***

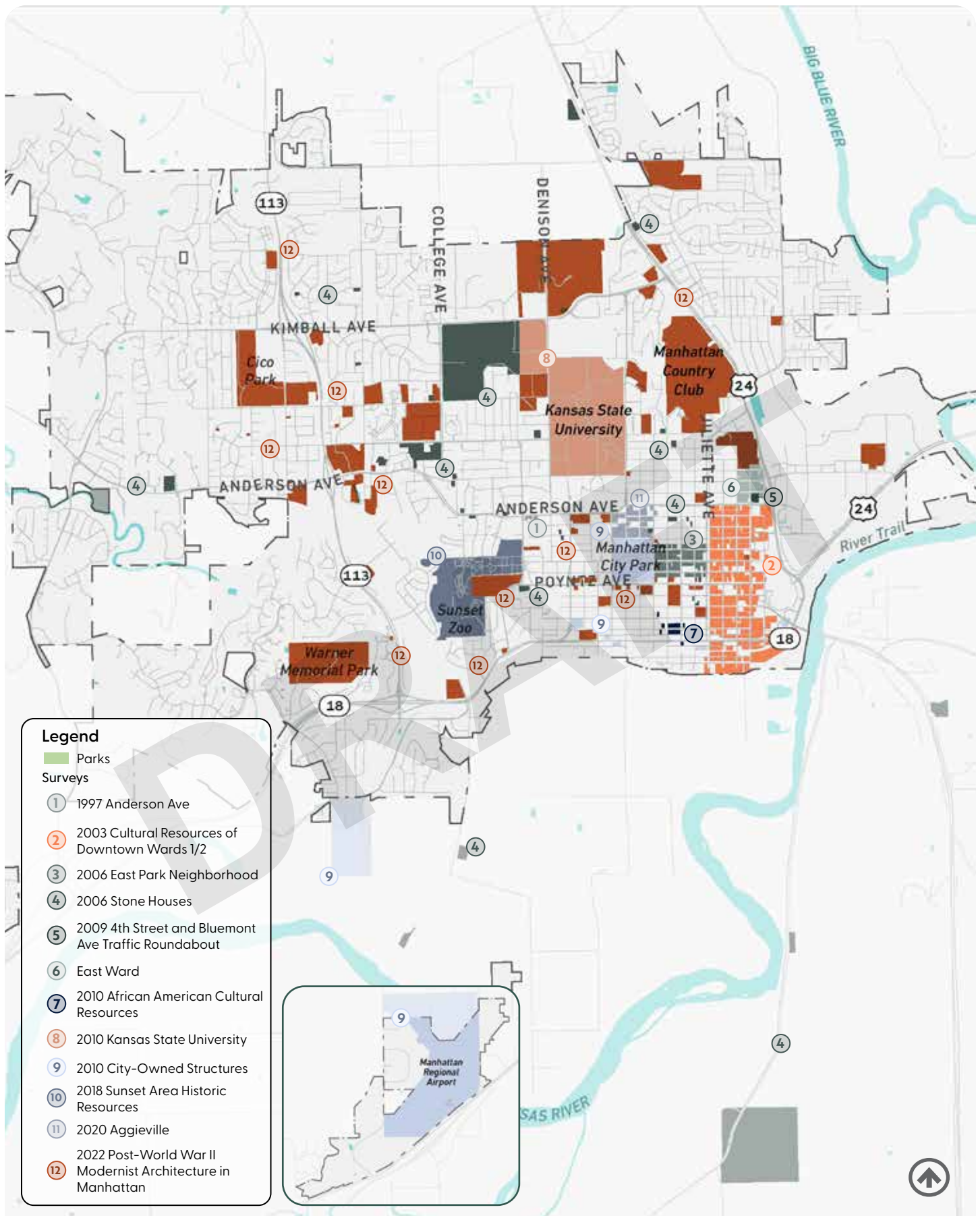
The following summarizes architectural and historical surveys undertaken and sponsored primarily by the City of Manhattan and the Historic Resources Board. Other surveys were completed as part of transportation planning studies commissioned by various state agencies, such as the Kansas Department of Transportation (KDOT).

#### ***1977 Anderson Avenue Survey***

Five (5) properties located along the western segments of Anderson Avenue near the Kansas State University campus were evaluated for their potential significance and eligibility for the National Register of Historic Places. The properties consisted of Colonial, Dutch Colonial, and Tudor Revival homes, constructed between the late 1920s and the 1930s. The survey concluded that three of five properties were not eligible for the National or Kansas Registers, while two were not assessed for eligibility.

#### ***2003 Cultural Resources Survey of Downtown Wards 1 and 2***

One of the first grants awarded to the City of Manhattan, as part of its participation in the Certified Local Government program, helped underwrite a survey effort of Wards 1 and 2 in downtown Manhattan, generally bounded by Bluemont Avenue to the north, Third Street to the east, Pottawatomie Avenue to the south, and Juliette Avenue to the west. This area essentially constitutes Manhattan's original city plat, dating to 1855. Conducted at a reconnaissance level, the survey effort inventoried 562 properties that represent Manhattan's early development period, from the late 19th century to the mid-20th century, encompassing a range of property types, including single-family dwellings, traditional commercial buildings and storefronts, government buildings, warehouses, and light industrial facilities. The majority of buildings were constructed between 1890 and 1929, the start of the Great Depression, with a significant number built after 1956. Architectural styles range from Gothic and Greek Revival to various versions and interpretations of Period Revivals and the Modern Movement. The survey also identified various vernacular buildings present in the survey area.



Map 10: Historic and Cultural Resource Surveys

The survey's conclusions recommended several preservation planning initiatives, several of which the Historic Resources Board has undertaken in recent years, including:

- A Multiple Property Documentation for late 19th and early 20th-century residential resources in Manhattan.
- A Multiple Property Documentation for late 19th-century vernacular stone houses in Manhattan.
- An intensive-level survey and Multiple Property Documentation of Manhattan's historic African-American resources.
- Further evaluation and consideration of 106 properties considered potentially eligible for the National Register of Historic Places.
- A reconnaissance-level survey of the Aggieville commercial district.
- A potential historic district for institutional property types located at the intersection of Poyntz Avenue and North 6th Street.

The survey also concluded that Neighborhood Conservation Districts may be an effective tool for buffering and protecting significant historic resources identified in the study, particularly in areas where new development is anticipated.

### 2006 East Park Neighborhood Survey

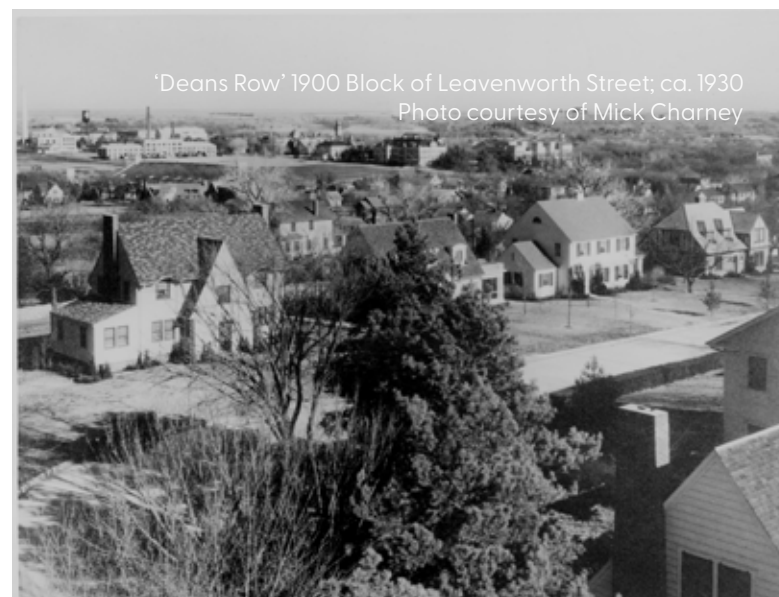
The East Park neighborhood, located to the east of City Park and generally bounded by 8th and 11th Streets and Osage and Humboldt Streets, was the subject of a reconnaissance-level survey, documenting one hundred sixty-three (163) historic single and multi-family residential dwellings constructed primarily between the 1890s and 1920s. The neighborhood reflects a range of architectural styles and building forms, including Queen Anne and Craftsman bungalow dwellings, as well as Gable Front and Wing, and American Foursquare subtypes. The survey did not identify any properties individually eligible for the National Register. However, ninety-three (93) of the properties were considered potentially contributing to a National Register Historic District.

### 2006 Stone Houses Survey

As a follow-up to the 2003 Cultural Resources Survey of Downtown Wards 1 and 2, the Historic Resources Board commissioned a reconnaissance survey of late 19th-century vernacular stone-constructed residential areas outside of Wards 1 and 2. The survey was conducted as the basis for preparing the Multiple Property Documentation of Late 19th Century Vernacular Stone Houses in Manhattan, Kansas. The survey inventoried 56 buildings, of which eleven (11) properties were considered potentially eligible for the National Register and Register of Kansas Historic Places.

### 2008 Manhattan Archaeological Survey

In 2008, the City of Manhattan and the Historic Resource Board conducted a comprehensive archaeological resource survey over two phases of the Manhattan urban footprint in collaboration with the Department of Sociology, Anthropology, and Social Work at Kansas State University. The primary objective of the survey was to document and evaluate archaeological resources, ranging in age from approximately 6,000 years ago to less than 100 years old, in areas of expected development. The first phase identified previous archaeological investigations, which included ninety-eight (98) previously recorded archaeological sites. In comparison, the second phase identified twenty-two (22) previously unrecorded archaeological sites of importance, including burial sites, workshops, campsites, and farmsteads. The survey identified forty-three (43) sites as potentially eligible for the National Register of Historic Places, with seven (7) prehistoric burial locations deemed deserving of protection under the Kansas Unmarked Burial Sites Preservation Act.



### 2009 4th Street and Bluemont Avenue Traffic Roundabout Survey

Commissioned by the City of Manhattan and KDOT as part of a planning study to install a roundabout at the intersection of 4th Street and Bluemont Avenue, this survey documented three historic residential dwellings situated adjacent to the intersection, the Holliday House (330 Bluemont Avenue), the Sophia Jarbeaux House (402 Bluemont Avenue), and the Lyman House (401 Bluemont Avenue). The 2003 Cultural Resources Survey of Downtown Wards 1 and 2 had previously identified these resources as potentially eligible for the National Register of Historic Places. The Holliday House has since been demolished.

### 2010 East Ward Survey

Manhattan's East Ward, generally bounded by 3rd and 5th Streets on the east and west and Bluemont Avenue on the south and Thurston Street on the north, was the subject of a reconnaissance-level survey in 2010. Comprising mainly of historic single- and multi-family dwellings built between 1890 and 1940, the East Ward neighborhood reflects the styles and vernacular building forms typical of the 20th century, including Folk Victorians, Gable-Fronts, Craftsman bungalows, Colonial Revivals, and the Minimal Traditional. The survey inventoried 81 properties, concluding that the East Ward was not eligible for listing as a National Register district.

### 2010 African American Cultural Resources Survey

Funded in part through a Certified Local Government Grant, the African American Cultural Resources Survey identified significant resources related to African American history in Manhattan, leading to the preparation of a Multiple Property Documentation Form (MPDF) for those resources potentially eligible for the National Register of Historic Places. These resources include:

- Douglass Elementary School (901 Yuma Street)
- Shepard Chapel (928 Yuma Street)
- U.S.O. Building (Douglass Community Center) (900 Yuma Street)
- George Giles Residence (826 Yuma Street)

- George Giles Motel (605 South 9th Street)
- Minnie Howell Champs Residence (618 Yuma Street)
- Phi Beta Sigma House (1020 Colorado Street)
- Miles Woods Residence (1015 Yuma Street)
- Dawson Residence (1010 Yuma Street)

Several resources, including the Douglass Elementary School, Shepard Chapel (928 Yuma Street), and the U.S.O. Building (Douglass Community Center) would later constitute contributing resources to the Yuma Street National Register Historic District (National Register, 2022), with the Pilgrim Baptist (Second Baptist) and the Bethel A.M.E. churches both listed individually in 2012.

### 2010 Kansas State University Survey

A survey of Kansas State University campus academic buildings was conducted to determine their eligibility for the National Register. Fourteen (14) buildings were included in the study, of which eleven (11) were evaluated as eligible for the National Register, among them West and Moore Halls, designed by James C. Canole, the State Architect during the early 1960s.



St. Isidore's Catholic Student Center,  
711 Denison Ave

### 2015 City-Owned Structures: Historic Inventory and Guide

In 2015, the Historic Resources Board commissioned an inventory and evaluation of historic resources built before 1965 and under the ownership and stewardship of the City of Manhattan to determine their architectural and historical significance and priorities for future preservation. The inventory evaluated thirty-three (33) properties, of which twenty-two (22) are of historic importance, with eleven (11) considered not possessing architectural and historical significance. The inventory also assessed the condition and integrity of municipally-owned properties. Of those inventoried, four (4) were evaluated as potentially eligible for the National Register and Register of Kansas Historic Places:

- Douglas School (901 South Yuma Street) (Listed as a resource of the Yuma Street National Register Historic District)
- Landmark Water Tower (Sunset Avenue) (Documented in the 2018 Sunset Area Historic Resources Survey)
- Old Terminal-Limestone Hangar (Manhattan Municipal Airport)
- Sunset Cemetery Gates and Pavilion (Sunset Avenue) (Documented in the 2018 Sunset Area Historic Resources Survey)

### 2018 Sunset Area Historic Resources Survey

In 2018, the City of Manhattan and the Historic Resources Board completed a survey to assess the significance of resources located in the Sunset neighborhood area, incorporating Sunset Cemetery, Sunset Zoo, Girl Scout Park, and Sunset Neighborhood Park on Manhattan's west side. The survey concluded that the four (4) resources and their site features, such as shelters, retaining walls, sculptures, and objects, are eligible as one historic district in the National Register, significant for their associations with local community and regional planning efforts. A National Register nomination is pending for Sunset Cemetery.

### 2020 Aggieville Historic Survey

The City of Manhattan's most recent survey effort, the 2020 survey of Aggieville, the traditional commercial district serving the Kansas State

University campus, assessed the historical and architectural significance of ninety (90) properties located between 11th, 14th, and Fremont Streets, and Bluemont Avenue. The survey concluded that, largely due to alterations at the storefront level of many buildings over time, Aggieville is unlikely to be eligible for listing in the National Register of Historic Places. However, it may be eligible for listing as a district in the Register of Kansas Historic Places, in the Manhattan Register, or potentially designated as a Neighborhood Conservation District Overlay. Nine (9) individual properties, including the Miller Theater and the Palace Drug buildings, are also deemed eligible for the Register of Kansas Historic Places.

### 2022 Survey of Post-World War II Modernist Architecture in Manhattan

Conducted by the Kansas State University College of Architecture in collaboration with the City of Manhattan, the Riley County Historical Society, the Manhattan-Riley County Preservation Alliance, and the Kansas SHPO, this survey project documented 119 historic resources constructed after World War II to the late 1970s – a period broadly defining the Mid-Century Movement in American architecture. The movement incorporates several different design approaches, including Art Moderne, the International Style, Brutalism, and New Formalism. The survey found that twenty-four (24) buildings are potentially eligible for the National Register and the Register of Kansas Historic Places. Among them are the Monseigneur Luckey High School at 220 Juliette Street, built in 1952, and the 1957 Manhattan Mutual Life Insurance Building, now housing the offices of Arthur-Green, LLC, at 801 Poyntz Avenue. Floyd Wolfenbarger designed both buildings.



### Architectural and Historical Survey Summary and Inventory

The following table summarizes all survey and documentation activities undertaken in Manhattan since 2003. The number of properties and cultural resources inventoried and considered eligible for various registration programs is approximate, as resources may have been subject to multiple documentation efforts.

| <i>Architectural and Historical Survey Summary and Inventory</i>     |                                               |                       |                                                                 |                                                            |
|----------------------------------------------------------------------|-----------------------------------------------|-----------------------|-----------------------------------------------------------------|------------------------------------------------------------|
| Survey Name                                                          | # of Properties /Sites                        | Previously Documented | Potential National Register/Kansas Register Eligible Properties | Potential Districts                                        |
| 1997 Anderson Avenue Survey                                          | 5                                             | -                     | -                                                               | -                                                          |
| 2003 Cultural Resources Survey of Downtown Wards 1 and 2             | 562                                           | -                     | 106                                                             | 2+ (National Register)                                     |
| 2006 East Park Neighborhood Survey                                   | 163                                           | -                     | -                                                               | 1 (National Register)                                      |
| 2006 Stone Houses Survey                                             | 56                                            | 3                     | 11                                                              | 1 (National Register)                                      |
| 2008 Manhattan Archaeological Survey                                 | 120                                           | -                     | 43                                                              | -                                                          |
| 2009 4th Street and Bluemont Avenue Traffic Roundabout Survey        | 3                                             | 3                     | 3                                                               | -                                                          |
| 2010 African American Cultural Resources Survey                      | 9                                             | -                     | 4                                                               | 1 (National Register)                                      |
| 2010 Kansas State University Survey                                  | 14                                            | -                     | 11                                                              | -                                                          |
| 2010 East Ward Survey                                                | 81                                            | -                     | -                                                               | -                                                          |
| 2015 City-Owned Structures Historic Inventory and Guide              | 33                                            | -                     | 4                                                               | -                                                          |
| 2018 Sunset Area Historic Resources Survey                           | 15<br>(Buildings, Sites, Structures, Objects) | -                     | 4+<br>(Contributing Resources)                                  | 1 (National Register)                                      |
| 2020 Aggieville Historic Survey                                      | 90                                            | -                     | -                                                               | 1 (Register of Kansas Historic Places, Manhattan Register) |
| 2022 Survey of Post-World War II Modernist Architecture in Manhattan | 119                                           | -                     | 24                                                              | -                                                          |
| <b>Total Inventoried Resources</b>                                   | <b>1,200</b>                                  | <b>6</b>              | <b>206</b>                                                      | <b>-</b>                                                   |

## Issues Summary

- **Past Survey and Documentation Efforts.** The City of Manhattan and the Historic Resources Board have been quite active in survey and documentation efforts since the community became a Certified Local Government in 2002. More than one thousand (1,000) properties have been inventoried as part of these efforts, identifying more than two hundred and six (206) individual resources as significant and potentially eligible for formal nomination and registration. Many eligible resources have already been listed in individual nominations or as part of designated historic districts. This is a significant accomplishment for the community.
- **Significant Properties.** Given the number of properties already identified as potentially significant, the Historic Resources Board should consider prioritizing outreach efforts or developing information materials and toolkits that educate owners on how to nominate properties to the National or Manhattan Registers.
- **Survey Strategic Plan.** The Historic Resources Board has already adopted an architectural and historical survey strategic plan outlining potential survey projects to 2030. Documenting the resources in the remaining wards and Manhattan's western neighborhoods should be a priority going forward. Maintaining an ongoing survey program is required for maintaining Certified Local Government status with the Kansas SHPO.
- **Context Research.** Previous surveys, National Register, and Multiple Property Documentation efforts over the last twenty (20) years have provided a broad baseline of historic context research and information. It also serves as a starting point for additional research initiatives that can enrich the understanding of local history and associated property types. Potential research topics may include ethnic groups, manufacturing and industries, parks and schools, and neighborhood histories. Such research does not necessarily need to be part of survey and inventory projects. They can be undertaken as special independent initiatives involving partners beyond the Historic Resources Board.
- **Information Accessibility.** The City and the Historic Resources Board make survey and historic resources information readily accessible and available through their website. This practice should be continued and possibly enhanced by adding additional information to the mapping and GIS viewer for all inventoried properties, as part of past surveys.
- It is unclear if the City of Manhattan maintains current information on potentially sensitive archaeological areas.





# MANHATTAN HISTORIC PRESERVATION PROGRAM PLANNING POLICIES, MANAGEMENT TOOLS, AND ADMINISTRATION

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Preservation Administration



Monsignor Luckey High School  
Photo courtesy of Mick Charney

# MANHATTAN HISTORIC PRESERVATION PROGRAM PLANNING POLICIES, MANAGEMENT TOOLS, AND ADMINISTRATION

The City of Manhattan and its preservation partners have undertaken numerous initiatives to preserve its historic resources, establishing a framework for administering a local historic preservation program. The Historic Resources Board and the Department of Community Development have the primary responsibility for managing local programs, which include conducting surveys, design reviews, education and outreach, and other related preservation activities. In addition to the administrative aspects of the Manhattan preservation program, several adopted plans and policies help to support and advance preservation efforts. This section provides a summary of the policies, programs, and plans that guide historic preservation in Manhattan.

## Plans and Policies

The City of Manhattan, its Historic Resources Board, and local preservation partners will utilize the Historic Preservation Plan to guide policy-making and preservation initiatives in the community. It will support the efforts of the Community Development Department in the Manhattan Urban Area Comprehensive Plan (MUACP), a comprehensive plan adopted by the Manhattan City Commission via Ordinance # 7131 in April 2015. The MUACP identifies historic preservation as a key planning goal by utilizing preservation to enhance community identity, raise awareness of cultural resources, promote preservation in quality-of-life initiatives, develop supportive land-use policies, and incentivize investments in historic properties.

Other documents that are important and relevant to this Historic Preservation Plan include:

- National Historic Preservation Act of 1966
- Kansas Statewide Preservation Plan 2017–2022
- Certified Local Government Agreements and Requirements
- Kansas Historic Preservation Act (K.S.A. 75–2715–75–2725)

- City of Manhattan Historic Preservation and Historic Resources Board Establishing Ordinance
- Secretary of the Interior's Standards for the Treatment of Historic Properties
- Architectural and Historical Surveys

This section describes adopted plans, and related preservation planning legislation and policies at the state and local levels, that supports historic preservation in Manhattan.

### ***National Historic Preservation Act of 1966***

The National Historic Preservation Act (NHPA) of 1966 established several programs for the preservation of historic resources, including the National Register of Historic Places and the Section 106 compliance review process. The National Register of Historic Places recognizes properties and districts that are significant to the history of the United States, at the local, state, or federal level of significance. The National Park Service administers the National Register program in partnership with the Kansas SHPO and the City of Manhattan due to its designation as a Certified Local Government. The Section 106 provision implements a review process mandated for all federal agency-sponsored or permitted projects to identify and assess potential impacts the project may have on National Register-listed or eligible properties.

### ***2017–2022 Kansas Preservation Plan***

The Kansas State Historic Preservation Office (Kansas SHPO) prepared the 2017–2022 Kansas Preservation Plan to help guide preservation efforts across the state, including education initiatives and partnership opportunities.

The Statewide Preservation Plan outlines several key preservation planning goals, including:

- **Goal 1: Educate Kansans on the Value of Historic Preservation.** This goal aims to increase awareness among preservation professionals and Kansans about the value and benefits of historic preservation. Some recommended ideas for achieving this goal include more accessible preservation activities, educational tutorials and materials, expanded school curriculum resources, and encouraging local governments to survey their resources, among many other suggestions.
- **Goal 2: Broaden Public Awareness and Participation.** This goal identifies ways to explore and expand preservation awareness, advocacy, and recognition. Recommended ideas for achieving this goal include establishing a statewide preservation advocacy organization, developing opportunities for volunteer-based preservation programs, launching awareness campaigns, and implementing other advocacy and awareness efforts.
- **Goal 3: Develop Statewide Preservation Network.** This goal identifies the need to connect historic preservation partners and programs and strengthen existing connections.
- **Goal 4: Integrate Historic Preservation Practices into Community Planning.** This goal focuses on providing local governments with assistance through funding, reviews, technical assistance, process assistance, and training.
- **Goal 5: Fun and Publicize Historic Preservation Initiatives.** This goal identifies ways in which the state can continue to build existing funding sources, gather new funding sources, and promote alternative funding incentives and programming.



Wareham Hall, 410 Poyntz Ave

The Statewide Preservation Plan identifies opportunities and threats to historic preservation in Kansas:

## Opportunities

- **Education:** Identifies a need to strengthen education initiatives on historic preservation, including opportunities to educate K-12 students on preservation at all ages.
- **Underrepresented Cultural Groups and Property Types:** Recognizes the opportunity to document and recognize underrepresented cultural groups and property types.
- **Broaden Public Awareness:** Identify opportunities to create public awareness around preservation issues in Kansas through education, availability of hands-on volunteer workshops, advocacy groups, sustainable rehabilitation education, and other awareness opportunities.
- **Networks and Partnerships:** Identifies opportunities to connect and further develop historic preservation networks and partnerships, thereby pooling resources, promoting good stewardship of historic resources, and enhancing connections.
- **Community Planning and Historic Preservation:** Identifies the opportunities to connect historic preservation and community planning to create better protections, incentives, and support.
- **Awareness and Advocacy:** Identifies , opportunities to introduce communities to preservation and to build awareness of funding and incentive opportunities.

## Threats

- **Understanding and Education:** Identifies a general lack of understanding and education about historic preservation among professionals and community stakeholders.
- **Public Apathy:** Identifies a threat of public apathy toward historic and prehistoric resources in Kansas due to neglect, resource loss, policy change, and new developments.
- **Isolated Efforts:** Recognizes that preservation efforts cannot happen without the work and coordination of multiple stakeholders.
- **Lack of Planning:** Historic preservation can be difficult due to a lack of planning or resources.
- **Limited Funding:** Recognizes that securing funding at other levels of government may be challenging.

## Local Plans

Manhattan has adopted several plans and policies over the years to guide the city's future growth and development. Local plans were reviewed for references to historic preservation policies, actions, and other relevant information. The table below summarizes plan review findings and relevant historic preservation policies.

| <b><i>Riverfront MHK Vision Plan (2024)</i></b>                  |                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plan Description</b>                                          | The Riverfront MHK Vision Plan was a private plan developed in 2024 to continue the efforts of the Riverfront MHK Coalition and further explore the development potential along the Kansas River. The Vision Plan consolidates recommendations from multiple past plans, creating a unified strategy that inspires changes for the riverfront.                         |
| <b>Key Findings</b>                                              | <ul style="list-style-type: none"> <li>• Master Plan map demonstrating how the Kansas River riverfront could be developed and improved. (pg.6)</li> <li>• Images, renderings, and case study ideas to illustrate concepts and envision how the riverfront could look.</li> </ul>                                                                                       |
| <b>Plan Recommendations with Historic Preservation Relevance</b> | <ul style="list-style-type: none"> <li>• References historical maps and images of the riverfront development dating back to the beginnings of Manhattan.</li> <li>• References older riverfront plans and visioning.</li> <li>• Develop historical interpretation resources &amp; facilities relating to Manhattan's historic relationships with the river.</li> </ul> |

| <b><i>Beyond Tomorrow Downtown Plan (2024)</i></b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plan Description</b>                                          | The Beyond Tomorrow Downtown Plan was adopted in early 2024, building on the previous plan, Downtown Tomorrow (2000). The Beyond Tomorrow Downtown Plan focuses on ten (10) sub-areas, each with a development focus that provides goals, principles, and a set of recommendations and actions for development for the City and its partner stakeholders.                                                                                                                                                                                                    |
| <b>Key Findings</b>                                              | <ul style="list-style-type: none"> <li>• Identifies overall development goals for the Downtown Plan area.</li> <li>• Sub-area mapping, graphics, scenarios, and estimates demonstrating development potential.</li> <li>• Provides planning context, along with the developed goals and principles across eleven (11) areas and subareas.</li> </ul>                                                                                                                                                                                                         |
| <b>Plan Recommendations with Historic Preservation Relevance</b> | <ul style="list-style-type: none"> <li>• Identifies the Northwest Downtown (ND) subarea as supportive of the Historic Core, and development to reflect the Historic Core.</li> <li>• ND-U3: Extension of Historic Core uses appropriate for areas immediately adjacent to the Historic Core.</li> <li>• ND-F1: Up to five (5) -story building height, though higher may be appropriate near Historic Core with at least two stories.</li> <li>• ND-F6: Development in the historic district is compatible with the adjacent historic development.</li> </ul> |

## Beyond Tomorrow Downtown Plan (2024)

### Plan Recommendations with Historic Preservation Relevance Cont.

- West Poyntz (WP)
  - WP-F2: Projects adjacent to historic districts should be sensitive in design, including materials and style.
  - WP-F5: Preservation and rehabilitation of historic buildings.
- Third Street Corridor (TS)
  - TS-F1: Up to five (5)-story building height, or as may be appropriate in and adjacent to a historic district. A minimum of 2-story buildings fronting 3rd Street would be appropriate.
  - TS-F2: Building design sensitive to adjacent historic buildings.
- Identifies the West Fourth Street (WF) subarea as an area supportive of Blue Earth and a stronger commercial to link to the Historic Core.
  - WF-F8: Development adjacent to historic district sensitive to adjacent historic development.
  - WF-S6: Rehabilitate brick sidewalks as appropriate.
- Identifies the Historic Core (HC) subarea as the heart of downtown, which should maintain its character and stay mostly unchanged.
  - HC-U1: Mix of retail, restaurant, entertainment, office, upper-floor residential, and civic spaces.
  - HC-U2: Auto-oriented uses prohibited.
  - HC-U3: Adaptive reuse of existing historic buildings as historically compatible.
  - HC-F1: Building height as historically appropriate/compatible.
  - HC-F2: Buildings constructed right up to the sidewalk with a high degree of ground floor permeability/visibility along street-facing facades.
  - HC-F3: Maximization of building coverage is appropriate.
  - HC-F4: High level of architectural detail/ornamentation compatible with historic district.
  - HC-F5: Rehabilitation of existing historic buildings.
  - HC-F6: Parking (if provided) is located at the backs of buildings, accessible via alleys.
  - HC-F7: Parking is mainly supplied by lots or structures on the edge of or outside of the sub-area.
  - HC-S1: Maintain pedestrian experience as top priority.
  - HC-S2: Maintain existing high-quality streetscape.
  - HC-S3: Incremental improvement of pedestrian amenities.
  - HC-S4: Explore opportunities for temporary or permanent pedestrianization of streets.
  - HC-CP2: Wareham Hall Rehabilitation

***Beyond Tomorrow Downtown Plan (2024)*****Plan Recommendations  
with Historic  
Preservation Relevance  
Cont.**

- Identifies the Wareham Hall Rehabilitation as a potential rehabilitation opportunity.
- Blue Earth (BE)
  - BE-F5: Continued integration of Union Pacific Train Depot function.
- Sub-Vision 1.1: Downtown respects the positive contributions of past while looking to the future needs of the community.
- 1.1.1: Preserve, maintain, and build up what is good and working about downtown.
  - Vision 2.4: Redevelopment is must be sensitive to land uses and structures.
- 2.4.1: Consider impact of redevelopment to existing sensitive land uses and structures, including low-density residential uses and historically significant structures..
- 3.2.2: Leverage historic assets as a draw to downtown and a major character-defining feature.
- 4.3.1: Support the rehabilitation and revitalization of residential structures and neighborhoods around downtown.
- 4.3.3: Protect the character of established/traditional neighborhoods around downtown.
- 5.1.1: Encourage adaptive reuse of buildings into residential when appropriate.
- 7.2.6: Protect, preserve, and integrate the natural state of the Flint Hills along K-177 into Downtown Manhattan.
- 7.2.8: Continue to celebrate downtown as the epicenter of Manhattan's history by preserving the unique, iconic buildings and areas that create culture-defining places.
- Identifies historic preservation and historic resources as important to Manhattan and something to be preserved, adapted and protected.
- Sub-Vision 9.1: Downtown's historic resources are well-preserved, well-used, occupied, and cherished.
  - 9.1.1: Continue investing in, maintaining, preserving, rehabilitating and re-using historic buildings.
  - 9.1.2: Continue utilizing historic tax credits, grants, and other historic preservation incentives and economic development incentives to maintain, preserve, rehabilitate, and re-use historic buildings.
  - 9.1.3: Promote preservation incentives and educate property and business owners of their utilization.
  - 9.1.4: Continue reviewing projects affecting the historic district and historic properties to promote historic compatibility and appropriateness, utilizing the Secretary of the Interior's Standards.
  - 9.1.5: Prevent demolition of historic properties and prevent disqualification of historic status through degradation of historic integrity.
  - 9.1.6: Continue to nominate properties to the State and National Register of Historic Places, with a special emphasis on post-war/mid-century resources and resources that have recently turned 50 years old.

***Beyond Tomorrow Downtown Plan (2024)***

**Plan Recommendations  
with Historic  
Preservation Relevance  
Cont.**

- 9.1.7: Balance need for progress and new development with need for preservation and rehabilitation
- 9.1.8: Minimize the loss of historic character throughout downtown.
- Sub-Vision 9.2: Downtown has a historic feel and is known for its historic significance and historic character.
- 9.2.1: Create basic design standards to improve the compatibility of new construction around historic areas.
- 9.2.2: Encourage traditional, pedestrian-oriented design around historic areas, as appropriate.
- 9.2.3: Install and maintain interpretive signage showcasing the history of downtown and Manhattan as a whole.
- 9.2.4: Maintain well-compiled information on the history of downtown and make it easily available to the public.
- 9.2.5: Encourage events celebrating the history of downtown and Manhattan.
- 9.2.6: Acknowledge Manhattan's historic connection with the Kansas River with a physical connection to it.
- 9.2.7: Capture and represent typically under-represented history, including indigenous history and history of minority populations as it relates to downtown's history.
- 9.2.8: Showcase the natural history of Manhattan and the region.

***Housing Market Analysis, A Crossroads MHK Initiative (2022)***

|                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plan Description</b>                                          | The Housing Market Analysis was prepared in late 2022 as a study of current housing trends and needs, and as an update to the previous housing study conducted in 2000. The analysis provides context for housing in Manhattan, evaluates future demands, and develops recommendations based on the study's findings for housing in the city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Key Findings</b>                                              | <ul style="list-style-type: none"> <li>• Manhattan is “landlocked” with little to no room to expand beyond its current boundaries.</li> <li>• Kansas State University, Fort Riley, and the National Bio and Agro-Defense Facility are significant economic drivers, attracting new residents to the area.</li> <li>• National housing trends have impacted Manhattan, including construction costs, low inventory, rising housing costs, inflation, and Short-Term Rentals (STRs).</li> <li>• Provides analysis of current and future housing trends and needs within Manhattan, as well as regionally, statewide, and nationally.</li> <li>• Provides a feasibility analysis for building new housing and rehabilitating the existing housing stock.</li> </ul>                                                                                                                                                                                             |
| <b>Plan Recommendations with Historic Preservation Relevance</b> | <ul style="list-style-type: none"> <li>• Goal 4: Maintain &amp; Renovate – Encourage maintenance and improvement to the community's existing housing through current and new programs and policies.</li> <li>• Recommended Best Practice: Establish a Neighborhood Revitalization Program to encourage property improvement and redevelopment in targeted areas.</li> <li>• Recommended Best Practice: Continue to explore best practices for encouraging maintenance and improvement of existing housing.</li> <li>• Historic Tax Credits (HTCs) are a valuable resource for the rehabilitation of qualified historic properties. Promoting this tool can be a valuable resource for rehabilitating such properties. Promoting this tool can be effective in maintaining older properties and community character.</li> <li>• 4.21 Promote Historic Preservation Grants and Tax Credit Opportunities for utilization in rehabilitation projects.</li> </ul> |

### **5-Year Strategic Plan, City of Manhattan, KS (Nov 2021)**

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|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plan Description</b>                                          | The 5-Year Strategic Plan for the City of Manhattan was adopted in late 2021 to help inform municipal investment decision-making.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Key Findings</b>                                              | <ul style="list-style-type: none"> <li>• Outlines vision, mission, and goals for the City of Manhattan.</li> <li>• Provides an overview of community demographics and a comprehensive description of City services and departments.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Plan Recommendations with Historic Preservation Relevance</b> | <ul style="list-style-type: none"> <li>• Goal 4: A strong sense of place where housing, recreation, cultural offerings, and education serve all ages to create vibrant, attractive, safe and unique destinations throughout Manhattan.</li> <li>• 4.3 Encourage preservation and/or rehabilitation of historic buildings and properties. The City of Manhattan should continue its preservation planning efforts, which identify, evaluate, register, and protect historic properties within the city. As part of this effort, ways to secure grant money should also be considered.</li> <li>• 4.8 Continue fostering the growth of the Aggieville and Downtown districts.</li> <li>• The Aggieville and Downtown business districts are considered by many as the apples of Manhattan's eye. The City of Manhattan adopted the Aggieville Community Vision Plan (2016) and the Downtown Tomorrow Plan (2000) to identify necessary public infrastructure improvements that will stimulate continued private growth and investment, drawing visitors into these vibrant districts. Manhattan should continue implementing these plans to promote its vision and update them as needed.</li> </ul> |

**Aggieville Community Vision Plan (March 2017)**

|                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plan Description</b>                                          | The Aggieville Community Vision Plan was adopted in 2017 to create a vision for the future development and improvement of the Aggieville commercial district. The Vision Plan outlines potential investment opportunities, provides historic context, and additional planning needs, including the development of design guidelines. The Vision Plan, while focusing on the historic core, also examines the surrounding area that directly impacts Aggieville.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Key Findings</b>                                              | <ul style="list-style-type: none"> <li>• Determines Aggieville boundaries, including sub-areas (Historic Core, Bluemont/Anderson Corridor, and Laramie Corridor)</li> <li>• Outlines a set of goals for the Aggieville Community development and improvement.</li> <li>• Includes an appendix on an additional sub-area, the Campus Edge Neighborhood, with context, recommendations, and issues</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Plan Recommendations with Historic Preservation Relevance</b> | <ul style="list-style-type: none"> <li>• The Historic Core generally consists of properties located on Moro Street or between the alleys just north and south of Moro Street, as well as those with frontage on the 700 block of North Manhattan Avenue. The vision for this sub-area is the preservation of the unique urban fabric at the same building scale and massing as has existed historically, with continued emphasis on buildings fronting the sidewalk and small-scale mixed-use urban development.</li> <li>• Enhance the district's sense of place and maintain its identity as a unique community icon, while changing perceptions to increase investment from the broader community.</li> <li>• Preserve the historic fabric, historic design characteristics, and iconic buildings within the Aggieville area.</li> <li>• Capitalize on the historic and cultural significance of the district and its proximity to KSU art and cultural activities.</li> <li>• Preserve, rehabilitate, and repurpose existing historic buildings. Renovations of old buildings should be compatible with existing buildings, such as building mass, scale, material, texture, entrances on the street, window areas, and commercial signage. Iconic buildings with characteristics that are remnants of pre-1960s design with high integrity should be preserved.</li> <li>• Preserve the residential building at 519 North 11th Street, the "John E. Hessin House."</li> <li>• Preserve the character of the old hospital (currently a fraternity house) at 501 North 11th Street.</li> <li>• Preserve the character of the 1300 block of Fremont Street to serve as a transition to lower-density neighborhoods southwest of Aggieville.</li> <li>• Implement several preservation actions, including hosting property owner meetings, conducting a Historic Resources Survey, and determining eligible sites or areas for designation. Additional actions include listing individual properties in the State or National Register, or creating a local historic or Neighborhood Conservation District, and exploring opportunities for interpretive signage.</li> </ul> |

## **Manhattan Urban Area Comprehensive Plan (March 2015)**

|                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Plan Description</b>                                          | <p>The Manhattan Urban Area Comprehensive Plan was adopted in 2015 as a joint initiative among the City of Manhattan, Pottawatomie County, Riley County, and the Manhattan Area Transportation Strategy (MATS). The updated Comprehensive Plan integrates previous plans and policies for Manhattan and the surrounding counties, and addresses local needs through actionable recommendations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Key Findings</b>                                              | <ul style="list-style-type: none"> <li>• Identifies the importance of historic resources as assets to be protected and preserved.</li> <li>• Identifies developments in established neighborhoods should be context sensitive and developed in a way that complements the neighborhood.</li> <li>• Identifies preservation and protection of historic resources as a goal, with supporting initiatives.</li> <li>• Generally supportive of historic and cultural assets, through protection, context-sensitive design, and supportive actions.</li> <li>• Recommend policies for Downtown Manhattan, with a specific emphasis on historic preservation.</li> <li>• Outlines multiple action items surrounding historic and cultural resources that contribute to identity and history, including an inventory of resources and funding methods for preserving and rehabilitating historic resources.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Plan Recommendations with Historic Preservation Relevance</b> | <ul style="list-style-type: none"> <li>• Identifies promoting diverse housing options and neighborhoods by maintaining the quality and character of established neighborhoods, noting a desire for compatibility of infill or redevelopment with existing neighborhoods through scale, size, and design.</li> <li>• Recognizes historic and cultural resources as an asset that should be protected and enhanced.</li> <li>• Encourages infill and redevelopment in areas of deteriorated or obsolete buildings, recommending that they be designed in a sensitive way that respects the character of the surrounding area.</li> <li>• Identifies the Central Core District, highlighting its historical character and its significance to the community.</li> <li>• Identifies the opportunity to stabilize established neighborhoods through ongoing maintenance and reinvestment.</li> <li>• Identifies initiatives to support and encourage the preservation and rehabilitation of historic resources.</li> <li>• Discusses the need to reduce and identify barriers to historic preservation.</li> <li>• Recommends developing, maintaining, and identifying a comprehensive inventory of historic resources.</li> <li>• Recommends municipal support of the Historic Resources Board and recommends matters related to historic preservation and historic properties to the HRB.</li> <li>• Recommends continued support of existing historic sites, districts, and sites through HRB actions, designations, and use of the historic preservation ordinance.</li> <li>• Recommends coordination with organizations, groups, and agencies to support historic preservation and other quality of life amenities to preserve heritage.</li> </ul> |

## Issues Summary

- The City of Manhattan has prepared and adopted several recent plans that incorporate historic preservation planning goals and strategies. Most notably, the Beyond Tomorrow Downtown Plan and the 2015 Manhattan Area Comprehensive Plan include detailed policies and recommendations that support the preservation of heritage assets and encourage compatible new development that reinforces community character.
- The Housing Market Analysis from November 2022 highlighted the need for neighborhood-based revitalization efforts that facilitate the rehabilitation and preservation of the existing housing stock. The condition of the existing rental housing stock is a significant concern, particularly in Manhattan's traditional neighborhoods.
- Adopted plans often lack detailed implementation measures regarding potential incentives and benefits that could facilitate preservation activity in Manhattan.

Landmark National Bank, 701 Poyntz Ave



## Heritage Resource Management Tools

The management, protection, and preservation of landmark properties and historic districts occur at the local level through zoning regulations and overlay districts, building codes, and historic preservation ordinances. Design guidelines and a design review process focus on the treatment of historic properties, emphasizing how they evolve and adapt over time while retaining their essential integrity and historic character. These tools and mechanisms provide a framework for managing a city's heritage resources. Just as necessary, a municipality may provide technical assistance to property owners and investors on best practices in historic property stewardship.

This section summarizes relevant codes, ordinances, and management tools adopted by the City of Manhattan related to the preservation of the city's architectural and historical heritage. A key objective is to refine current management and preservation review processes, as well as consider how they interact with existing planning and development activities in Manhattan. In some cases, alternatives to landmark and historic district designation, such as a conservation district, may achieve preservation objectives while integrating new developments that are appropriate and expected to occur. Underlying zoning must also be synchronized with design and preservation objectives for an area.

### **Manhattan Development Code**

Chapter 26 of the Manhattan Code of Ordinances, the Manhattan Development Code, establishes the zoning requirements and standards, review procedures, and processes related to historic properties and districts. Chapter 8 of the Code of Ordinances, Buildings and Building Regulations, serves as the Manhattan Building Code. The following outlines the major provisions in the Development Code that pertain to historic preservation and new development occurring in and near historic areas within the city.

### **Article 26-1, Division 26-1A Manhattan Development Code General Provisions**

Division 26-1 of the Manhattan Development Code describe several purpose statements and zoning objectives related to historic preservation, including, among others, preserving and enhancing *"...the character and integrity of established neighborhoods, "...the special character of the City's Historic Districts, and other areas of cultural, scenic or architectural importance"*, and providing *"...a way to identify and conserve historic character and resources that represent the City."* Other key objectives include fostering and improving *"...the value of property in and around designated historic properties, historic districts, and neighborhoods within the community,"* and encouraging *"... the preservation, restoration, and rehabilitation of historic properties within the City."*

### **Article 26-6, Division 26-9G, Section 26-9G-2 Historic Designation**

Division 26-96, Section 26-9G-2 essentially serves as the Manhattan Historic Preservation Ordinance, outlining the procedures and processes for nominating and designating properties to the Manhattan Register of Historic Places. The section includes the following provisions:

- Designation criteria and nomination procedures for landmarks and districts.
- Design standards for reviewing Certificates or Appropriateness applications
- Procedures for interim control and design review authority over pending landmark and district designations.

### **Article 26-2, Zoning Districts and Land Use**

Article 26-2 describes the base zoning districts throughout Manhattan, defining the densities and dimensional requirements for lot area, lot setbacks, and building heights for commercial, residential, and industrial development in Manhattan. These zoning requirements apply to historic and non-historic properties. In addition to the base zoning districts, there are supplemental regulations and design standards for infill residential districts, redevelopment areas, and the downtown core.

### Article 26-3, Overlay Districts

Several overlay districts provide additional context-specific regulations in certain areas. One pertinent overlay is the Established Neighborhood Overlay (O-EN), which is intended to conserve the traditional character of older neighborhoods, as represented in the spatial arrangement of blocks, streets, and alleys, lot patterns, setbacks, historical architectural styles, and tree-lined streets. In recognition of these characteristics, which the community values for their unique placemaking qualities, the O-EN District protects and maintains the existing and predominant bulk and lot size patterns. Other design standards (found in Section 26-4A-1) focus on site features, landscaping, and building and architectural design.

The second pertinent overlay district is the Redevelopment Design Overlay (O-RD), whose intent is to ensure that new multiple-family infill development is integrated and compatible with the traditional character of the established neighborhoods. Its design standards (found in Section 26-4A-3 also focus on site features, and building and architectural design. In other cities, both types of overlay districts would be referred to as Neighborhood Conservation District (NCD) overlays.

While both overlay districts are intended to manage new design in historic areas, neither references general preservation guidelines followed by the City and the Historic Resources Board in their major and minor reviews for registered properties (see below).

### Additional Zoning and Design Requirements

The Manhattan Development Code includes other design requirements that may apply to historic areas in Manhattan. Article 26-4, Division 26-4B specifies design standards for non-residential areas, including the Aggieville commercial district. Standards for Aggieville outline design requirements for new building architecture, sub-districts, and parking. Section 26-4B-2 Downtown Commercial (CD) Design Standards identifies standards for site and architectural design and parking in downtown Manhattan.

### Design Review

Design review is the process employed by municipalities to evaluate the architectural, visual, and urban design qualities as well as their appropriateness and compatibility within their immediate setting and environment. Like other municipalities, Manhattan employs a design review process for new development, using its base and supplementary design standards described above, as well as for historic resources designated individually as landmarks or located in designated historic districts. A well-organized and effective design review process is a critical management tool for landmark resources, ensuring a level of compatibility and design quality that ordinary base zoning cannot achieve.

Manhattan has the following design review bodies:

- **Manhattan Community Development Department.** The Manhattan Community Development Department conducts development reviews in accordance with the standards and procedures outlined in the Development Code, Building Code, and other relevant regulations.
- **Manhattan Historic Resources Board.** Manhattan Historic Resources Board, which reviews projects proposed for landmarks or properties located within historic districts included in the Manhattan Register of Historic Places. As part of an agreement with the Kansas SHPO, it also conducts reviews for properties and districts listed in both the Register of Kansas Historic Places and the National Register of Historic Places.

To determine the appropriateness of proposed changes to historic properties, the City and the Historic Resources Board use the following procedures specified in Article 26-9. Land Development Review Division 26-9D5:

- **Major Reviews** – Large-scale projects such as additions, major interior renovations, demolitions, and exterior alterations affecting properties listed individually or listed within a Manhattan Register, Register of Kansas Historic Places, or the National Register historic district. Such projects require a Certificate of Appropriateness. The Historic Resources Board typically oversees the major review process,
- **Minor Reviews** – Small-scale projects, including small additions, interior renovations, modifications, demolition of accessory structures, or sign installations affecting historic properties listed individually or listed within a Manhattan Register, Register of Kansas Historic Places, or the National Register historic district. Such projects require a Certificate of Appropriateness or Letter of Approval from municipal staff.

To evaluate major and minor projects, the City and the Historic Resources Board use the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, adopted in Article 26-9., Division 26-9D5. This provision in the Development Code also provides additional clarifications on the design approach and appropriateness of additions and new construction.

While the Secretary of the Interior's Standards provides a baseline of general preservation standards, they are generally not specific to Manhattan's landmarks and historic districts. Many cities develop more specific design guidelines that outline procedures and best practices for achieving these standards. The Aggieville District Historic Design Guidelines, adopted in 1985, serve as an example of a district-specific set of design guidelines, despite the commercial area not having an official historic district designation at present. While dated and not a precise model template for historic districts, the Design Guidelines provide

direction for several planning and urban design needs, including:

- Building Maintenance and Repair
- Facades and Storefronts
- Pedestrian and Vehicular Circulation
- Parking,
- Streetscape Environment
- Open Space
- Signage
- New Development

An effective set of historic preservation design guidelines may be prepared to address historic resources and places across the community, or developed with specific landmark resources and districts in mind that have special design considerations. For example, neighborhoods with Craftsman bungalows and Ranch homes may need special guidance for additions than neighborhoods with different historic property types.

An effective set of design guidelines may include:

- In-depth procedures for the maintenance of historic building materials and architectural features.
- Specific guidelines for additions and the use of alternative materials.
- Principles and guidelines on energy efficiency and alternative energy generating systems, such as solar panels.
- Integrating base and overlay zoning design standards for new construction while offering more fine-grained guidelines on materials, façade articulation, and architectural features.

## Demolition Review

A primary objective for most historic preservation codes is to discourage the demolition of significant historic resources, including contributing properties in historic districts. The loss of documented landmark resources, in particular, raises concerns about the effectiveness of the adopted ordinances and design review tools. In some cases, properties are lost through “demolition by neglect,” where the owner fails to maintain the property due to a lack of financial resources or interest. In some cases, there may not be an immediate reuse plan for the property. Several cities have enacted demolition by neglect provisions within the historic preservation codes to prevent a historic property from reaching a point where advanced deterioration and life and safety issues expedite its demolition.

In Manhattan, the primary demolition tool is the review of demolition permits (classified as a Major Review for a Certificate of Appropriateness) for designated historic resources – properties listed individually or as part of a historic district in the Manhattan Register of Historic Places, the Kansas Register of Historic Places, or the National Register of Historic Places. The review is authorized under Article 26-6, Division 26-9G, Section 26-9G-2 Historic Designation. Demolition is also regulated under Article XII, Demolition of Structures, in the Manhattan Code of Ordinances. The Historic Resources Board may deny the Certificate of Appropriateness for demolition. In this case, a property owner or applicant may appeal the decision to the City Commission, which can then approve, approve with conditions, or deny the Certificate of Appropriateness application. The current preservation code does include provisions for addressing cases of economic hardship, where building owners have the opportunity to substantiate claims that maintaining a historic property presents an undue financial burden.

Other tools that communities have added to their historic preservation codes to prevent and discourage property demolitions include demolition delay and demolition by neglect provisions. Incentives and set-aside funds for emergency cases are also potential tools. A demolition delay permits a local historic preservation commission to delay a property’s demolition from 60 to 90 days

to allow for dialogue on possible preservation solutions and interventions. A delay provision would only apply to certain classes of properties, such as those identified through surveys as highly significant, those considered eligible for listing in the National or Manhattan Registers, but not formally nominated. Properties identified as potentially contributing to a historic district may also be subject to a demolition delay.

Demolition by neglect provisions within local historic preservation codes often define the presence of varying levels of neglect that may lead to additional inspections, warnings, fines, and other potential penalties for failing to meet building code and maintenance standards. In some codes, a municipality may undertake the repair and charge back the cost to the owners as a property lien. Olathe and Wichita are two Kansas communities that have enacted demolition by neglect provisions.

## Building Code

Chapter 8 of the Code of Ordinances mandates the use of the International Building Code of 202, which outlines requirements for building construction and fire and safety. Chapter 8 also requires the use of the 2021 International Existing Building Code, which offers more flexibility in finding design solutions for adapting older buildings to meet various construction code needs.

## Issues Summary

- Existing management tools, including the zoning and historic preservation codes, provide an adequate framework for protecting and preserving properties in Manhattan. Mandated design reviews for properties and districts listed in the National Register and Register of Kansas Historic Places also provide additional management over significant historic resources and places.
- The City's Established Neighborhood and Redevelopment Design Overlays are intended to guide appropriate new construction and compatible infill in Manhattan's traditional neighborhoods and areas. In some respects, they serve as a form of neighborhood conservation zoning. If the conservation and preservation of documented historic resources are the primary objectives of the overlays, the addition of preservation standards and demolition controls should be considered.
- Future technical additions to the municipal historic preservation code may include provisions addressing property maintenance, economic hardship, and demolition by neglect. A demolition delay provision could also be beneficial for preserving highly significant properties.
- Currently, the Historic Resources Board relies on a basic set of design review standards in the Manhattan Development Code for its Major and Minor reviews. More detailed and informative design guidelines that address design review issues for historic properties across the city, or in particular landmark districts, can help provide more fine-grained context-sensitive guidance to the HRB in its design review work.
- Any future design guidelines should address a broader range of design issues more comprehensively, including energy efficiency and the use of alternative materials.
- Ideally, new design guidelines for landmarks and historic districts should be produced as a stand-alone document or publication that property owners can access and reference when planning a project. Such documents can be referenced within the preservation code.
- Recent lot upzonings have raised concerns on the part of neighborhood residents and preservation advocates that the design quality and visual appearance of Manhattan's traditional neighborhoods are eroding, including areas designed with the Established Neighborhood Overlay.



## Benefits and Incentives

Incentive programs and benefits that support historic preservation efforts are available at the federal, state, and local levels, providing owners and stewards with feasible means to restore, rehabilitate, and preserve historic properties. Several of these incentives, including the historic preservation tax credits, have been used extensively in Manhattan.

### ***Federal Historic Preservation Tax Credit Program***

Administered by the National Park Service and the Kansas SHPO, the Federal Historic Preservation Tax Credit Program (Federal HPTC) allows for a 20 percent income tax credit for significant investments in certified historic income-producing properties. A certified historic property is a building that is individually listed in the National Register of Historic Places, a contributing property within a National Register Historic District, or one that is designated as a landmark or a contributing resource in a historic district under a locally approved preservation ordinance. Owner-occupied residential properties are not eligible for the federal HPTC.

### ***State of Kansas Historic Rehabilitation Tax Credit***

The Kansas SHPO, along with the Kansas Department of Revenue, administers the Kansas Historic Preservation Tax Credit Program. The program offers different benefit levels depending on the community population, summarized as follows:

- Communities with less than 50,000 with any project and a QRE (Qualified Rehabilitation Expenses) greater than \$5,000, may receive a tax credit up to 40 percent of qualifying project costs.
- Communities with over 50,000 with a big project and a QRE greater than \$50,000, may receive a tax credit up to 40 percent of qualifying project costs.
- Communities with over 50,000 with a small project and a QRE less than \$50,000, may receive a tax credit up to 25 percent of qualifying project costs.

Additionally, a non-profit entity may also be eligible to utilize the credits. A 501(c) 3 nonprofit must submit a copy of its 501(c) 3 certification letter from the Internal Revenue Service and have QREs of greater than \$5,000, may receive a tax credit up to 40 percent of qualifying project costs.

### ***Certified Local Government Program (CLG)***

As described previously, the Certified Local Government (CLG) program provides grant resources to participating communities in support of local preservation activities, including surveys and nominations to the National Register. The Kansas SHPO and the National Park Service jointly administer the program.

### ***Federal Low-Income Housing Tax Credit (LIHTC)***

Established as part of the U.S. Tax Reform Act of 1986 and administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit (LIHTC) program offers an income tax credit for investors in affordable housing projects. However, unlike the Federal HPTC program, which is not limited to the amount that can be offered annually, the LIHTC program is capped, and allocations are divided among the states. In Kansas, the allocation is managed by the Kansas Housing Resources Corporation (KHRC). This nonprofit public corporation serves as the administrator of federal housing programs for the state of Kansas. Developers and investors in affordable housing must apply to the KHRC to receive an allocation of credits. Both the Federal HPTC and LIHTC can be combined in a rehabilitation and adaptive use project that provides units of affordable housing.

### ***Federal Opportunity Zones***

Established by the Tax Cuts and Jobs Act of 2017, Opportunity Zones aim to facilitate economic growth and job creation in underserved areas by offering tax incentives to investors, including the deferral of capital gains taxes. Private investments in qualifying real estate projects, businesses, and infrastructure are eligible to participate in Opportunity Zones. The financial benefits of Opportunity Zones may be used in tandem with the Federal HPTC program. Manhattan has three (3) U.S. Census tracts designated as Opportunity Zones.

## State of Kansas Historic Preservation Programs

The Kansas SHPO manages the following additional preservation funding and technical assistance programs:

- **Heritage Trust Fund (HTF)** – The Heritage Trust Fund program provides matching funds for properties listed in the National Register of Historic Places or the Register of Historic Kansas Places. The HTF reimburses expenses up to \$100,000, with a required participant grant match of 20 percent for the preservation and rehabilitation of historic properties. Qualifying expenses include professional fees and construction costs.
- **Historic Preservation Fund** – The Historic Preservation Fund supports local preservation efforts that facilitate preservation planning in communities. The fund underwrites projects for up to 60 percent of their estimated costs. Eligible projects include, but are not limited to, preservation plans, cultural resource surveys, National Register historic district nominations, historic district design guidelines, tour brochures, educational resources, and other related initiatives.

## Kansas SHPO Assistance and Programming

In addition to funding opportunities, the Kansas SHPO provides a range of programs and resources that support historic preservation efforts throughout Kansas.

They include the following:

- **Kansas Historic Resources Inventory (KHRI)** – The KHRI is an interactive portal that provides access to digitized databases, including survey and nomination records.
- **Review and Compliance Assistance** – The Kansas SHPO reviews projects for compliance with state and federal preservation laws. This includes the National Historic Preservation Act of 1966 and its Section 106 provisions, the Kansas State Preservation Law, the Kansas Antiquities Act, and the Unmarked Burial Sites Preservation Act.

## Reinvestment Housing Incentive District (RHID)

Administered by the Kansas Department of Commerce, the Reinvestment Housing Incentive District is a financing program that captures the incremental increase in property tax created by a development for a period of up to twenty-five (25) years, with the incremental gain in property tax then used to pay for eligible project-related costs. Although the primary focus is on creating new housing on greenfield sites, infill development sites, property rehabilitation, and upper-story adaptive reuse projects in downtown districts are also eligible for the program.



### **Local Incentives**

While the City has provided funding in the past for rehabilitating brick sidewalks and other historic preservation-related activities and efforts, it does not offer a historic preservation-specific incentive and benefit program.

Other sources of funding and financing that could facilitate preservation activities include:

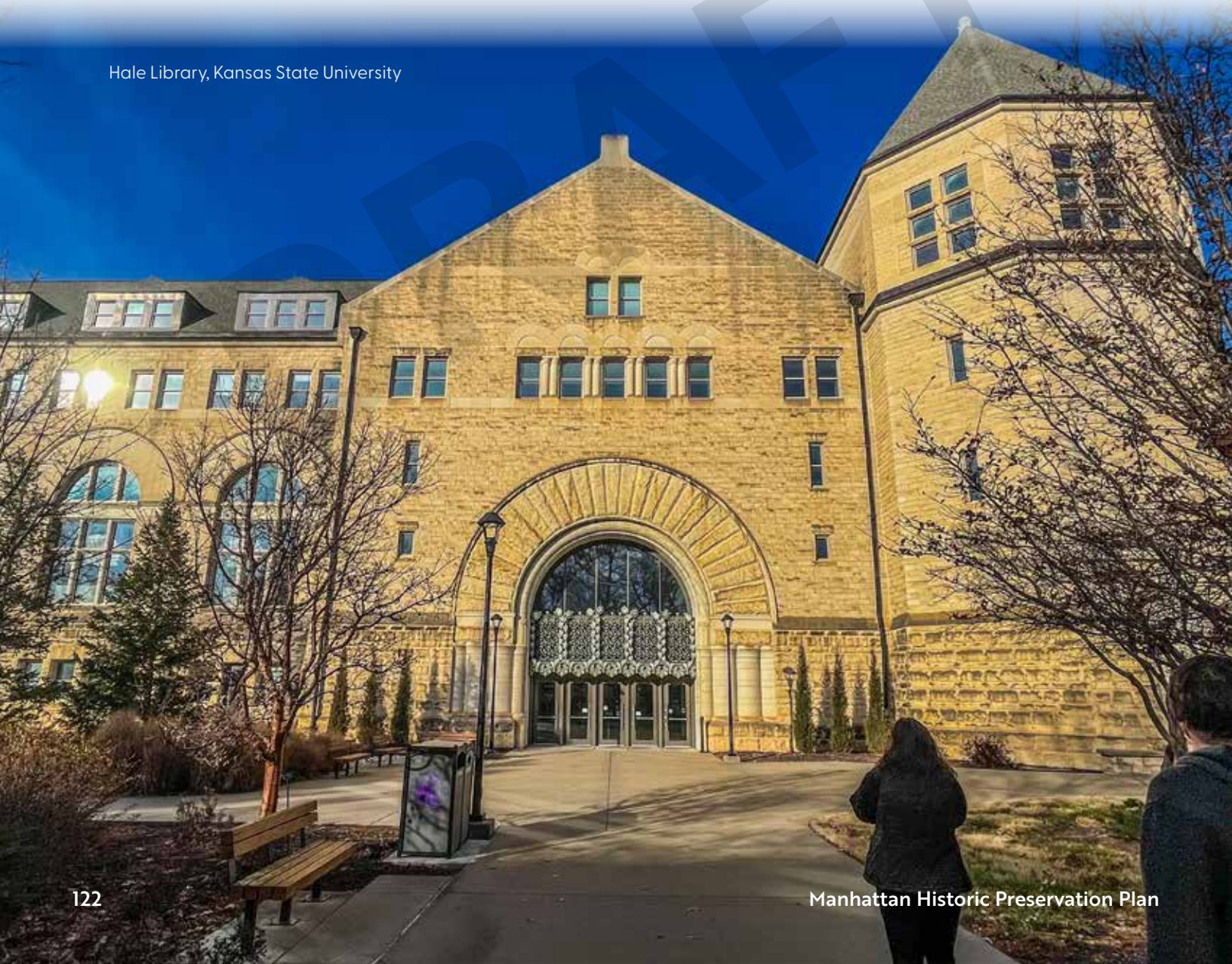
- **Community Development Block Grant (CDBG)** – As an Entitlement Community, the City of Manhattan receives an allocation of Community Development Block Grants (CDBG) from the U.S. Department of Housing and Urban Development. Such funds can be used for historic preservation activities, including the rehabilitation of historic properties that also advance the aim of maintaining an affordable housing stock.
- **Industrial Revenue Bonds** – The City of Manhattan issues Industrial Revenue Bonds in support of housing initiatives through property tax abatements and sales tax exemptions on construction materials.

Apart from the City of Manhattan, the Manhattan/Riley County Preservation Alliance does provide grant funding for projects that promote historic preservation, enhance economic development through historic preservation, and educate the community on the importance of historic preservation. Funding through this grant provides grant monies up to \$2,500 and no more than \$7,000 annually for projects that meet these criteria.

## Issues Summary

- While Manhattan has experienced levels of reinvestment in downtown areas, Aggieville, and other locations, there is no system or process in place to promote and coordinate the use of available incentive programs in Manhattan. Therefore, opportunities may be lost to leverage those incentives for preservation outcomes.
- The Historic Preservation Tax Credit programs, offered at both the federal and state levels, serve as the two primary incentive programs available to building owners and developers in Manhattan. The Manhattan/Riley County Preservation Alliance offers the only truly dedicated source of local preservation funding through its grant program, albeit for small-scale projects.
- The development of local case studies that demonstrate the local use of incentive and benefit programs could serve as an essential tool in dispelling myths and perceptions about investing in historic properties.
- The City, the Historic Resources Board, and other preservation partners could provide technical assistance services as a benefit to owners of historic property.

Hale Library, Kansas State University



## Preservation Administration

This section describes the administrative aspects of the local historic preservation program, with a primary focus on the City of Manhattan and its Historic Resources Board.

### *Historic Resources Board*

The Historic Resources Board's primary duties include designating properties and districts in the Manhattan Register of Historic Places and conducting major and minor design reviews on projects involving landmark properties and properties within historic districts. For most minor reviews, the City Commission and the Historic Resources Board have delegated review authority to staff within the Community Development Department. The Manhattan Historic Resources Board (HRB) was established by Ordinance No. 6065 and is tasked with representing the Manhattan community in historic preservation efforts. It has the following responsibilities:

- Adopt bylaws and procedures related to the board, ensuring compliance with all applicable state and local laws.
- Commission surveys, reviews, and evaluates survey data, and maintains an inventory of significant properties.
- Identify historic resources eligible for listing or designation in the Manhattan Register of Historic Places.
- Offer recommendations, information, or advice to the City Commission on nominations to the Register of Historic Kansas Places or the National Register of Historic Places, if submitted to the City Commission for comment or consideration.
- Review applications for Major Reviews.
- Plan and undertake educational initiatives, interpretive programs, and prepare information materials for the greater Manhattan community.
- Provide consultation to other City boards or commissions as it relates to historic preservation matters.
- Offer recommendations to the City Commission on funding sources for historic preservation.
- Provide consultation to the City Commission on actions for the protection, preservation, and adaptive use of historic resources in Manhattan.

The Historic Resources Board comprises seven (7) members representing residents and individuals with knowledge or training in historic preservation-related fields. The board members may hold office for a maximum of three (3) years and may serve for a maximum of two (2) consecutive full terms.

As part of the City of Manhattan's website, the HRB and the Community Development Department maintain their own webpage for posting information for public access. The website includes the following information:

- Completed Historic Resource Survey Reports
- Registering Properties – How To Guide
- Manhattan Register of Historic Places – Information, Nomination Processes
- Register of Historic Kansas Places – Information, Nomination Processes
- National Register of Historic Places – Information, Nomination Processes
- StoryMap of Historic Properties and Associated Information
- Applications for Major and Minor Reviews
- Annual Reports – 2019 to Current
- HRB Agendas and Meeting Minutes.

Over the last four (4) years, agenda items and discussion topics for the HRB include the following:

- Board responsibilities, priorities, and needs
- Building rehabilitation issues, such as those related to walls, doors, and windows, for example.
- City-Wide and Area-Specific Plans
- Demolitions
- Garages
- Historic property designation eligibility
- Historic district eligibility and recommendations

- Historic Resources Preservation and Protection
- HRB letters of support
- Material maintenance
- New construction, and its design compatibility within and adjacent to historic districts
- Property additions
- Signage

Annually, the City and the Historic Resources Board prepare a report on their activities and accomplishments. The most recent Historic Preservation Annual Report highlights preservation activities, projects, and reinvestment statistics from 2019. The Report highlights include:

- Over \$5 million in improvements in historic districts and properties since 2019.
- Over \$4.7 million in historic preservation tax credits have been used in leveraging rehabilitation in historic properties since 2002.
- Adoption of the Sunset Cemetery Master Plan in early 2024.
- The HRB has provided several letters of support for local historic preservation projects.
- The HRB has submitted thirteen (13) requests to the City's Capital Improvements Program for surveying, studying, signage, and other historic preservation efforts.

### ***Education and Preservation Partners***

While the Historic Resources Board's primary function is to survey and inventory Manhattan's significant historic and cultural resources, nominate properties and districts to the Manhattan Register of Historic Places, and conduct design review on designated resources, it has a limited role in education and outreach efforts. Other entities and organizations help fulfill that role as summarized below.

### ***Manhattan-Riley County Preservation Alliance***

The mission of the Manhattan-Riley County Preservation Alliance is to engage the community in the active preservation of its historic resources by promoting historic preservation within the community and surrounding area, enhancing economic development through historic preservation, and educating the community about the cultural importance of historic preservation.

Its activities include:

- Advocacy efforts
- Annual awards programs
- Endangered property list
- Regular newsletters
- Volunteer Opportunities

Rally House Aggieville, 623 Manhattan Ave



### *Riley County Historical Society and Museum*

Founded in 1914, the Riley County Historical Society is dedicated to collecting and interpreting the history of Riley County through various programs and initiatives. The Society, a 501(c) (3) nonprofit organization, focuses its efforts on telling the complete story of Riley County, including marginalized histories and other narratives that have yet to be discovered and shared. The Society maintains the Riley County Historical Museum facility at 2309 Claflin Road as well as several historic sites, including the Goodnow House State Historic Site and the Old Randolph Jail adjacent to the Museum. Its other properties include the Pioneer Log Cabin in City Park, the Rocky Ford Schoolhouse at Tuttle Creek Boulevard and Barnes Road, the Wolf House Museum Complex at 630 Fremont Street, and the Hartford House at 2301 Claflin Road.

Its activities include:

- Cemetery preservation initiatives
- Education resources
- Field trips
- Outreach activities
- Research library and archives
- Special exhibits
- Volunteer opportunities



Goodnow House, 2301 Claflin Rd  
Photo courtesy of Mick Charney

### *Flint Hills Discovery Center*

Constructed in 2007, the Flint Hills Discovery Center is a science museum that highlights the geology, ecology, and cultural history of the Manhattan region. The Center, located at 315 South 3rd Street, encompasses over 10,000 square feet of exhibit space, an indoor theater, meeting rooms, and a Prairie Garden Terrace.

Its activities include:

- Children's activities
- Educational programs
- Permanent and temporary exhibits
- Special events
- Walking tours



Flint Hills Discovery Center, 315 S 3rd St  
Source: Flint Hills Discovery Center Facebook Page

### *Downtown Manhattan, Inc.*

Downtown Manhattan, Inc. serves as the downtown management organization, financially supported in part by the Downtown Business Improvement District, a special taxing district, with a mission to enhance downtown Manhattan as a destination for shopping, dining, and entertainment. The organization works to facilitate downtown business development, marketing, property improvements, arts activities, and special events.

Its related educational work includes:

- Promotion of arts, culture, and heritage tourism
- Strategic planning for business development and investment
- Technical assistance for property owners, developers, and investors

### *Aggieville Business Association and the Aggieville Business Improvement District Advisory Board*

Similar to Downtown Manhattan, Inc., the Aggieville Business Association, a membership-supported organization, manages and facilitates efforts in marketing, promotions, streetscape maintenance, and business development in the Aggieville commercial district. The Aggieville Business Improvement District Advisory Board oversees the Aggieville Business Improvement District, a special taxing district that provides support for Aggieville marketing, special events, business attraction, and maintenance.

Its related educational work includes:

- Promotion of Aggieville
- Strategic planning for business development

300 Poyntz Ave



Aggieville, Moro St



### Manhattan Area Chamber of Commerce

The Manhattan Area Chamber of Commerce is a nonprofit organization devoted to supporting the local business community through advocacy and networking. The Chamber of Commerce also houses Visit Manhattan, the convention and visitors' bureau for the Manhattan region, funded in part by the Transient Guest Tax collected on hotel room and short-term rental stays.

Its related work includes:

- Visitorship marketing
- Historic sites promotion

### Kansas State University

Kansas State University – Kansas State University is part of the larger network of Kansas universities and higher education institutions that offer programming in the historic preservation-related fields, work with the Kansas SHPO, and work toward preserving the history of Kansas.

Other state-level organizations and entities that can assist and participate in Manhattan preservation activities include:

- **Kansas Historical Society (KSHS), Cultural Resources Division** – The Kansas Historical Society Cultural Resources Division provides the following services: historic property and archaeological site inventories, maintain records historic places listings and documentation, Certified Local Governments, Historic Preservation Fund (HPF), Rehabilitation Tax Incentives, Heritage Trust Fund, review and compliance of projects, Kansas archeology training programs, Project Archaeology, Contract Archaeology Program, Unmarked Burial Sites Preservation Act and the Native American Graves Protection and Repatriation Act, State-Owned Historic Sites and KSHS workshops, communication, publications and listserv.
- **Kansas Preservation Alliance, Inc. (KPA)** – The Kansas Preservation Alliance is a nonprofit organization that supports the preservation of Kansas heritage and provides the following services: support and hosting of the Kansas State Preservation Conference, acceptance of preservation easements, a preservation resource directory, an annual list of the most endangered sites, and annual awards of excellence and advocacy awards.
- **Professional Archaeologists of Kansas (PAK)** – The Professional Archaeologists of Kansas is a professional organization of archaeologists conducting research in Kansas, as well as students working toward similar degrees. The group promotes the protection and preservation of Kansas' archaeological resources.
- **Kansas Anthropological Association (KAA)** – The Kansas Anthropological Association is dedicated to preserving the prehistory and history of Kansas through education and support. The Association provides archaeology training and produces two (2) newsletters.
- **Historic Preservation Partners, Inc. (HPP)** – A nonprofit organization, Historic Preservation Partners focuses on assisting with preservation work, encouraging, and facilitating the preservation of historic buildings in Kansas.
- **Kansas Department of Transportation (KDOT)** – The Kansas Department of Transportation works with the Kansas SHPO on compliance and review efforts that may affect historic properties.
- **Kansas Main Street, Inc.** – The Kansas Main Street program, administered by the Kansas Department of Commerce, provides training and assistance to cities and communities pursuing preservation-based economic development efforts for their traditional commercial districts.
- **Kansas Barn Alliance (KBA)** – The Kansas Barn Alliance is a group of preservation advocates and barn enthusiasts dedicated to raising awareness, promoting resource protection, and providing educational opportunities related to the preservation of historic barns in Kansas.

- **Kansas Sampler Foundation** – The Kansas Sampler Foundation is a nonprofit organization that educates and preserves rural culture through education, support, and programming.

Two national organizations and agencies offer resources and assistance to support local preservation efforts.

- **National Trust for Historic Preservation** – The National Trust for Historic Preservation is a nonprofit organization that advocates for the preservation of significant places and cultural experiences nationwide. A Board of Directors and a Board of Advisors help guide the work of the National Trust. There are two National Trust advisors for the State of Kansas.
- **National Park Service (NPS)** – The National Park Service, housed within the U.S. Department of the Interior, is a government agency that provides funding for historic preservation efforts and offers education and information on best practices in historic preservation.

- Faculty and students from Kansas State University have participated in several preservation initiatives in the past, including historic resource surveys. They can serve as resources for a variety of education and outreach initiatives.
- A more formal heritage tourism program would be beneficial in enhancing the marketing of historic sites, improving facilities, and enriching the visitor experience in Manhattan.
- A funded and supported historical marker program would help promote resident participation and build a broader understanding of local history and significant places.
- Despite the excellent level of educational programming on local history and culture offered by many preservation partners, there is a lack of opportunities for youth and younger generations to be involved in local preservation activities.
- The preservation program at the municipal staff appears well-staffed and well-coordinated with other municipal departments.

## Issues Summary

- Local nonprofit organizations currently lead the majority of preservation advocacy and history education efforts in Manhattan. With its various administrative functions, the Historic Resources Board has limited time and opportunities to offer educational and outreach services.
- Past and current outreach and advocacy efforts focus primarily on local history and specific preservation advocacy issues, rather than building a broader awareness of preservation's benefits.
- There is no entity or coordinating committee among preservation partners that can leverage resources and opportunities for more effective education and advocacy work.
- Providing resources, education, and training to property owners on preservation best practices is an unmet need in Manhattan.



## Peer Communities

The following communities are municipalities within Kansas that also are Certified Local Governments, and have similar characteristics and demographics to Manhattan:

- Dodge City
- Garden City
- Hutchinson

### Dodge City

Dodge City is located in Southwest Kansas with a population of just under 30,000. Dodge City is also a CLG and its historic preservation program is administered by the Development Services & Inspections Department and the Dodge City Historic Landmarks Commission (Landmarks Commission).

The Landmarks Commission uses the “Heritage Guidelines” to guide improvements of historic properties within Dodge City and/or for new construction within the Dodge City Heritage Overlay District. The guidelines are used to help in decision making about historic resources. The design guidelines lay out the purpose, architectural precedents, historic building elements design guidelines, design guidelines for infill, signage design guidelines and site/landscape/hardscape design guidelines. Their zoning code mentions historic preservation minimally.

### Garden City

Garden City is located in Southwest Kansas with a population of just under 30,000. Garden City is a CLG, and its historic preservation program is administered by the Neighborhood & Development Services Department and the Garden City Landmarks Commission. The Landmarks Commission advises and makes recommendations to the City Commission regard the preservation of historic landmarks and creation of historic districts. Their zoning code mentions historic and nostalgic impacts, but does not include standards on historic preservation. The Downtown Plan mentions the historic context of Downtown.

## Hutchinson

Hutchinson is located Central Kansas with a population just under 40,000. Hutchinson is a CLG, and its historic preservation program is administered by Community Development Department and the Hutchinson Landmarks Commission. The department provides a variety of resources for historic properties, education and the like on the City’s website, which includes but is not limited to:

- Contractor & Consultants Source Lists Information
- Links to the Kansas Historic Preservation Office Resources
- Applications and Forms for Historic Review
  - Historic Designation Application
  - Historic Review Appeal Application
  - Administrative Review
  - National Register Designation Application
  - Project Review List for Historic Resources
- Historic District Maps
- Preservation Guides
- Hutchinson Preservation Plans
- Historic Preservation Ordinance
- Historic Resources Survey Reports

Hutchinson also has three (3) nationally-listed historic districts: Houston Whiteside Historic District, Downtown Core North Historic District and the Downtown Core South Historic District.

| <b>Peer Communities Comparison Chart</b>                                                                                              |                                                                           |                                                                                                 |                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Manhattan, KS</b>                                                                                                                  | <b>Dodge City</b>                                                         | <b>Garden City</b>                                                                              | <b>Hutchinson</b>                                                                                  |
| <b>Membership</b>                                                                                                                     |                                                                           |                                                                                                 |                                                                                                    |
| 7 Members, Appointed by the Mayor<br>3 Members - Preservation Related Fields                                                          | ●                                                                         | 5 Garden City Residents, Appointed by City Commission<br>2 Members - Reservation Related Fields | 7 Members, Appointed by the Governing Body<br>3 Members - Preservation Related Fields              |
| <b>Terms</b>                                                                                                                          |                                                                           |                                                                                                 |                                                                                                    |
| 3 Years<br>2 Consecutive Full Terms                                                                                                   | 3 Years                                                                   | 3 years                                                                                         | 3 years                                                                                            |
| <b>Officers</b>                                                                                                                       |                                                                           |                                                                                                 |                                                                                                    |
| Chair + Vice Chair<br>One (1) Term<br>Staff Liaison from City Administration, Secretary of the Board                                  | -                                                                         | Chair + Vice Chair                                                                              | Chair + Vice Chair                                                                                 |
| <b>Annual Report</b>                                                                                                                  |                                                                           |                                                                                                 |                                                                                                    |
| -                                                                                                                                     | Annual report of commission activities and historic preservation efforts. | Annually review the status of historic landmarks and districts.                                 | Annual report of commission activities and historic preservation efforts and other relevant items. |
| <b>Powers and Duties</b>                                                                                                              |                                                                           |                                                                                                 |                                                                                                    |
| Adopt bylaws and procedures.                                                                                                          | ●                                                                         | ●                                                                                               | ●                                                                                                  |
| Recommend surveys to be conducted to City Commission.                                                                                 | -                                                                         | ●                                                                                               | -                                                                                                  |
| Identify "historic structures, sites and districts" for listing on Manhattan Register of Historic Places.                             | -                                                                         | ●                                                                                               | -                                                                                                  |
| Recommendations on applications for designation and adoption of ordinances designating properties having value as historic resources. | ●                                                                         | -                                                                                               | May recommend designation of landmark or historic district                                         |

| <i>Manhattan, KS</i>                                                                                                                                                                                                                                  | <i>Dodge City</i>                                                                                      | <i>Garden City</i> | <i>Hutchinson</i> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------|-------------------|
| <b><i>Powers and Duties Cont.</i></b>                                                                                                                                                                                                                 |                                                                                                        |                    |                   |
| Recommend and research historic markers to City Commission.                                                                                                                                                                                           | -                                                                                                      | -                  | -                 |
| Provide advice and information, when requested, to City Commission on nominations to Register of Historic Places - Federal or State.                                                                                                                  | Review all proposed nominations of historic resources.                                                 | ●                  | -                 |
| Recommend that the City Commission inform and educate Manhattan residents on the historic and architectural heritage of the city and advise and assist owners of designated historic resources by publishing informational and educational resources. | ●                                                                                                      | -                  | -                 |
| Review applications for Certificates of Appropriateness (as per requirements in ordinance).                                                                                                                                                           | ●                                                                                                      | ●                  | ●                 |
| Make recommendations to City Commission on funding for duties and powers of the HRB and the historic preservation ordinance.                                                                                                                          | ●                                                                                                      | ●                  | ●                 |
| Make recommendations to City Commission on retaining specialists, consultants or citizen advisory commission appointments.                                                                                                                            | ●                                                                                                      | -                  | ●                 |
| Make comments to other City boards or commissions on topics affecting historic resources.                                                                                                                                                             | -                                                                                                      | -                  | -                 |
| Make recommendations to City Commission on actions related to the protection and use of significant historic resources.                                                                                                                               | ●                                                                                                      | ●                  | ●                 |
| <b><i>Powers and Duties Cont.</i></b>                                                                                                                                                                                                                 |                                                                                                        |                    |                   |
| Make recommendations to City Council on HRB member educational activities attendance and training.                                                                                                                                                    | Commission members shall attend at least 1 information or training annually, as approved by the KSHPO. | -                  | -                 |

| <i>Manhattan, KS</i>                                                                                                                                | <i>Dodge City</i>                                                                                                                                           | <i>Garden City</i>                                                                                                                                                                                                                        | <i>Hutchinson</i>                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Other action or activity necessary or appropriate to the implementation of the powers and duties of the HRB or the historic preservation ordinance. | -                                                                                                                                                           | -                                                                                                                                                                                                                                         | ●                                                                                                                                |
| Other                                                                                                                                               | Commission shall review and recommend local incentives to encourage designation.                                                                            | Certificate of Economic Hardship review and application                                                                                                                                                                                   | Certificate of Economic Hardship review and application.                                                                         |
|                                                                                                                                                     | Commission shall review and recommend policies with historically compatible public streetscapes, lighting, signage around landmarks and historic districts. | <b><i>The landmarks commission may implement a receivership program for conservation easement donations for the purpose of historic preservation. Easements should be held by the city and monitored by the landmarks commission.</i></b> | Procedures for demolition by neglect.<br><br>Set of Design Criteria to encourage preservation, restoration and new construction. |
|                                                                                                                                                     | Commission may review, approve or deny variance applications to vary the standards of the ordinance.                                                        | Commission may review, approve or deny variance applications to vary the standards of the ordinance.                                                                                                                                      | -                                                                                                                                |
| <b><i>Survey and Inventory</i></b>                                                                                                                  |                                                                                                                                                             |                                                                                                                                                                                                                                           |                                                                                                                                  |
| Evaluate information provided through survey efforts, and identify eligible historic resources for designation.                                     | -                                                                                                                                                           | ●                                                                                                                                                                                                                                         | -                                                                                                                                |
| HRB to create a detailed inventory of properties surveyed and evaluated.                                                                            | Commission shall review and maintain inventory and add resources that may be eligible for designation.                                                      | -                                                                                                                                                                                                                                         | ●                                                                                                                                |
| <b><i>Designation of Historic Resources</i></b>                                                                                                     |                                                                                                                                                             |                                                                                                                                                                                                                                           |                                                                                                                                  |
| HRB may recommend to City Commission on if a nominated resource should be designated as historic.                                                   | ●                                                                                                                                                           |                                                                                                                                                                                                                                           | -                                                                                                                                |
| -                                                                                                                                                   | -                                                                                                                                                           | Historic Landmark and Historic District Designation Criteria and Designation Procedure Listed                                                                                                                                             | Historic Landmarks and Districts listing and designation requirements and information.                                           |

| <i>Manhattan, KS</i>                                                                           | <i>Dodge City</i> | <i>Garden City</i>                            | <i>Hutchinson</i>                             |
|------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------|-----------------------------------------------|
| <b><i>Certificate of Appropriateness</i></b>                                                   |                   |                                               |                                               |
| HRB shall review Certificate of Appropriateness applications and determine approval or denial. | ●                 | ●                                             | ●                                             |
| -                                                                                              | -                 | Certificate of Economic Hardship and Criteria | Certificate of Economic Hardship and Criteria |
| -                                                                                              | -                 | Standards for Review                          | Standards for Review                          |



# COMMUNITY ENGAGEMENT

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Community Survey Results



# COMMUNITY ENGAGEMENT

Throughout Phase 1 of the Historic Preservation Plan the consultant team and Manhattan City Staff engaged with the Manhattan community through multiple engagement opportunities, including the following:

- Project Website;
- Stakeholder Meetings;
- Two (2) Community Workshops;
- Community Survey; and
- Historic Resources Board (HRB) Presentation

These engagement opportunities helped gather a greater understanding of the communities thoughts and understanding of historic and cultural resources within the community and of historic preservation. Each of these engagements are described in more detail in this section, and the community response results demonstrated. The feedback provided has allowed the consultant team to develop actionable recommendations that will be included in the final plan document.

## Project Website

A project website was developed to help the community follow along with the progress of the plan, view plan documents and resources, and engage with the planning process. The website has received, as of **June 2025**, 200 visits and 143 visitors.

## Stakeholder Meetings

The planning team held multiple stakeholder meetings in Winter 2024-2025 with stakeholders that represented historic preservation advocates, community agencies and Manhattan locals. These meetings helped develop an understanding on historic preservation within Manhattan, local history and the current context of Manhattan.

During these meetings, the following key findings were determined:

- Manhattan retains diverse residential, commercial, institutional, and recreational historic resources, with residential dwellings most at risk due to redevelopment pressures.

However, there is a recent trend of historic housing rehabilitation, as declining KSU student enrollment has generated less demand for student housing.

- Downtown Manhattan and its historic building fabric are well-maintained, well-utilized, and economically vital. However, some stakeholders believe property owners and organizations need assistance with adaptive use efforts.
- Stakeholders were generally positive about historic preservation within the City. Still, they express the need for more to be done to protect historic assets and help the community gain a deeper knowledge and understanding of preservation's benefits.
- The Yuma Street Historic District represents an opportunity to showcase Manhattan's African American history. However, investment in key sites and historic assets is necessary to help realize the District's revitalization potential.
- Stakeholders identified a lack of coordination, communication, and collaboration between different historic preservation entities as a key challenge.

# 115+

Total Manhattan community voices engaged through this planning process

## 93

Community members responded to the online survey

## 31

Stakeholders engaged during stakeholder conversations

## 170+

Sticky dots, post its and comments

## 20+

Community members attended the open house

## Engagement Tools:

Project Website;  
Stakeholder Meetings;  
Two (2) Community Workshops;  
Community Survey; and Historic Resources Board (HRB) Presentation

## Community Workshop Results

The following pages demonstrate the results from the interactive feedback opportunities at the two (2) community workshops both in morning and evening on February 26th, 2025.

### *Tell us what you think is important to Manhattan!*

Attendees used sticky dots to select the level of importance of each category, demonstrating their thoughts on how important the fourteen (14) categories are to historic preservation in Manhattan. From this voting exercise, the following key takeaways were determined:

- Historic preservation should be used to revitalize neighborhoods, buildings and create more accessible housing.
- More financial tools and programming should be developed to support historic preservation efforts, and help the community restore historic resources.
- Protecting historic areas, is just as important as protecting individual buildings and care should taken to prevent improper infill or demolition.
- Investment in youth education and empowerment in historic preservation is important to the historic preservation efforts long term and to connect the students to community history and storytelling.
- New development should respect historic character and be mindful of the surrounding neighborhood context and design.

#### **Category 1: New incentives should be created to fund and support the rehabilitation of historic buildings.**

**Most Important**  
91%

#### **Category 2: Planning and policy for human-made and natural disaster impacts on historic resources should be explored.**

**Most Important**  
57%

#### **Category 3: Increased awareness of the benefits of historic preservation, for both investors and property owners, should be fostered through education, training and outreach efforts.**

**Most Important**  
75%

#### **Category 4: More support should be provided toward the digitization and archival services to preserve historical documentation.**

**Semi/Most Important**  
50%

#### **Category 5: Cultural landscapes such as cemeteries and parks should be protected.**

**Most Important**  
71%

**Category 6:** Oral histories and documentation of cultural traditions should be collected through programs and projects.

**Semi-Important**  
57%

**Category 7:** More diversity and underrepresented populations should be represented in new nominations or designations in future historic resource listings.

**Most Important**  
43%

**Category 8:** More funding and sponsorship should be provided toward cultural and historic resources surveys and documentation.

**Semi-Important**  
43%

**Category 9:** New local historic districts should be designated to protect historic resources from demolition or alteration.

**Most Important**  
88%

**Category 10:** Historic preservation should be encouraged to revitalize neighborhoods, re-use historic buildings and provide affordable housing.

**Most Important**  
100%

**Category 11:** We should nurture the next generation of local preservation advocates through education, training and programming.

**Most Important**  
85%

**Category 12:** We should continue to support downtown revitalization efforts to help adapt historic buildings to new uses support the local economy, and invest in opportunities.

**Most Important**  
57%

**Category 13:** We should promote and encourage context sensitive design in historic districts and places.

**Most Important**  
80%

**Category 14:** We should promote and support new heritage travel experiences, connecting tourists and community members to local culture and stories.

**Most Important**  
71%

## What are the key issues/opportunities in Manhattan historic preservation?

Attendees used sticky notes to write out key issues and opportunities in Manhattan historic preservation. From this exercise, the following key takeaways were determined:

- Attendees agreed that sites like Sunset Cemetery and Marlatt Homestead present opportunities for historic resource protection and historic designation.
- Attendees were concerned with the follow-through and support of the historic preservation plan, and called this out as a possible issue.
- Attendees see historic preservation materials educating the community and board members as an opportunity in historic preservation.
- Attendees mentioned a few threats to historic preservation including: vandalism, resource deterioration, prairie loss, destruction of historic homes, funding and city processes and standards.
- Attendees want to see stronger connections between the city, university and community members to allow for better resource protection and preservation.

### Opportunities

"Nominate sunset cemetery on the state/national registers."

"Save the Marlatt Homestead property on campus..."

"Brochure of Historic Resources"

"Coordination between city (esp. Community adjacent to campus) and university"

"Do historic survey of the neighborhood east of city park, save this area."

"Get the university to understand the historical, cultural, stylistic value of its campus buildings and nominate some of them to the registers. Follow KUs model."

"Save the public squares on original city plats"

"The houses in the older part of town - east of city park and south of poyntz have so much character neighborhoods need to be preserved."

"Connect w/ JC/Queary County African American Trail and continue through to Wabaensee & Pott Co. Sites"

### Issues

"City-Owned Structures: Historic Inventory a Guide" needs to be updated? Last updated 2016? - their condition may have changed and the asset may need maintenance like the bluemont youth cabin"

"Preservation plans must be followed through and supported. (Educate relevant personnel, including decision makers) of importance and how to follow up on preservation plan to enforce and further that plan; provide support for carrying out the plan recommendations"

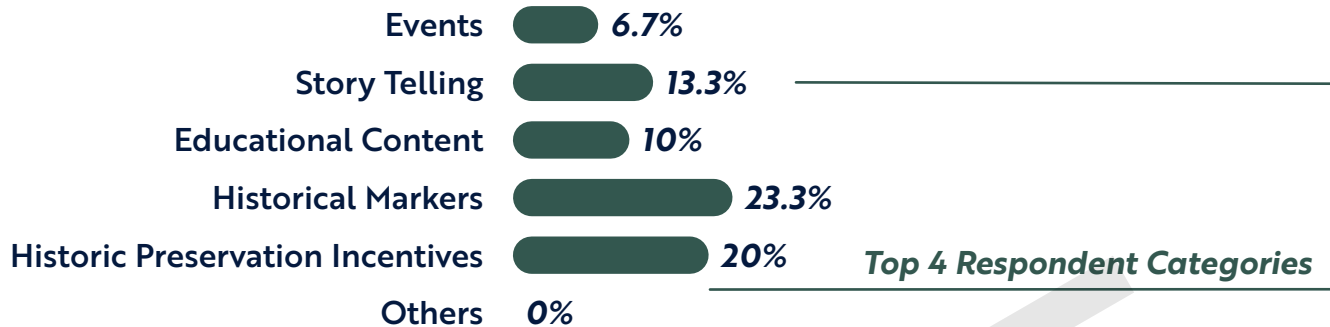
"Need to prevent vandalism & deterioration of historic buildings."

"Timely repair of vandalism and funding ready to achieve that."

"Community input into historic preservation in university decisions re:its historic resources (including its environs)"

### How can Manhattan celebrate it's history?

Attendees used sticky notes to vote on how Manhattan should celebrate it's history. From this exercise, attendees determined that Historical Markets and Historic Preservation Policies were the top ways that Manhattan should celebrate its history.



### What is your favorite story about Manhattan?

Attendees used sticky notes to describe their favorite story about Manhattan's history.

"Marlatt farmstead is the oldest standing structures representing K-State's origins - Bluemont College (i.e. barn built from Bluemont College Materials)"

### Tell us what should be preserved in Manhattan!

Attendees sticky notes and dots to pin point and describe sites and historic resources that should be preserved in Manhattan. The top results included the Neighborhood east of City Park, Sunset Cemetery and Stone Walls.

- Seed House
- City Park
- Agricultural/  
Rural History
- Sunset Zoo
- **Neighborhood  
East of City  
Park**
- **Sunset  
Cemetery**
- Public Spaces
- **Stone Walls**
- Fort Riley &  
Leavenworth  
Trail
- Farmsteads
- Neighborhood  
West of City  
Park
- Native Stone  
Monuments
- Campus Quads

"Open spaces in town need to be considered as preservation/nomination - worthy ....City Park (no indoor aquatics)...Sunset Cemetery... Campus quads! Not just buildings."

"Historic neighborhoods, not get recognized should at least be conservation districts. The Leavenworth street corridor neighborhoods E + W of City Park are very important as is the open public City Park."

"Preserve stonewalls and native stone monuments everywhere"

# Community Survey Results

The following pages demonstrate the from the 21-question community survey, which was conducted between Mid-April 2025 and Mid-May 2025. The survey gathered **93 responses**.

## What are Manhattan’s most significant historic — buildings, structures, and spaces?

Respondents selected their top 3 most significant historic buildings structures and spaces, from this the top 3 were determined: Kansas State University Academic Buildings or Facilities, Public Buildings and Victorian and Pre-War Buildings, Properties or Neighborhoods. The charts below demonstrate how often respondents selected each of the categories.



### *What are Manhattan's most threatened historic buildings, structures, and spaces?*

Respondents ranked the most threatened historic buildings, structures and spaces on a scale from threatened (1) to most threatened (5). From this ranking respondents frequently determined Victorian and Pre-War Buildings were under the highest threat or most threatened, with parks, parkways and open spaces as the next highest threatened historic resource. The highest and most threatened historic resources were often the most selected resources when respondents were asked what the most significant historic resources were in the community. Cemeteries were considered one of the least threatened historic resource.

#### Victorian and Pre-War Buildings, Properties or Neighborhoods

**High Threat**  
37%

#### Mid-Century Buildings, Properties or Neighborhoods

**Medium Threat**  
40%

#### Parks, Parkway, and Open Spaces

**High Threat**  
28%

#### Commercial Buildings

**High Threat**  
25%

#### Public Buildings (e.g. City Hall, Library, etc.)

**Low Threat**  
38%

#### Ethnic or Racial Community Buildings (Black/African-American, Hispanic/Latin, Asian, Native American, etc.)

**Medium Threat**  
33%

#### Kansas State University Academic Buildings or Facilities

**Low Threat**  
27%

#### Religious Buildings (Churches, Mosques and Synagogues)

**Low Threat**  
33%

**What are Manhattan's most threatened historic buildings, structures, and spaces? Cont.**  
**Statues and Sculptures**

**Low/Medium Threat**  
25%

**Agricultural-Farm Buildings and/or Structures**

**Medium Threat**  
30%

**Cemeteries**

**Medium Threat**  
29%

**Schools**

**Medium Threat**  
38%

***Please indicate which period of history is most important to understand the significance of historical resources in Manhattan.***

Respondents selected which period of history was the most important in understanding the significance of historical resources in Manhattan. Most respondents agreed that the early history and foundational eras were the most important for understanding historic resources in Manhattan and many agreed that more recent histories, while important, were not the most important but worth taking note of.

**First European American Settlement, Railroad Town, Early Expansion, and Victorian (1854-1913)**

**Most Important**  
67%

**Native American and Pre-European Contact Period (Pre-1854)**

**Somewhat/Most Important**  
45%

**The World Wars and the Great Depression (1914-1945)**

**Somewhat Important**  
49%

**Mid-Century Modern (1946-1979)**

**Somewhat Important**  
62%

**Late 20th Century Development (1975 and Later)**

**Least Important**  
50%

**Several aspects of local heritage are not physical buildings but intangible ones, such as traditions, crafts, festivals and events, dress and textiles, foods and drinks, and the arts, including visual arts, music, dance, and theater. Are there Manhattan historical resources worthy of recognition?**

Respondents answered with their thoughts on intangible historic resources in Manhattan.

"... This includes historic dance, music, and their history. Because of the nature of these things, people can't simply go find it or access it. It has to be organized and presented to the public, usually on a small-scale, for them to experience it. Specifically for Manhattan, we have a monthly contra dance which continues the tradition of social dancing, like house, barn, and square dances, and the traditional music associated with that... Manhattan Mandolin Orchestra, a group of local and area musicians who are playing music of the turn of the 20th century..."

"The county historical society & museum, and there should be an online project to create a GTA-type virtual tour of what the town looked like in 1880s & mid-20th century."

"KSU sports, Bourbon and Baker, Dusty bookshelf, Bill Snyder, half marathon, Juneteenth, Purple power play, Holiday parades, Homecoming"

"Our historic connection to the Kansas River accessible from our downtown area."

"City Park, in particular, has traditionally hosted events (Arts in the Park, Juneteenth, Purple Power Play) through time."

"... Arts, trades, music, language, crafts, food, culture, etc. are often better preserved when we preserve the space in which they historically occurred. A couple of activities and practices that deserve recognition are the Riley County Fair. This gathering of all sorts of domestic and agricultural practices has been in place in Manhattan since its early days. It used to be held at City Park. Another activity that is no longer observed are the Chautauquas. These were open air lectures, performances, and presentations that also used to be held in City Park. There are a lot of traditions that locals would connect to City Park. There used to be a sunken garden, a lily garden, Easter egg hunts, horse races, etc. that many older residents recollect and connect to that space."

"All Native American heritage aspects are worthy of recognition. Also, any of the above that are still being practiced are worthy of recognition."

"Development of Agriculture and food production, town names and development, cultural observances."

"Juneteenth and African American early history"

"The Yuma Street District, and development along the riverfront."

"Any thing from the past is worthy."

"Kstate traditions, agricultural heritage"

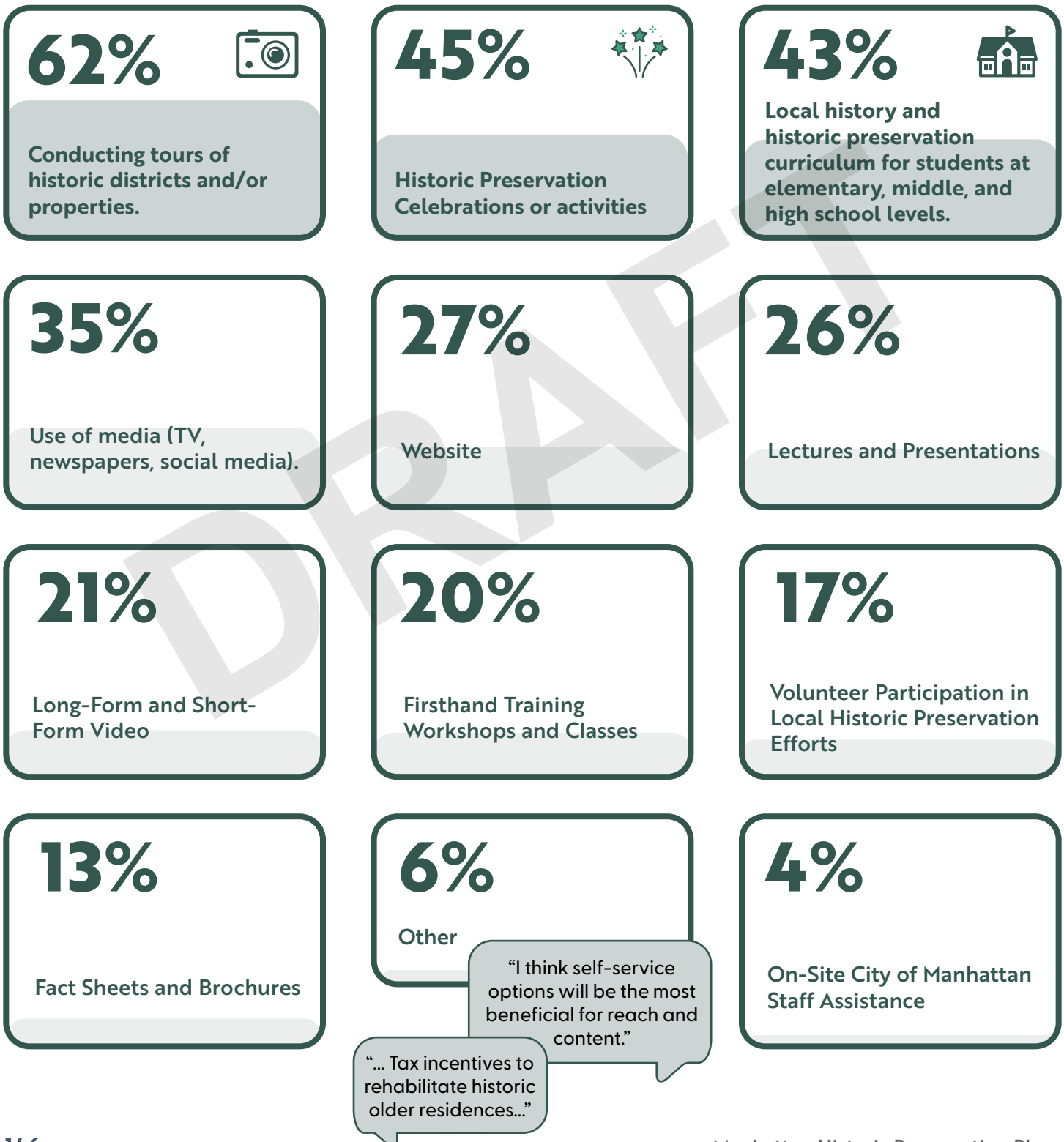
"Vistaburger"

"Country Stampede"

"Fake Patty's Day & St. Patrick's Parade"

**Identify the most effective methods for conducting public education about historic preservation.**

Respondents selected their top three (3) methods that would be the most effective methods for conducting public education about historic preservation. Most respondents wanted to celebrate historic preservation through activities and tours, and find ways to bring students and the youth of Manhattan into the local historic preservation conversation.



## Are you aware of available financial incentive programs for historic property rehabilitation?

Respondents told us about their awareness of existing historic resource financial incentive programs.

**Yes**  **61%**

**No**  **39%**

### If yes, select the ones that you are aware of or have used:

Of the respondents that selected yes to the previous question above, a majority were aware of the available financial incentive programs at the Federal and State levels. Respondents were both aware and not aware of the National Park Service Grants, which showed a mix of those educated in the grants and those unfamiliar.

#### Federal Historic Tax Credits

**Aware**  
74%

#### State of Kansas Historic Tax Credits

**Aware**  
81%

#### State of Kansas Historic Preservation Fund Grants

**Aware**  
68%

#### State of Kansas Historic Trust Fund Grant

**Aware**  
68%

#### National Park Service Grants

**Aware**  
51%

"City/County Outside Agency grants, Private grants - Caroline Peine Foundation, grants through GMCF, grants through NEH, local preservation or historical organizations, etc."

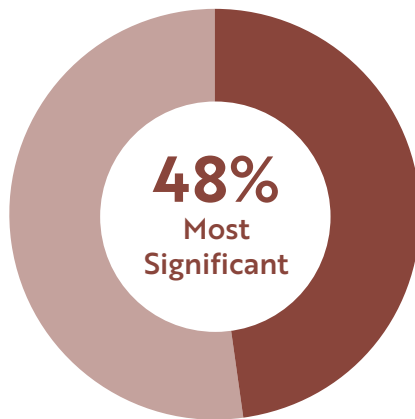
"I am aware, but there are so many requirements once a building is put on the Registry....that it might not be worth the efforts."

"I am aware of Historical tax credits, but too many strings attached. Found this out first hand..."

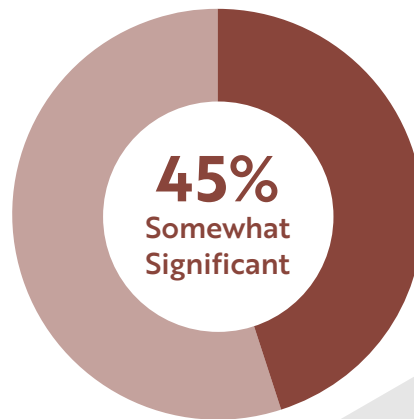
"Manhattan/Riley County Preservation Alliance grants"

## ***What do you think are the most significant obstacles, constraints, or limitations to rehabilitating and reusing a historic building in Manhattan?***

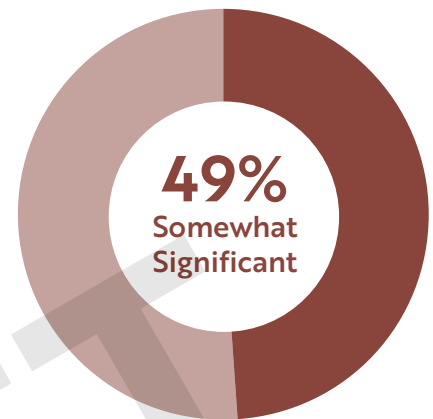
Respondents told us what they think are the most significant obstacles, constraints or limitations to rehabilitating or reusing a historic building. A majority of respondents agreed that market pressures to demolish was one of the most significant obstacles to face, in addition to the technical challenges with building rehabilitation and adaptive reuse.



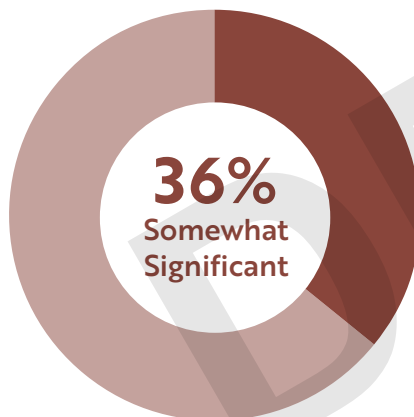
**Market pressures to demolish.**



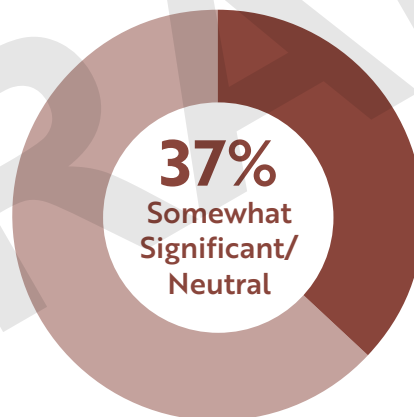
**Deteriorated conditions of historic building stock.**



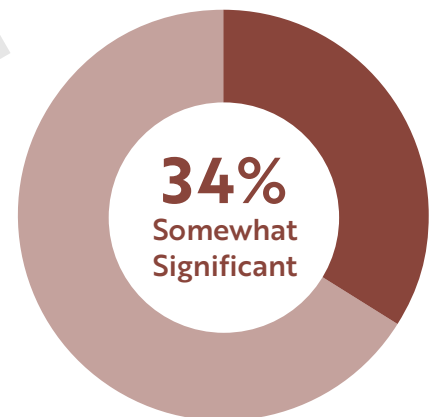
**Technical challenges with building rehabilitation and adaptive use.**



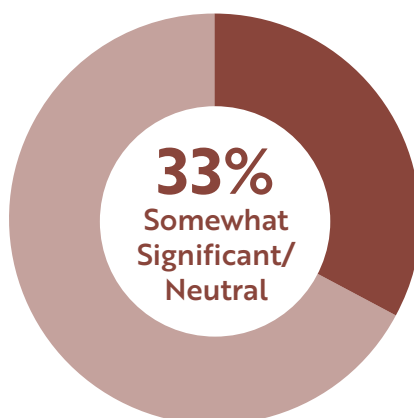
**Building code requirements.**



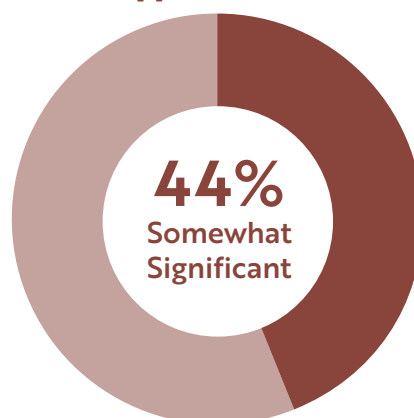
**Lack of conventional financing and lending opportunities.**



**Lack of available skilled tradespeople or contractors.**



**Zoning requirements.**



**Lack of financial incentive programs.**

“Flexibility with Historic Resources opinions on what someone can and cannot do to use a historic building to make it a usable space.”

“Lack of education and support for property owners and investors; Few professional consultants are available to advise property owners or investors...”

### Which of the following preservation efforts would you support?

Respondents selected their top preservation efforts that they would support in Manhattan. A majority of respondents agree they would support seeking sources of funding and grants for local projects, supporting the re-use and revitalization of historic and cultural resources and digitization and archiving for resource documentation. This finding matches the underlying want to support historic preservation documentation, adaptive re-use wants the community has mentioned throughout this survey and within conversations with the consultant team and city staff.

**58%**


Seek new sources of funding and grants for local preservation projects.

**54%**


Support of re-use and revitalization efforts for historic and cultural resources.

**51%**


Digitization and archival services to document resources.

**45%**

Pursue education efforts of elected and public officials, property owners, and residents.

**44%**

Establish new historic districts to protect historic resources.

**44%**

Conduct preservation training (workshops, classes) for residents and private property owners.

**42%**

Conduct preservation training (workshops, classes) for local preservation professionals and contractors.

**39%**

Creating neighborhood conservation districts.

**38%**

Create a municipal financial incentive program.

**36%**

Surveying historic architectural resources in new neighborhoods or areas around the City of Manhattan.

**26%**

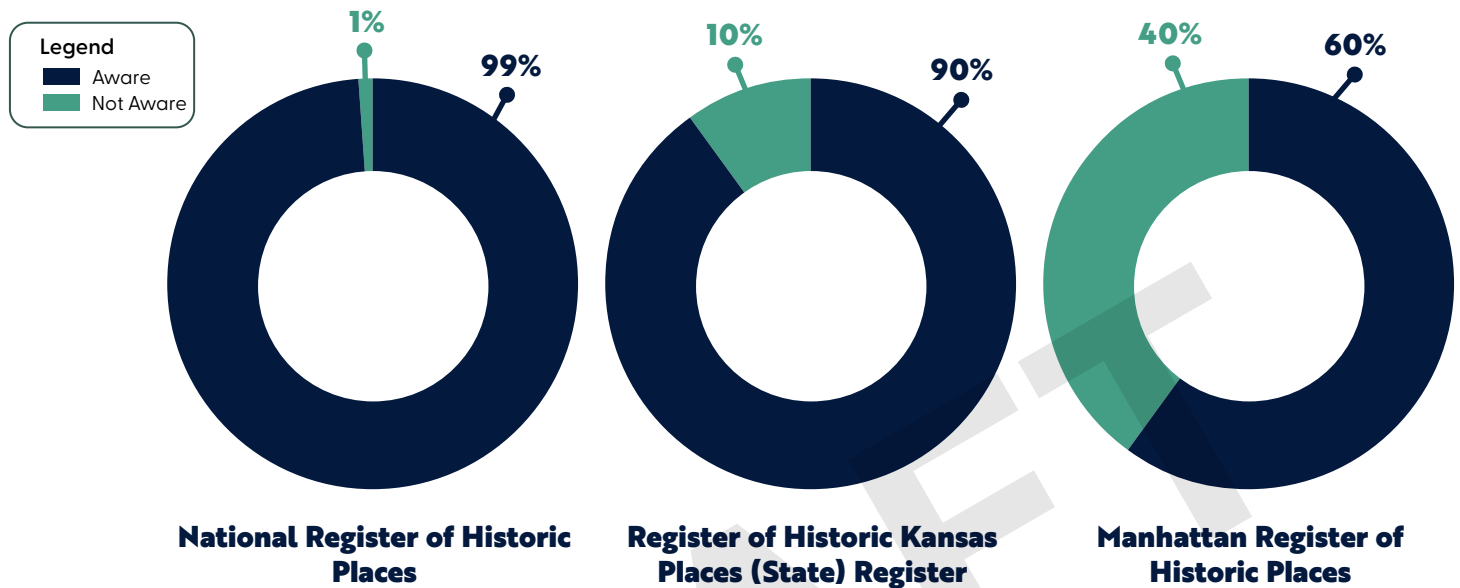
Update zoning to make stricter design standards.

“Hire preservation planner for Manhattan & Riley County governments, preservation training for elected officials”

“While I think we do need to make some standards more strict, I feel this should be done in respect to how the City can handle preservation issues...”

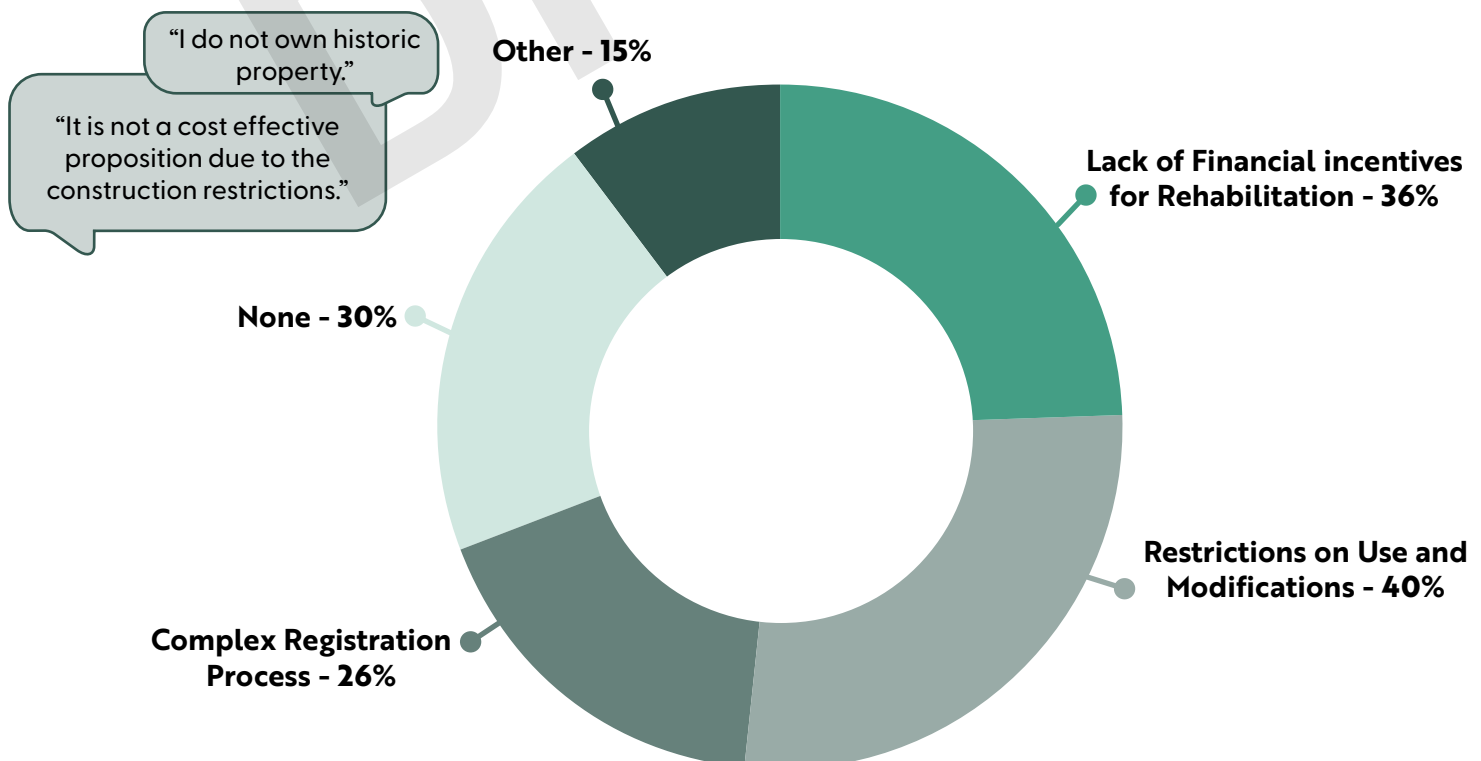
## Are you aware of the following?

Respondents provided their awareness for the different levels of historic resource nominations at the state, local and federal levels. A majority of respondents were aware of the federal and state level programs, but many were unaware of the local designation level in Manhattan.



## If you own a historic building, what will prevent you from listing a property in a historic register?

Respondents told us what would prevent them from listing a property in a historic register, with a majority responding financial incentives and restrictions on use or modifications.



***Should design standards and a design review process be established to ensure new development's compatibility and appropriateness with adjacent historic districts and/or older neighborhoods?***

Respondents provided their thoughts on implementing design standards and a design review process that ensures development compatibility and appropriateness. A majority of respondents agreed that both standards and a review process should be developed to ensure compatibility and appropriateness.

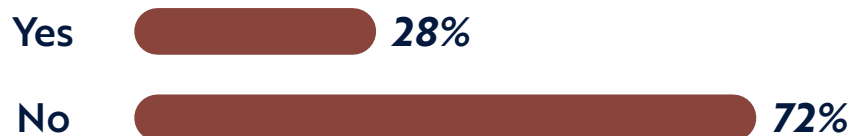


***If yes, please describe what historic districts or neighborhoods should be under additional design review.***



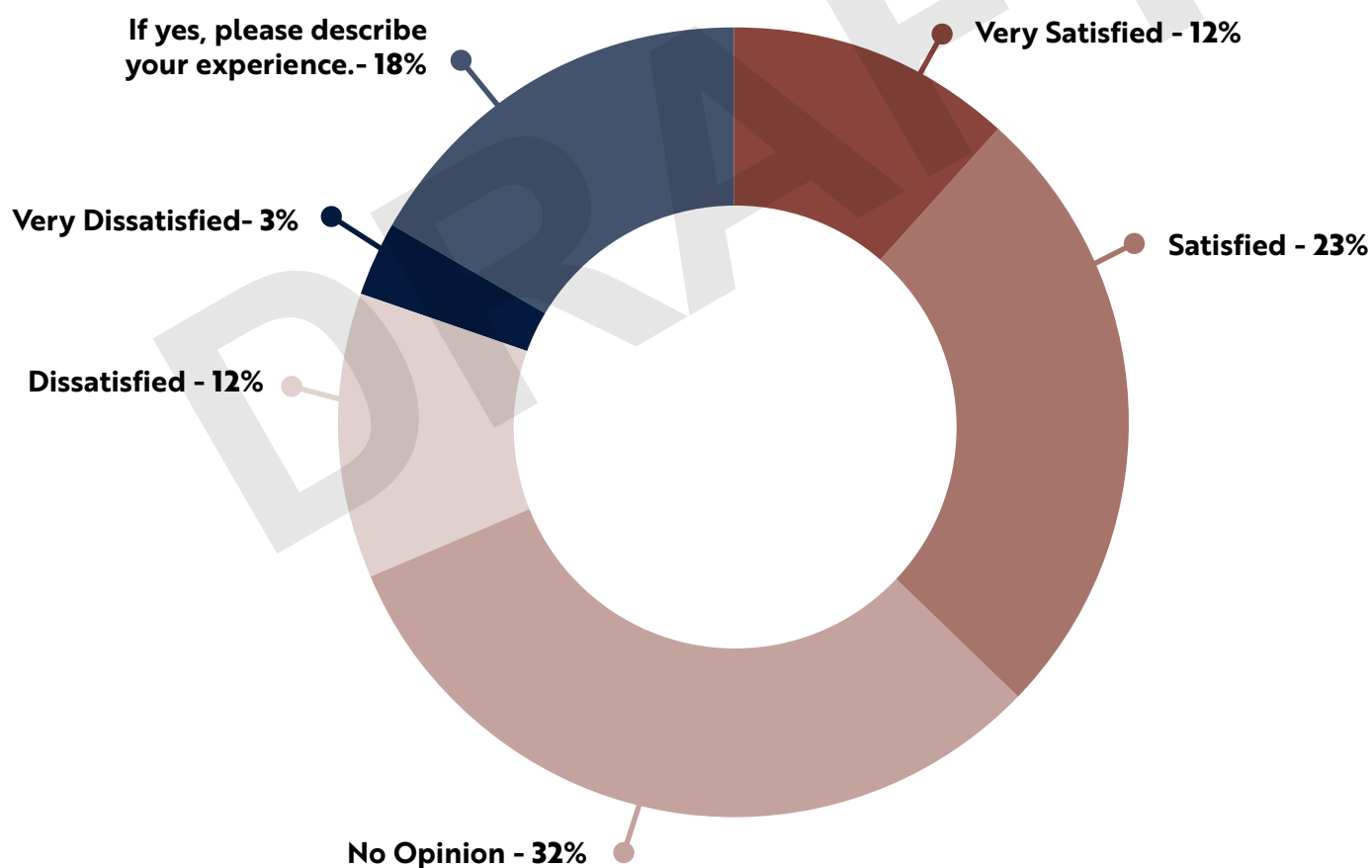
***Have you worked or interacted with the City of Manhattan (Historic Resources Board or City Staff) on a preservation project?***

A majority of respondents have not interacted with the City of Manhattan on a preservation project.



***If you have interacted, please rank your level of satisfaction.***

Of the respondents that have worked with the City of Manhattan, most were satisfied or had no opinion on their interaction with the City of Manhattan. Those who described their experiences with the city described their experiences as challenging or difficult.



***How well do you think the City of Manhattan balances historic preservation with other community planning-related goals?***

Respondents provided their thoughts on how they think the City of Manhattan balances historic preservation with its other community planning-related goals. A majority of respondents selected between so-so and poor on each of the selected planning-related goals, reflecting the conversations with community that historic preservation needs to be brought into the continuous city conversations and be of a higher priority.

**Increasing Housing Supply and Affordability**



So-So  
36%

**Providing Opportunity for Infill Development**



So-So  
31%

**Promoting Business and Economic Development**



Good/So-So  
23%

**Supporting Environmental Sensitivity**



So-So  
28%

**Preserving Private Property Rights**



So-So  
36%

## ***What should be the City of Manhattan's role in local historic preservation? Please describe.***

Respondents told us how the City of Manhattan should play a role in local historic preservation.

"The City of Manhattan should take an active and strategic role in historic preservation—not just as a steward of the past, but as a partner in shaping the city's future. Preservation is economic development. It strengthens downtowns, supports tourism, fuels the arts, and enhances quality of life. The City should prioritize policy tools and incentives that make it feasible for private and nonprofit partners to reinvest in aging structures—especially those with cultural or architectural significance. This includes streamlining permitting, offering matching funds or tax relief, and incorporating preservation into broader planning efforts around housing, sustainability, and economic growth. Preservation isn't just about saving old buildings—it's about creating places people want to live, work, and stay."

"A bit more acknowledgement, education, and advocacy for historic sites and buildings (to increase the possibility of historic districts where warranted, for example, of make a local landmarks program of some sort for individual properties) focused on the important and oft-threatened part of the city's identity. Obviously other issues are necessarily more important when considering ever-limited funding/budgets, but incrementally building on the historic districts program is a start. Maybe highlighting more properties in advertising, collaborating more with the Chamber or other powerful groups and schools in preservation education efforts."

"Preserving what matters without being heavy-handed. Allowing homeowners to make improvements to their properties, increase housing supply. Understand that not everything that is old is historic."

"Encourage and provide help with historic districts, list public properties on a register, local tax breaks for renovating an older structure, celebrating Manhattan's history."

"The City of Manhattan should be proactive in establishing a survey of historical resources located in what was called at some point traditional neighborhoods. It should lead with reuse and revitalization efforts for historic and cultural resources. It should develop stricter design standards to which developers would have to adhere in order to preserve the character of established neighborhoods, and so that infill structures are "good neighbors" integrated in the historical fabric of our town and respectful of historic buildings and monuments."

"The City should encourage preservation because preservation projects return far more financially to the community than new builds; preservation is far more environmentally friendly than new builds; and preserving our heritage promotes pride in the community and is what makes a community unique."

"Regulatory within reason and advisory."

"Not being an obstacle, publicizing, some funding"

"Historic preservation can be an economic driver, and the city always treats it as a hindrance and inconvenience. Developers get many tax breaks for new infill, and owners of historic properties should be offered something similar to improve older buildings. The city should be supportive of establishing additional historic districts or conservation districts. The city should want to protect our community's history and heritage and could do that through historic/conservation districts, incentive programs, and zoning/overlays."

"While historic preservation is ONE goal, it must be balanced with practical considerations and must not be based on individual preferences and feelings. There is a way to appreciate the historical significance of a structure and allow it to be modernized in a way that it continues to be relevant and productive."

"Encouraging and providing assistance."

"Regulatory within reason and advisory."

"Education and support, not creating new rules."

"Education and support, not creating new rules."

***Please describe your thoughts, concerns, and aspirations for historic preservation in Manhattan.***

Respondents described their thoughts, concerns and aspirations for historic preservation in Manhattan.

“Manhattan has a rich architectural and cultural history that too often goes unrecognized or undervalued. My concern is that we’re losing historically significant buildings not due to malice, but due to inertia—a lack of clear incentives, planning support, or vision for adaptive reuse. Preservation in Manhattan can’t be a niche interest or a luxury project; it must be integrated into how we think about growth, housing, economic development, and community identity. My aspiration is that we shift from a reactive to a proactive preservation mindset—where the city empowers property owners with tools, flexibility, and incentives to preserve and adapt historic spaces. I believe preservation should be tied to our city’s goals around sustainability, affordability, and placemaking. A preserved building doesn’t just tell a story; it creates a sense of place, draws investment, and connects generations. We can do more to make preservation a core part of Manhattan’s future—not just its past.”

“...think each area and/or project needs to be evaluated very carefully to determine significance. In general, I like to see older, historical structures preserved IF they can reasonably be used for the purposed defined. However, I have also seen historical preservation be used for the wrong reason with the wrong outcome. If there is not already a very specific Business Case Guide of some sort to help with the decision-making process, that would a good thing to put into place to help take some of the subjectivity out of the process.”

“Maintain community character while not unreasonably restricting growth opportunities.”

“I love the community of Manhattan, and I have many good things to say about it. However, this City has a negative reputation concerning preservation - both in practice and in policy. I am a professional preservationist and this is not a friendly environment for preservation work unless working with private entities. Nor is it a shining example of local preservation efforts. Not only does this city have a high percentage of historic and cultural resources that have been razed, the most prominent voices foster the idea that new and shiny is better for all...”

“I would like to see greater appreciation and protection of the city’s historic resources and not just those already on the NRHP or that recognize only one period of our history or only one demographic...”

“Manhattan has so many beautiful older neighborhoods and old stone buildings. Our downtown is beautiful. We have a great opportunity to continue to have a community with historic places preserved for now and forever. We need to protect and maintain what we have.”

“Main concern is city leadership (i.e. staff and elected officials) don’t seem to care two hoots about historic preservation and often see it as a roadblock.”

“Historic preservation is important to me, but I am unfamiliar with most needs/opportunities other than the Riley County Historical Society...”

“...I would like to see historic preservation appreciated and its important role in providing affordable housing through maintaining and incentivizing the rehab of older housing...”

“I see historic preservation as a responsibility. While change is inevitable and the costs of preservation are high, we must protect historical properties that tell the story of Manhattan’s past.”

“I think historic preservation should be done at a property level. Infill development needs to happen in the city core and change will inevitably be a part of that. We can’t freeze entire sections of town in time...”

“... The City should have a dedicated preservationist... Preservation should be an integral part of long-range planning. Historic buildings and neighborhoods should be viewed as assets worth preserving, not burdens that have to be dealt with...”

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Historic Preservation Services, LLC. Cultural Resources Survey of Downtown Wards 1 and 2. Manhattan, Kansas: City of Manhattan, 2003.

Brenda R. Spencer. Downtown Manhattan Historic District. National Register of Historic Places Nomination Form. U.S. Department of the Interior, National Park Service, 2007.

DRAFT

## Appendix A. Terms and Definitions

The following are key terms, and their definitions used throughout this Preservation Plan. These definitions are adapted from the U. S. Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and from Division 26-10E Definitions - Historic Preservation of the Manhattan Development Code

**Archaeological Resource:** Any material remains or physical evidence of past human life or activities that are of archeological interest, including the record of the effects of human activities on the environment. An archeological resource is capable of revealing scientific or humanistic information through archeological research.

**Building:** A building shelters any form of human activity. Examples include banks, bookstores, churches, classroom facilities and dormitories, downtown mixed-use buildings, factories, garages, hotels, libraries, mosques, museums, stadiums, student unions, synagogues, and theaters.

**Certificate of Appropriateness:** A certificate issued by the Historic Resources Board indicating its approval of plans for alteration, construction, removal, or demolition of a historic structure, historic site, or property within a historic district listed on the Manhattan Register of Historic Places.

**Contributing Resources:** Contributing resources are the buildings, objects, sites, and structures that played a role or, more simply, existed at the time the event(s) associated with a National Register Historic District or Local Historic District.

**Criteria for Review:** A standard of appropriate activity that will preserve the historic and architectural character of a historic building, site, structure, object, or historic district.

**Cultural Landscape:** A geographic area, including both cultural and natural resources, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values. There are four non-mutually exclusive types of cultural landscapes: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. In Manhattan, parks and cemeteries may be considered cultural landscapes.

**Cultural Resource:** A cultural resource is a site, building, structure, object, or cultural practice that provides tangible evidence and information of past human activity that may be significant in history, archaeology, or culture.

**Demolition:** An act or process that destroys in part or in whole a historic structure, historic site, or property within a historic district.

**District:** A district possesses a significant concentration or continuity of buildings, objects, sites, or structures united architecturally, historically, or culturally by plan or physical development. A district derives its importance from being a unified entity, even though it may comprise a wide variety of resources that convey a visual sense of the overall historic environment or its arrangement of functionally related properties.

**Ethnographic Landscape:** An area containing a variety of historic, cultural, and natural resources that people traditionally define as heritage resources. The area may include plant and animal communities, structures, and geographic features, each with its special local name.

**Ethnographic Resources:** Objects and places, including sites, structures, landscapes, and natural resources, with traditional cultural meaning and value to associated peoples. Research and consultation with associated people identify and explain the places and things they find culturally meaningful. Ethnographic resources eligible for the National Register of Historic Places are called traditional cultural properties.

**Historic Character:** The sum of all visual aspects, features, materials, and spaces associated with a cultural landscape's history, i.e., the original configuration together with losses and later changes. These qualities are often referred to as character-defining.

**Historical Context:** A historical context refers to the specific time, place, and circumstances of historic properties based on a shared theme, specific period, and geographical area. A historic context provides the background for understanding the architectural, historical, and cultural significance of historic and cultural resources.

**Historic Property:** A district, site, building, structure, or object significant in the history of American archaeology, architecture, culture, engineering, or politics at the national, state, or local level.

**Historically Significant Resource:** Typically, a building, object, site, or structure determined to be at least fifty (50) years old or older, and,

- Associated with any significant historic events;
- Associated with the lives of any significant persons;
- Associated with the lives of people significant in our past;
- Signifies a distinctive architectural character or is representative of an architectural style or period;
- Signifies archeological or cultural significance.

**Integrity:** The surviving physical characteristics of a historic or cultural resource that existed during the property's historic or prehistoric period that help define its historic identity and authenticity. Integrity may

**Intensive Survey:** A systematic, detailed documentation and examination of an area designed to gather information about historic properties sufficient to evaluate them within specific historic contexts and predetermined criteria of significance.

**Inventory:** A list of historic properties determined to meet specified criteria of significance, such as a list of properties eligible for listing in the National Register of Historic Places. Key aspects of integrity include location, setting, design, materials, workmanship, feeling, and association.

**Local Designation Criteria:** The established criteria for evaluating the eligibility of landmarks and districts for designation by the Historic Resources Board, as enabled under

**Local Historic District:** A geographic area designated by the Manhattan Historic Resources Board, which contains a significant number of buildings, structures, or other improvements which, considered as a whole, possess integrity of location, design, setting, materials, workmanship, feeling, and association, as well as significant historical, archeological, and/or architectural qualities. A Local Historic District meets the designation established in Section 26-9G-2 of the Manhattan Development Code.

**Local Landmark:** Any building, structure, object, archeological site, area of land, or element of landscape architecture with local architectural, historical, and cultural significance. A Local Landmark meets the designation established in Section 26-9G-2 of the Manhattan Development Code.

**Neighborhood Conservation District (NCD):** A Neighborhood Conservation District is a zoning overlay used to preserve the character of an area, particularly older neighborhoods, by focusing on neighborhood characteristics and design guidelines rather than the more precise and strict regulations of a Historic District.

**National Register Criteria:** The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

**National Register of Historic Places (NRHP):** The comprehensive list of districts, sites, buildings, structures, and objects of national, regional, state, and local significance in American history, architecture, archeology, engineering, and culture. The National Park Service maintains this list under the authority of the National Historic Preservation Act of 1966.

**Noncontributing Resources:** Noncontributing resources are the buildings, objects, sites, and structures that did not exist at the time of a Historic District's period of significance or have lost architectural and historical integrity from that period.

**Object:** An object is primarily artistic in nature and typically small in scale, simply constructed, and associated with a specific setting or environment. Objects may be boundary markers, fountains, monuments, sculptures, and statuary.

**Period of Significance:** The time frame during which a Historic District's resources were most associated with significant historic events, activities, or people. The period helps to define which resources contribute to or do not contribute to the Historic District.

**Preservation (Treatment Approach):** Defined as the process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Such measures may serve to protect and stabilize the property, generally focusing upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Limited and sensitive upgrading of mechanical, electrical, and plumbing systems, as well as other code-required work, to make properties functional, is appropriate within a preservation approach.

**Property Type:** A grouping of individual properties based on a set of shared associative, architectural, and physical characteristics.

**Reconnaissance Survey:** An examination of all or part of an area accomplished in sufficient detail to generalize about the types of historic properties and their characteristics that may be present.

**Reconstruction (Treatment Approach):** Reconstruction is defined as the act or process of depicting, employing new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object to replicate its appearance at a specific time and in its historic location.

**Rehabilitation (Treatment Approach):** Rehabilitation is the act or process of making a property suitable for its intended use through repair, alterations, and additions, while preserving those portions or features that convey its historical, cultural, or architectural values.

**Restoration (Treatment Approach):** Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period, employing the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems, as well as other code-required work, to make properties functional, is appropriate within a restoration project.

**The Secretary of the Interior's Standards for the Treatment of Historic Properties:** The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation of historic properties and cultural resources listed in or eligible for listing in the National Register of Historic Places. The Standards offer four overarching approaches for the preservation, rehabilitation, restoration, and reconstruction of historic buildings. The National Park Service uses the Secretary of the Interior's Standards for Rehabilitation for evaluating applications to the Federal Historic Preservation Tax Credit program.

**Site:** A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value, regardless of the value of any existing structure. Examples of sites include a designed landscape, a natural feature with cultural significance, the ruins of a building or structure, a trail, a village, or a habitation site.

**State Historic Preservation Office (SHPO):** These individuals play a critical role in fulfilling many responsibilities in historic preservation. Surveying, evaluating, and nominating significant historic buildings, sites, structures, districts, and objects to the National Register is one such key activity. In Kansas, the SHPO is housed and administered by the Kansas Historical Society.

**Structure:** Structures are constructions that do not house human activities but rather meet functional needs, such as bridges, canals, streets, and tunnels.

**Zoning Overlay:** A zoning overlay district is a layer of regulations placed on top of existing zoning districts to address specific needs or goals that the underlying base zoning does not adequately address.

## Appendix B. City of Manhattan Historic Preservation Code

### Chapter 2 – Administration, Article VI – Boards, Agencies, and Commissions, Division 5 – Historic Resources Board

#### Sec. 2-241. – Creation and composition.

- A. **Generally.** There is hereby created the Manhattan Historic Resources Board which shall consist of seven members, residents of the city, all of whom shall be appointed by the mayor with the advice and consent of the city commission. The mayor shall make every reasonable effort to appoint persons with a demonstrated interest, knowledge, or training in fields closely related to historic preservation, such as history, architecture, landscape architecture, architectural history, archeology, planning, engineering, real estate, law, finance, building trades, urban design, and geography. At least three members shall be preservation-related professionals, such as an architect, architectural historian, archeologist, historian, landscape architect, planner, or engineer.
- B. **Terms.** The terms of office of the members of the historic resources board shall be for three years, except that of the initial seven members, two shall be appointed for terms of one year, two shall be appointed for terms of two years and three shall be appointed for terms of three years. A member may serve only two consecutive full terms. Members may be removed with or without cause by an affirmative vote of a majority of the city commission. Vacancies shall be filled for the unexpired term only
- C. **Officers.** Officers shall consist of a chair and a vice-chair elected by the historic resources board who shall each serve a term of one year and shall be eligible for re-election; but no member shall serve as chair for more than two consecutive years. The chair shall preside over meetings. In the absence of the chair, the vice-chair shall perform the duties of the chair. If both are absent, a temporary chair shall be elected by those present. The city administration in the form of a staff liaison, shall serve as the secretary of the board.
- D. **Meetings.** The quorum for the board shall be four. All decisions or actions of the historic resources board shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. The historic resources board may meet at such times as it deems appropriate and may establish regular meetings. The secretary of the historic resources board shall keep minutes of its proceedings, showing the vote, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the historic resources board and shall be a public record.
- E. **Continuing Education.** The board shall participate in continuing education as required by the city commission.
- F. **Powers and duties.** All of the powers and duties enumerated herein are subject to the approval, denial, or modification by the city commission. Further, all funds necessary to carry out the purpose of this chapter shall be approved and appropriated by the city commission.

In addition to other responsibilities specified in this chapter, the historic resources board may:

- A. Adopt its own bylaws and procedures related to the conduct of meetings subject to the laws of the State of Kansas and the policies and ordinances of the City of Manhattan.
- B. Recommend to the city commission that the city conduct an ongoing survey to identify historically and architecturally significant properties, structures, and areas that exemplify the cultural, social, economic, political, or architectural history of the nation, state, or city.
- C. Identify historic structures, historic sites, and historic districts that are eligible for listing in the Manhattan Register of Historic Places.

- D. Make recommendations to the city commission on applications for designation and the adoption of ordinances designating properties having historic, community, or architectural value as historic structures, historic sites, or historic districts.
- E. Research and recommend to the city commission an appropriate system of markers for designated historic structures, historic sites, and historic districts.
- F. Upon request of the mayor or city commission, provide advice and information to allow the city commission to comment on any nominations to the Register of Historic Kansas Places or the National Register of Historic Places submitted to the city for comment.
- G. Recommend that the city commission inform and educate the citizens of Manhattan concerning the historic and architectural heritage of the city and advise and assist owners of designated historic structures, historic sites, or historic districts of physical and financial aspects of preservation, rehabilitation, and restoration by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs, workshops, and seminars.
- H. Review applications for certificates of appropriateness pursuant to this chapter.
- I. Make recommendations to the city commission regarding funding for the purpose of carrying out the duties and powers of the historic resources board and the purposes of this chapter.
- J. Make recommendations to the city commission regarding retaining such specialists or consultants or recommend appointing such citizen advisory committees as may be required from time to time.
- K. Make comments to other city boards and commissions on any matter affecting significant historic structures, historic sites, and historic districts.
- L. Periodically make recommendations to the city commission regarding actions it deems appropriate for the protection and continued use of significant historic structures, historic sites, and historic districts.
- M. Recommend to the city commission that board members be encouraged to participate in an historic preservation-related educational program each year.
- N. Undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to the implementation of the purpose of this chapter.

## **Chapter 26 – Manhattan Development Code, Section 26-1A-3. Purposes**

### **A. Zoning and Land Use Regulations**

- 1. Implement the Manhattan Urban Area Comprehensive Plan, together with other adopted plans (see also Sec. 26-1B-1, Consistency with Plans).
- 2. Preserve and improve the public health, safety, and general welfare of the citizens and businesses of Manhattan and its urban area.
- 3. Provide for the efficient and conservative use of land and public resources.
- 4. Protect and enable walking and bicycling as viable modes of transportation.
- 5. Provide for adequate privacy; to secure safety from fire, flood, and other danger.
- 6. Provide reasonable standards of development without infringing on the laws of the United States or Kansas, or the rights guaranteed by their constitutions.

7. Coordinate regulations and processes with Riley and Pottawatomie Counties to streamline development approvals and to manage the pattern and sustainability of urban development, as well as the preservation of the Flint Hills and the rural agricultural landscape.
8. Protect the mission of Fort Riley through local implementation of the Joint Land Use Study (JLUS).
9. Work with Kansas State University (KSU) to address common interests related to student housing, multi-modal transportation, and ongoing University development.
10. Establish districts and applicable standards to enable efficient development patterns, including by-right mixed-use development.
11. Provide good standards and efficient processes for the redevelopment of property or infill development on vacant or underutilized tracts.
12. Provide regulations pertaining to pre-existing lots, structures, and uses, which do not conform to the regulations and standards established by this Chapter.
13. Promote, in the public interest, the utilization of land for the purposes it is most desirable and best adapted for.
14. Preserve and enhance the character and integrity of established neighborhoods, and the compatibility, affordability, and quality of housing within them.
15. Enhance the visual appearance and attractiveness of the City through reasonable regulation of site and building design.
16. Conserve natural resources and promote responsible development patterns and practices.
17. Preserve, enhance, and protect the special character of the City's historic districts and other areas of cultural, scenic, or architectural importance.
18. Provide for efficient and fair development approval procedures that respect property rights and ensure quality development.
19. Ensure that development within the areas impacted by the Manhattan Regional Airport are compatible with the functions and operations of the airport.

## **B. Zoning and Land Use Regulations**

1. Provide a mechanism to identify and conserve the distinctive historic and architectural characteristics and other historic resources of the City which represent elements of the City's cultural, social, economic, political and architectural heritage.
2. Foster civic pride in the accomplishments of the past as represented in the City's historic resources.
3. Conserve and improve the value of property in and around designated historic properties, historic districts, and neighborhoods within the community.
4. Enhance the attractiveness of the City to residents, current and prospective homeowners, visitors and shoppers and thereby supporting and promoting business, commerce, industry, and providing economic benefit to the City.
5. Encourage preservation, restoration, and rehabilitation of historic properties within the City.

### C. Land Subdivision

1. Require that each subdivision provides building sites that are reasonably safe from damage from any flood source, whether the source risks a one percent chance of flooding in any given year or causes any other risk of flood damage or loss.
2. Coordinate the development of each parcel of land with the existing community and to facilitate the proper development of adjoining land.
3. Establish reasonable standards of layout and procedures for subdivisions and re-subdivisions, to provide adequate and accurate records of all land subdivision, and to ensure proper legal descriptions and monumentation of subdivided land.
4. Provide for a reasonable relationship between the uses of land and buildings and the circulation of pedestrians, bicyclists, and motor vehicles throughout the Manhattan Urban Area, having particular regard for safe and efficient travel, and to provide for the proper location and width of streets and building lines.
5. Guide public policy and private action to provide adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation, emergency services, and other public requirements and facilities for proposed subdivisions.
6. Provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owner of the tract, and that the cost of improvements which primarily benefit the whole community, be shared by the owner and the community.
7. Establish subdivision standards that provide for an efficient utilization of land, including the protection and preservation of sensitive natural resources.

### Chapter 26 – Manhattan Development Code, Section 26-8A-5. Historic Resources Board

The Historic Resources Board (HRB) has the authority granted by the Code of Ordinances of the City of Manhattan, state law, and the agreement, if any, between the City and the State of Kansas, for the HRB to make recommendations or to perform certain statutory responsibilities.

### Chapter 26 – Manhattan Development Code, Section 26-9d-5 Historic Review

To ensure development, redevelopment, and substantial improvement of historic sites, structures, and districts included on the Manhattan Register of Historic Places is made in harmony with the architectural and historic character of the historic district or the era of the property, a certificate of appropriateness is required to implement the purposes set out in Subsection. 26-1A-3B, Historic Preservation.

- A. **Applicability.** A certificate of appropriateness is required for any of the following types of construction, alteration, or demolition affecting a Historic Site, Structure, or District included in the Manhattan Register of Historic Places:
1. Construction of additions.
  2. Construction of new structures.
  3. Alterations of features or materials identified as significant in the ordinance designating the site, structure, or historic district.
  4. Demolition requiring a permit.

5. Alterations of a building site.
  6. Alteration of spaces, features, and finishes within interiors identified as significant in the establishing ordinance.
- B. **Procedure.** There are two types of review processes for obtaining a certificate of appropriateness: major reviews and minor reviews. A major review is subject to the Type-II review process and a minor review is subject to the Type-I review process in accordance with Article 26-8, Procedures and Administration. Application for a certificate of appropriateness will be submitted to the Zoning Administrator on a form prepared and approved by the Historic Resource Board.
- C. **Review Type Determination.** Generally, a minor review involves smaller-scale and lower-impact changes affecting a historic structure, site, or district, while a major review involves larger-scale and higher-impact changes affecting a historic structure, site, or district. The Zoning Administrator will determine whether a project will require a major review or a minor review based on guiding documents prepared and approved by the HRB.
- D. **Authority.** The Historic Resources Board (HRB) is authorized to approve, approve with conditions, or deny an application for a certificate of appropriateness subject to major review. The Zoning Administrator is authorized to approve, approve with conditions, or deny an application for a certificate of appropriateness subject to a minor review as a Type-I Decision.
- E. **Review Factors.** The HRB and Zoning Administrator will base decisions on issuing a certificate of appropriateness pursuant to this Section on the following:
1. *Applicable Requirements.* The application complies with all applicable requirements of this Chapter and the ordinance designating the historic structure, site, or district.
  2. *Historic Use or Minimal Change.* The property is used as it was historically or will be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
  3. *Historic Character of Property.* The historic character of a property is retained and preserved. The applicant has avoided proposing removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property.
  4. *Historic Integrity.* The property is recognized as a physical record of its time, place, and use. The applicant has not proposed undertaking changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
  5. *Changes.* The applicant has proposed to retain and preserve changes to a property that have already occurred and have attained historic significance in their own right.
  6. *Distinctive Features.* The applicant has proposed to preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.
  7. *Repair and Replacement.* The applicant has proposed to repair rather than replace deteriorated historic features. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials. The applicant has substantially documented the replacement of missing features.
  8. *Gentlest Means.* The applicant has undertaken chemical or physical treatments, if appropriate, using the gentlest means possible, without using treatments that cause damage to historic materials.

9. *Factors Applying Only to New Additions or Alterations.*

- a. The applicant has proposed new additions, exterior alterations, or related new construction that does not destroy historic materials, features, and spatial relationships that characterize the property.
  - b. The applicant has differentiated the new work from the old with a design that is compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
  - c. The applicant has undertaken new additions and adjacent or related new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- F. **Scope of Approval.** Once a certificate of appropriateness has been issued, an applicant may apply for building and other permits for development, construction, and other work on the property in conformance with the proposal as presented and approved by the Zoning Administrator or the HRB, respectively.
- G. **Appeal.** Appeal may be taken to the HRB by an applicant aggrieved by a decision of the Zoning Administrator to approve, approve with conditions, or deny a certificate of appropriateness, per Sec. 26-9F-3, Appeal from a Minor Review for a Certificate of Appropriateness. The HRB's decision on such appeal is a Type-II Decision. Appeal may be taken to the City Commission by any person aggrieved by a decision of the HRB to approve, approve with conditions, or deny a certificate of appropriateness, per Sec 26-9F-5, Appeal from a Type-II Decision.

## **Chapter 26 – Manhattan Development Code, Section 26-9g-2 Historic Designation**

The purpose of historic designation is to preserve and protect the historic integrity of existing historic resources and to ensure historic compatibility through review of renovations, rehabilitation, additions, demolitions, redevelopment, or other changes while promoting reasonable use, adaptive reuse, and modification of such resources. The City Commission may, by ordinance, designate a structure, site, or district as historic on the Manhattan Register of Historic Places (the Register) and apply standards and procedures different from those of this Chapter.

- A. **Applicability.** Designation, modification, or rescission of a historic structure, site, or district may only be initiated as follows:
1. Nomination for Designation or Application for Amendment or Rescission. Any person, board, commission, or organization may file a nomination to designate a structure, site, or district in the Register, or an application for amendment or rescission of a designation, provided property owner consent has been provided as required by Paragraph 26-9G-2A-2, Owner Consent.
  2. Owner Consent. The requirements for owner consent for various actions are as follows:
    - a. Nominations or applications filed for an amendment or rescission of an individual site or structure require all owners of record to provide written consent to the designation, amendment, or rescission.
    - b. Nominations filed for a new historic district require owners of more than 50 percent of the area in the proposed district to provide written consent to the designation.
    - c. Applications filed to amend or rescind an existing historic district require owners of more than 50 percent of the area in the existing district (or proposed district in the case of amending a boundary) to provide written consent.

3. *Certification of Owner Consent.* Within 10 business days of receipt of a nomination for designation, or an application for the modification or rescission of a historic structure, site, or district, the Zoning Administrator will certify that adequate evidence of the owner(s) of record's consent has been provided.
- B. **Nomination for Designation.** The nomination of a structure, site, or district to the Register must be made on a form prepared and approved by the Historic Resources Board (HRB). The nomination must be supplemented with documentation sufficient for the HRB and City Commission to make a determination about the historic significance of the nominated structure, site, or district, and prescribe appropriate design standards.
  - C. **Application for Amendment or Rescission.** The application for the amendment or rescission of a designated structure, site, or district must be made on a form prepared and approved by the HRB. The application must provide documentation sufficient for the HRB to make a determination as to the appropriateness of the amendment or rescission under this Section. Such an application must state the change in circumstances concerning the existing designation, justifying the amendment or rescission. A change in owner consent alone is not a sufficient basis for amendment or rescission of an existing designation.
  - D. **Procedure.** The land use actions in this Section are subject to the Type-III review process following Article 26-8, Procedures and Administration. Notwithstanding Article 26-8, within 60 days of the Zoning Administrator's receipt of a complete application and certification of owner consent, the HRB will hold a public hearing on a submitted nomination for designation or application for amendment or rescission of an existing designation according to this Section.
  - E. **Review of Nomination for Historic Designation.** The HRB is authorized to recommend a historic designation to the City Commission. To recommend designation, the HRB must find that the nominated structure, site, or district possesses sufficient integrity of location, design, materials, workmanship, or association to make it worthy of preservation or restoration, and possesses significant historical, archaeological, and/or architectural qualities. The HRB must base its findings on one or more of the following factors:
    1. *Character, Interest, or Value.* The proposed structure, site, or district has character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country.
    2. *Prehistoric or Historic Source.* The proposed structure, site, or district has yielded or is likely to yield important historical or prehistorical information.
    3. *Utilitarian Structure.* The proposed structure, site, or district possesses character is a particularly fine or unique example of a utilitarian structure, including farmhouses, gas stations, street, public works facility, or other commercial structures, with a high level of integrity or architectural significance.
    4. *Visual Feature.* The proposed structure, site, or district has a unique location or singular physical characteristics that make it an established or familiar visual feature.
    5. *Significance or Innovation.* The proposed structure, site, or district embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant or innovative.
    6. *Design Professional.* The proposed structure, site, or district is identifiable as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country.

7. *Architectural Style*. The proposed structure, site, or district embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of materials.
  8. *Significant Person*. The proposed structure, site, or district is identified with a person or persons who significantly contributed to the community, county, state, or country.
  9. *Significant Event*. The proposed structure, site, or district was the site of a significant local, county, state, or national event.
- F. **Boundary Justification for Nominated Districts**. In addition to the review factors, to recommend designation of a historic district, the HRB must find the proposed boundary of the nominated historic district is appropriate in order to preserve and protect the integrity of historic resources and their surroundings. The HRB must find the following criteria are met:
1. At least 50% of the number of properties within the proposed boundary contain contributing resources.
  2. The proposed boundary is contiguous and the district extent contains no holes or islands.
  3. The proposed boundary perimeter generally follows streets, alleys, property lines, and/or existing natural features.
  4. Generally, the proposed district boundary is geometrically simple and not manipulated to clearly include or exclude properties for purposes unrelated to this Section.
- G. **Design Guidelines**. In reviewing a nomination to designate a structure, site, or district in the Register, or an application for amendment or rescission of a designation, the HRB may prescribe the following types of design guidelines as criteria for issuing or denying a certificate of appropriateness, as set forth in Sec. 26-9D-4, Historic Review:
1. *Demolition*. Features, structures, etc. that may or may not be demolished and any conditions that must be met prior to approval of the proposed demolition.
  2. *Exterior Alterations*. Features, structures, etc. that may be altered, including appropriate height and area regulations, setback requirements, and minimum dwelling size or floor area regulations, as well as any conditions that must be met prior to approval of a proposed alteration.
  3. *Additions*. Placement, size, shape, material, etc. of the types of acceptable additions, including appropriate height and area regulations, setback requirements, or minimum dwelling size or floor area regulations.
  4. *New Structures*. Placement, size, shape, material, etc. of the types of acceptable new structures, including appropriate height and area regulations, setback requirements, or minimum dwelling size or floor area regulations, as well as any conditions that must be met prior to approval of a proposed new structure.
  5. *Site Alterations*. Types of acceptable site alterations and any conditions that must be met prior to approval of a proposed site alteration.
  6. *Sign Regulations*. Type, placement, size, etc. of acceptable signs, as well as any conditions that must be met prior to approval of a proposed sign or alteration of an existing sign.
  7. *Parking regulations*. Parking regulations, i.e. placement, number, paving material, etc.

8. *Interior Alterations.* Types of acceptable interior alterations and any conditions that must be met prior to approval of a proposed interior alteration.
  9. *Noncontributing Resources.* What guidelines may apply specifically to identified noncontributing resources.
  10. *Other.* Any other design guideline criteria as may be appropriate to adequately preserve historic resources in the proposed district and any conditions that must be met prior to approval of any work.
- H. **Recommendation to Designate.** At the close of the HRB's public hearing for a nomination, the HRB may make a recommendation to the City Commission to designate the historic structure, site, or district if it meets the applicable criteria in this section. The HRB may make amendments to the nomination as it sees as necessary to recommend designation. A recommendation to designate will be accompanied by the following:
1. The HRB's findings under each of the factors listed in Subsection 26-9G-2E, *Review of Nomination for Historic Designation*.
  2. The HRB's findings under each of the factors listed in Subsection 26-9G-2F, *Boundary Justification for Nominated Districts*.
  3. Any design guidelines established by the HRB as set forth in Subsection 26-9G-2G, *Design Guidelines*.
  4. Addresses and/or legal descriptions of all nominated property.
  5. A map showing the extent of the structures, sites, or district boundary to be designated. Maps of proposed historic districts must exhibit which properties are determined by the HRB to be contributing resources and non-contributing resources.
- I. [not used]
- J. **Rejection.** At the close of the HRB's public hearing, the HRB may reject the nomination of the historic structure, site, or district if it fails to meet the requirements of this Section. The HRB must give reasons for the rejection, citing specific requirements not met. Rejection of a nomination by the HRB is a final decision and the application cannot be considered by the City Commission. An application for a nomination substantially similar to that rejected by the HRB which does not address the reasons for rejection cited by the HRB will not be accepted by the Zoning Administrator within 18 months of the HRB's rejection.
- K. **Review of an Application to Amend or Rescind.** To recommend amendment or rescission of a historic structure, site, or district, the HRB must find that the proposed amendment or rescission is appropriate because one of the following applies:
1. The relevant review factors found in Subsec. 26-9G-2E, *Review of Nomination for Historic Designation*, weigh in favor of the amendment or rescission, and in the case of a district, the amendment or rescission would either:
    - a. Create a boundary that meets the criteria of Subsec. 26-9G-2F, *Boundary Justification for Districts*; or
    - b. Eliminate a district with a boundary that does not meet the criteria of Subsec. 26-9G-2F, *Boundary Justification for Districts*.

2. Substantial damage incurred by flood, fire, wind, storm, earthquake, or any other calamity, other than by a willful act of the property owner, makes such modification or rescission appropriate.
  3. The historic integrity or significance of the designated structure, site, or district has changed by any means other than a willful act or inaction of the property owner, and the application proposes an amendment or rescission reacting to such change in a manner consistent with this Section.
- L. **Commission Nomination Consideration.** Within 60 days of an HRB recommendation to designate a historic structure, site, or district, the City Commission will consider the recommendation.
1. *Acceptance.* If the City Commission accepts the recommendation it will designate the historic structure, site, or district, by ordinance. The ordinance must include the legal description of all designated property, a map showing the extent of the structures, sites, or district boundary to be designated, and where applicable, design guidelines and/or a list of which properties within a designated historic district are considered contributing resources and non-contributing resources.
  2. *Rejection.* If the City Commission rejects the recommendation for designation, then it must give reasons for its rejection, citing the specific requirements of this Section which the nomination did not meet. The rejection of a nomination for historic designation by the City Commission will be a final decision. An application for a nomination substantially similar to that rejected by the City Commission which does not address the reasons for rejection cited by the City Commission will not be accepted by the Zoning Administrator within 18 months of the City Commission's rejection.
- M. **Commission Amendment or Rescission Consideration.** Within 60 days of an HRB recommendation to amend or rescind a historic structure, site, or district, the City Commission will consider the recommendation.
1. *Acceptance.* If the City Commission accepts the recommendation it will adopt an ordinance to respectively amend or rescind the previous ordinance designating the historic structure, site, or district. The ordinance must include the legal description of all affected property and a map showing the extent of the structures, sites, or district boundary to be affected.
  2. *Rejection.* If the City Commission rejects the recommendation, then it must give reasons for its rejection, citing the specific requirements of this Section which the nomination did not meet. The rejection of an amendment or rescission of a historic designation by the City Commission will be a final decision. An application for a substantially similar request to that rejected by the City Commission which does not address the reasons for rejection cited by the City Commission will not be accepted by the Zoning Administrator within 18 months of the City Commission's rejection.
- N. **Recording of Ordinance.** Any ordinance designating, amending, or rescinding a historic structure, site, or district will be provided by regular mail to the owner(s) of record of the structure or site, or to the owners of record of all property within a historic district or district dissolved by a rescission. The failure of the City Clerk to provide a copy of the ordinance to the owners of record does not nullify the effect of the ordinance. After a designation ordinance or ordinance amending or rescinding a designation takes effect, the City Clerk will file a notice with the Register of Deeds of the county the structure, site, or district is located in, setting forth the description of the real estate the same is located on, that the property has been designated historic or that its designation has been amended or rescinded, and the nature and extent of the designation, amendment, or rescission.

- O. **Interim Control.** The city will not issue a building permit for the alteration, construction, demolition, or removal of a nominated historic structure, site, or any property within a nominated historic district from the date the applicant files a complete nomination until the City Commission takes final action, unless the City Commission authorizes such alteration, construction, demolition or removal by resolution. Likewise, the city will not issue a building permit for the alteration, construction, demolition, or removal of structures, sites, or any property which is proposed to be included in an expansion of an existing historic district as part of an application for an amendment to said district from the date the applicant files a complete application for amendment until the City Commission takes final action, unless the City Commission authorizes such alteration, construction, demolition or removal by resolution.

## **Chapter 26 – Manhattan Development Code, Division 26-10E. Definitions – Historic Preservation**

Definitions are summarized in Appendix A.

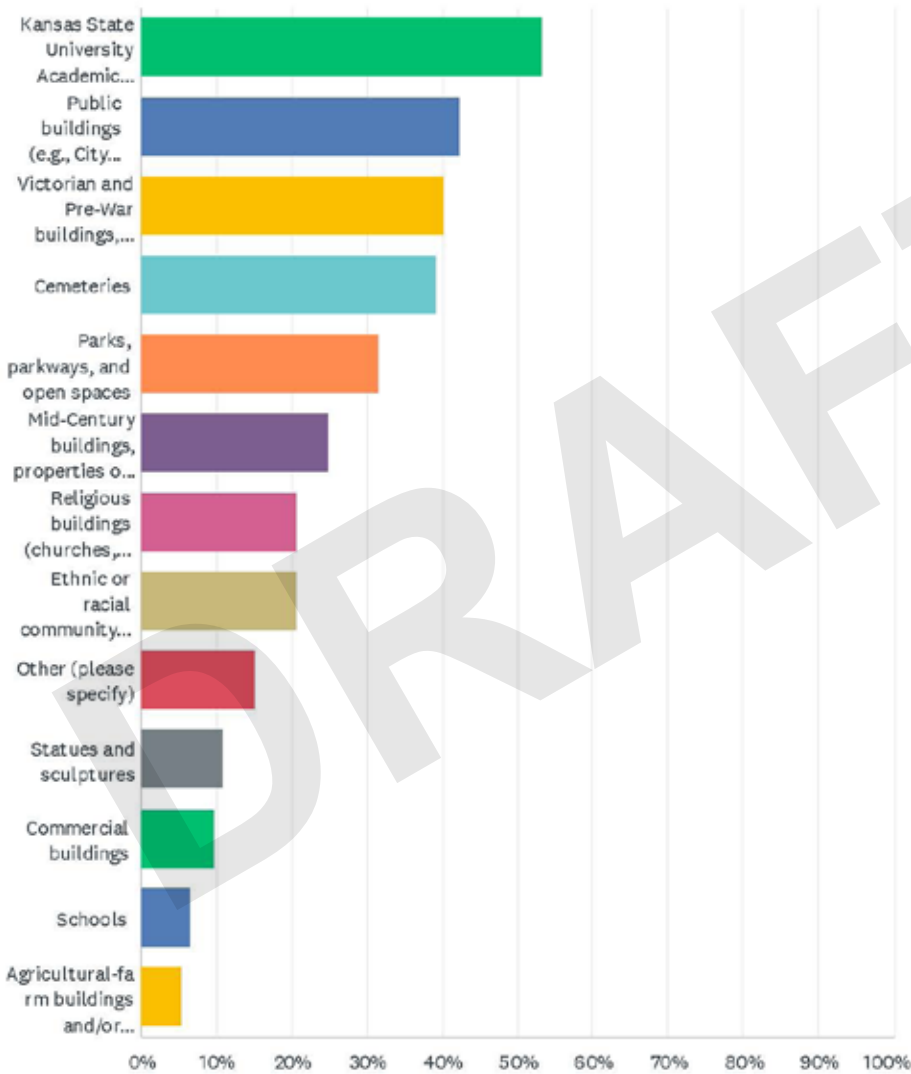
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# Appendix C. Survey Questionnaire

The survey questionnaire results are as follows:

## Q1 What are Manhattan's most significant historic - buildings, structures, and spaces? (Select your Top 3)

Answered: 92 Skipped: 1

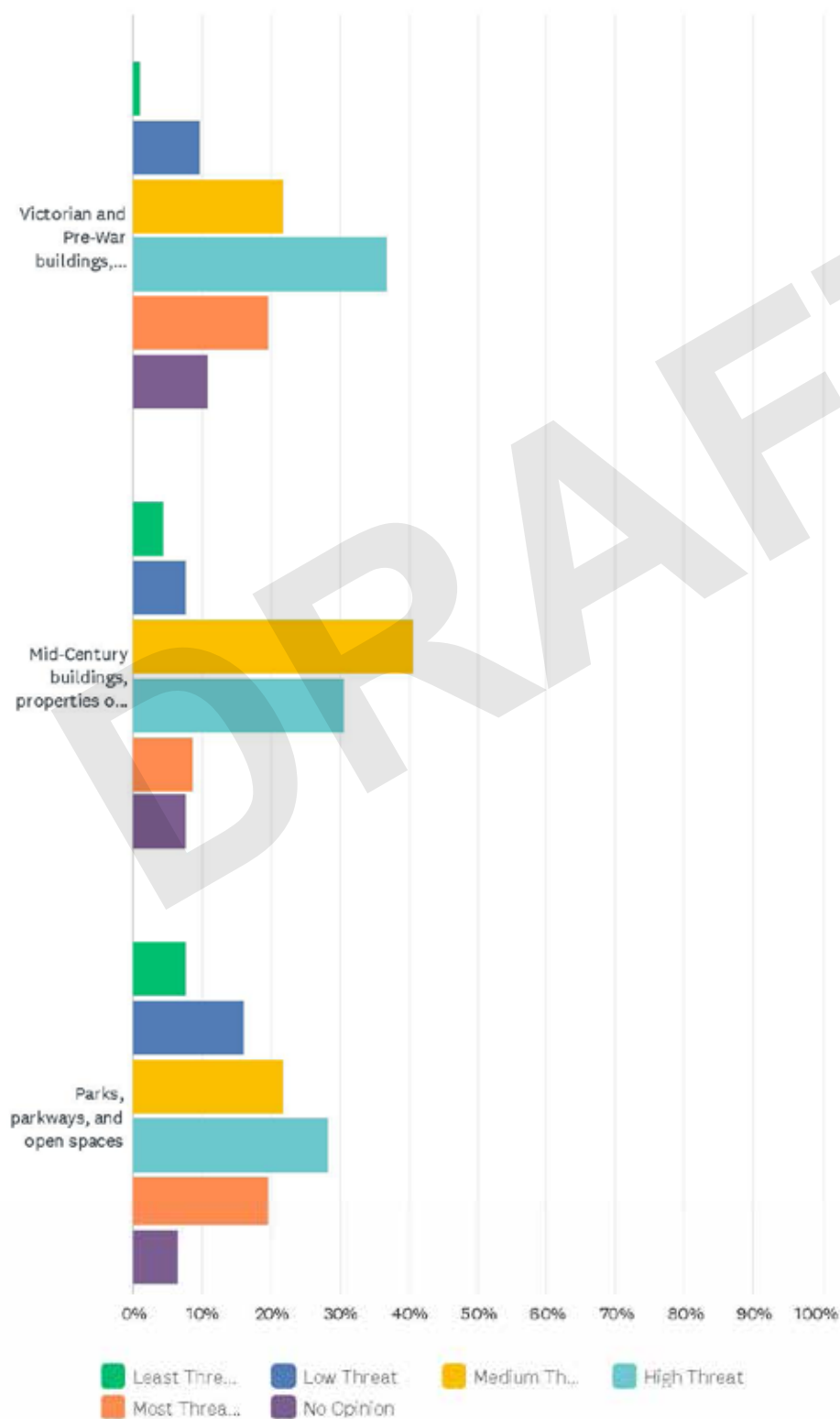


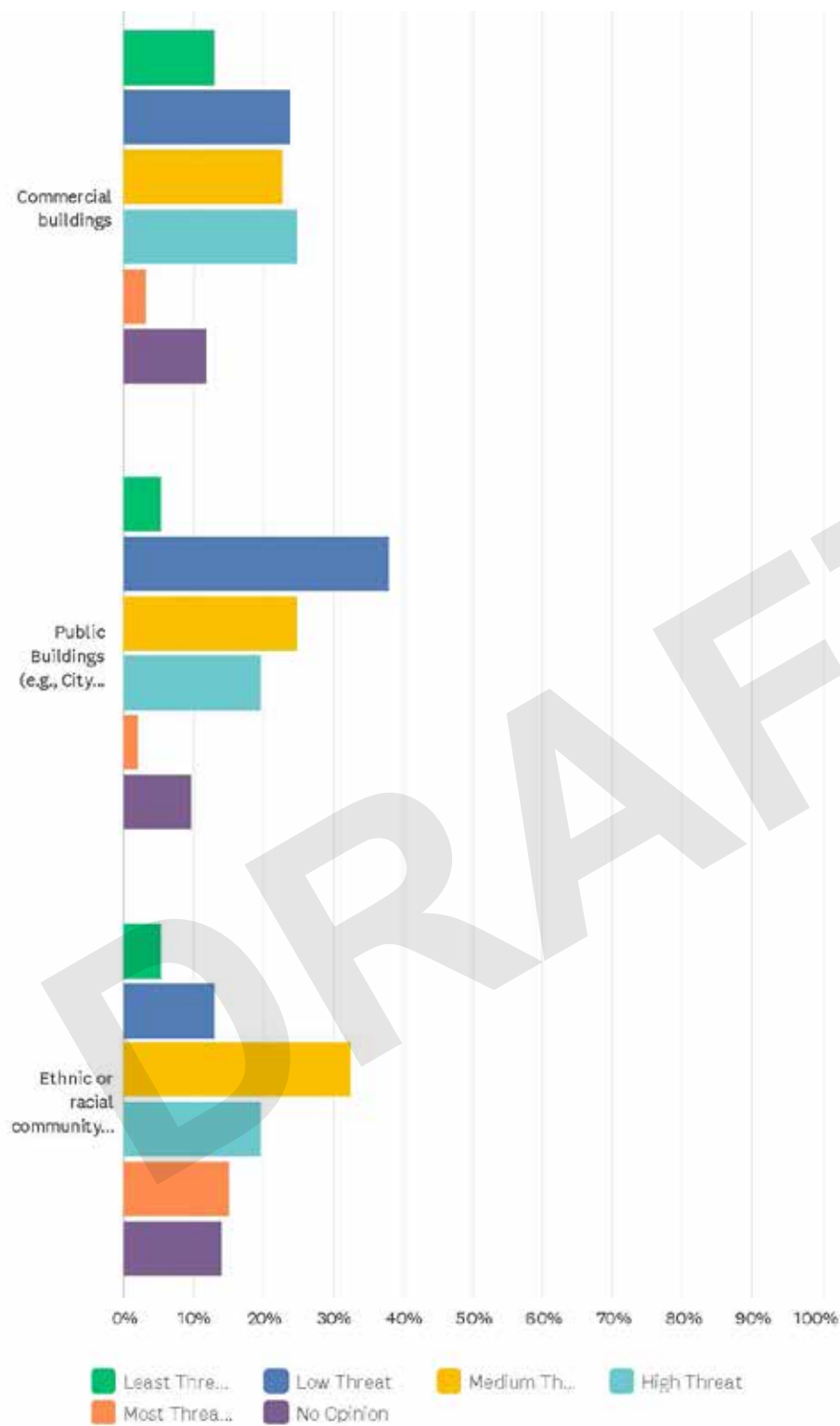
| ANSWER CHOICES                                                                                              | RESPONSES |    |
|-------------------------------------------------------------------------------------------------------------|-----------|----|
| Kansas State University Academic buildings or facilities                                                    | 53.26%    | 49 |
| Public buildings (e.g., City Hall, Library, etc.)                                                           | 42.39%    | 39 |
| Victorian and Pre-War buildings, properties or neighborhoods                                                | 40.22%    | 37 |
| Cemeteries                                                                                                  | 39.13%    | 36 |
| Parks, parkways, and open spaces                                                                            | 31.52%    | 29 |
| Mid-Century buildings, properties or neighborhoods                                                          | 25.00%    | 23 |
| Religious buildings (churches, mosques and synagogues)                                                      | 20.65%    | 19 |
| Ethnic or racial community buildings (Black/African-American, Hispanic/Latin, Asian, Native American, etc.) | 20.65%    | 19 |
| Other (please specify)                                                                                      | 15.22%    | 14 |
| Statues and sculptures                                                                                      | 10.87%    | 10 |
| Commercial buildings                                                                                        | 9.78%     | 9  |
| Schools                                                                                                     | 6.52%     | 6  |
| Agricultural-farm buildings and/or structures                                                               | 5.43%     | 5  |
| Total Respondents: 92                                                                                       |           |    |

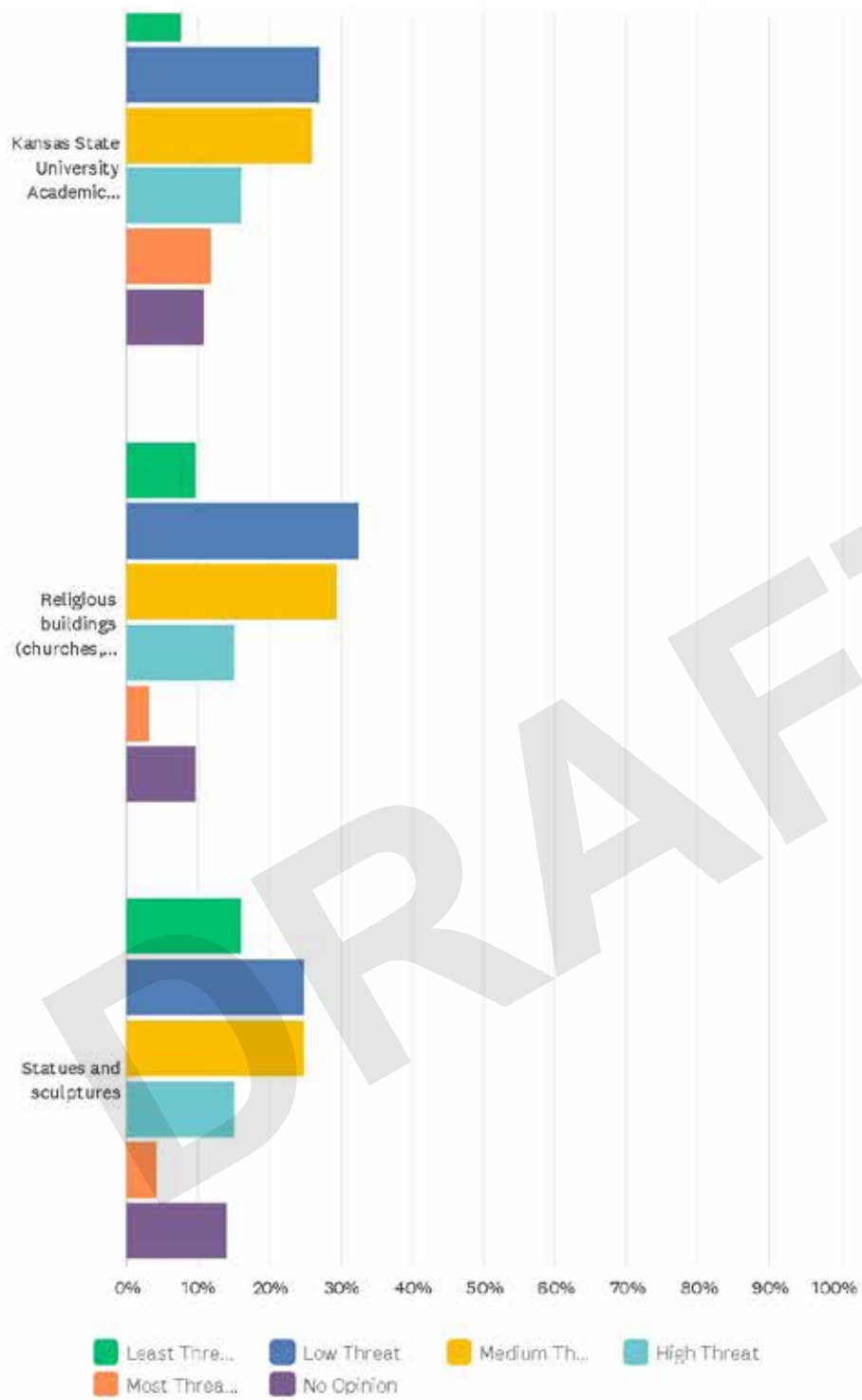
| #  | OTHER (PLEASE SPECIFY)                                                                                                                                                                             | DATE               |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1  | none that is listed above, no blanket answer                                                                                                                                                       | 5/6/2025 11:07 AM  |
| 2  | Riley County Courthouse                                                                                                                                                                            | 5/6/2025 5:21 AM   |
| 3  | Residences                                                                                                                                                                                         | 5/5/2025 3:20 PM   |
| 4  | Other than cemeteries - I think the classification above are too broad to say if the structures are historically "significant", I think the structures/spaces need to be looked at individually. . | 5/4/2025 8:34 PM   |
| 5  | All of these categories have important structures and spaces, making it difficult to pick three.                                                                                                   | 5/4/2025 7:48 PM   |
| 6  | All the Riley County Historical Society properties                                                                                                                                                 | 5/4/2025 3:25 PM   |
| 7  | None - great if we can utilize but don't let it slow progress.                                                                                                                                     | 5/1/2025 2:52 PM   |
| 8  | Historic neighborhood s                                                                                                                                                                            | 4/30/2025 1:03 PM  |
| 9  | The most historic needs to be defined more as the age of the structure, the significance of the structure, the condition of the structure, and the context it sits in.                             | 4/30/2025 9:50 AM  |
| 10 | City Park                                                                                                                                                                                          | 4/30/2025 9:33 AM  |
| 11 | Marlatt Homestead on K-State campus                                                                                                                                                                | 4/29/2025 10:15 PM |
| 12 | Buildings of characteristic architecture or related to some notable people                                                                                                                         | 4/29/2025 9:57 PM  |
| 13 | Historic buildings! I.e. The Marlatt Homestead!                                                                                                                                                    | 4/29/2025 9:42 PM  |
| 14 | Properties related to founders of Manhattan, Kansas                                                                                                                                                | 4/28/2025 4:59 PM  |

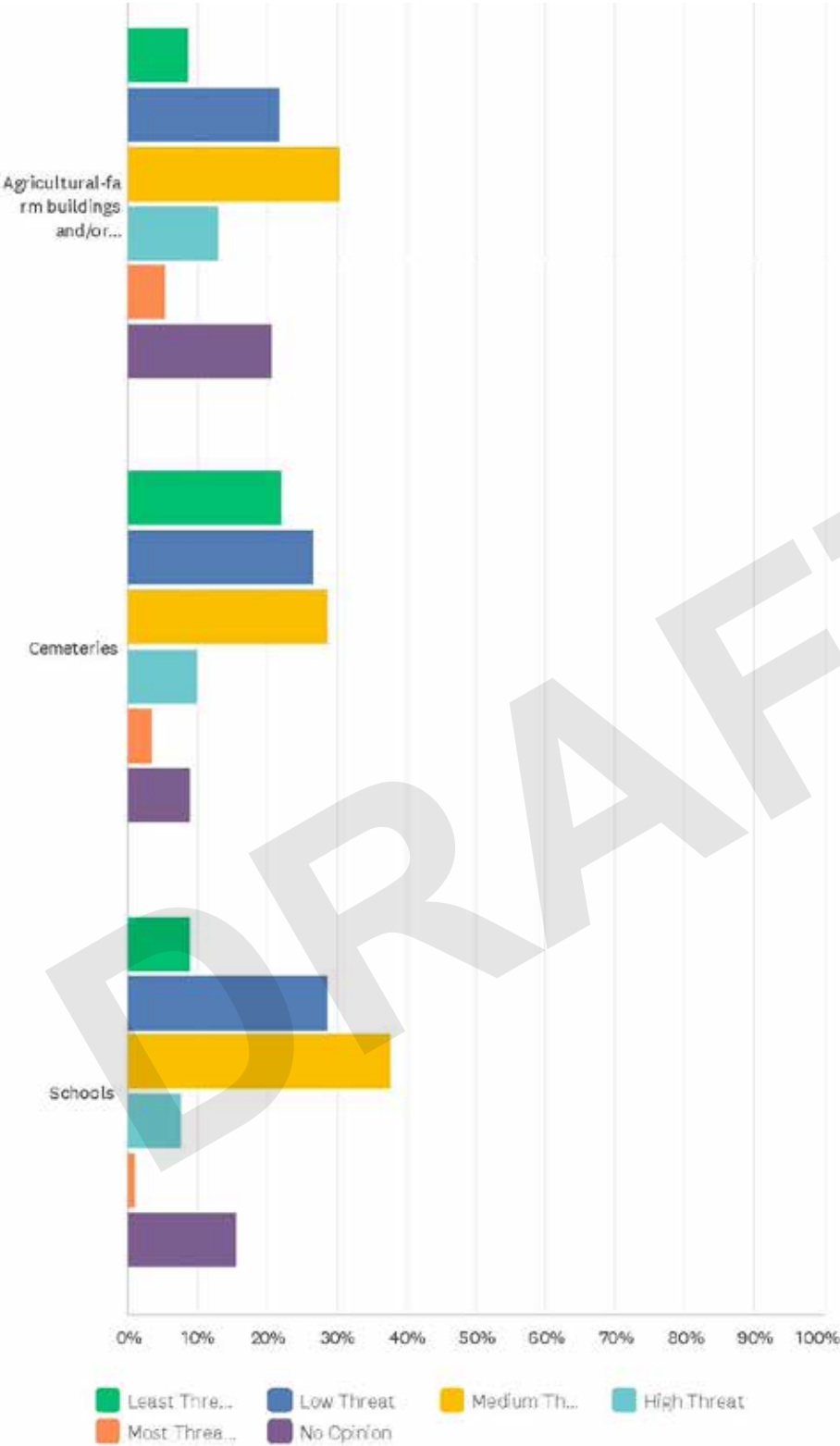
Q2 What are Manhattan's most threatened historic buildings, structures, and spaces? (Please rank on a scale from least threatened (1) to most threatened (5). Several factors may threaten historic resources, including deferred maintenance, neglect, development pressures, lack of funding, and natural disasters.

Answered: 92 Skipped: 1





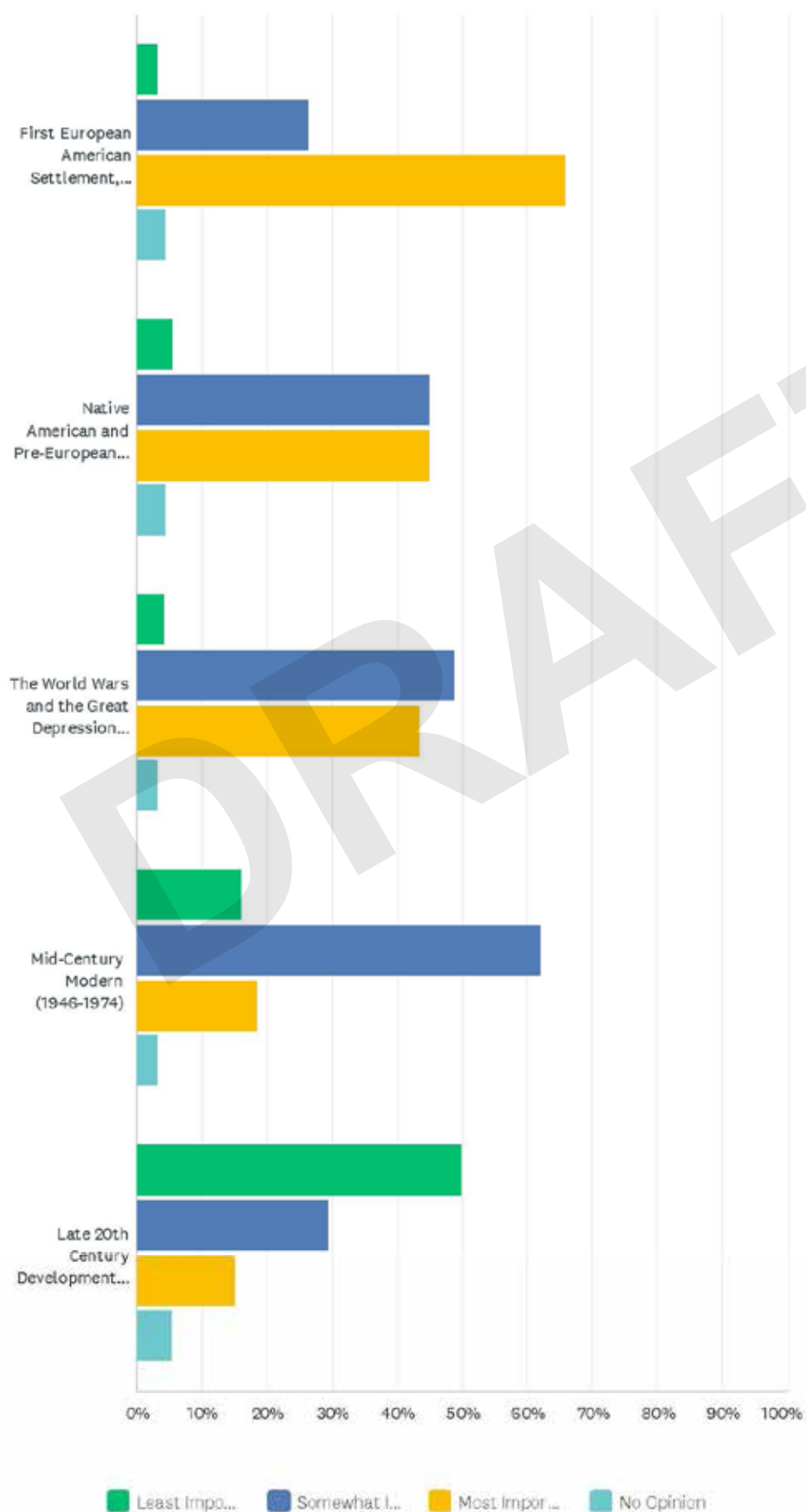




|                                                                                                                      | LEAST<br>THREATENED | LOW<br>THREAT | MEDIUM<br>THREAT | HIGH<br>THREAT | MOST<br>THREATENED | NO<br>OPINION | TOTAL |
|----------------------------------------------------------------------------------------------------------------------|---------------------|---------------|------------------|----------------|--------------------|---------------|-------|
| Victorian and Pre-War buildings,<br>properties or neighborhoods                                                      | 1.09%<br>1          | 9.78%<br>9    | 21.74%<br>20     | 36.96%<br>34   | 19.57%<br>18       | 10.87%<br>10  | 92    |
| Mid-Century buildings, properties or<br>neighborhoods                                                                | 4.40%<br>4          | 7.69%<br>7    | 40.66%<br>37     | 30.77%<br>28   | 8.79%<br>8         | 7.69%<br>7    | 91    |
| Parks, parkways, and open spaces                                                                                     | 7.61%<br>7          | 16.30%<br>15  | 21.74%<br>20     | 28.26%<br>26   | 19.57%<br>18       | 6.52%<br>6    | 92    |
| Commercial buildings                                                                                                 | 13.04%<br>12        | 23.91%<br>22  | 22.83%<br>21     | 25.00%<br>23   | 3.26%<br>3         | 11.96%<br>11  | 92    |
| Public Buildings (e.g., City Hall,<br>Library, etc.)                                                                 | 5.43%<br>5          | 38.04%<br>35  | 25.00%<br>23     | 19.57%<br>18   | 2.17%<br>2         | 9.78%<br>9    | 92    |
| Ethnic or racial community buildings<br>(Black/African-American,<br>Hispanic/Latin, Asian, Native<br>American, etc.) | 5.43%<br>5          | 13.04%<br>12  | 32.61%<br>30     | 19.57%<br>18   | 15.22%<br>14       | 14.13%<br>13  | 92    |
| Kansas State University Academic<br>buildings or facilities                                                          | 7.61%<br>7          | 27.17%<br>25  | 26.09%<br>24     | 16.30%<br>15   | 11.96%<br>11       | 10.87%<br>10  | 92    |
| Religious buildings (churches,<br>mosques and synagogues)                                                            | 9.78%<br>9          | 32.61%<br>30  | 29.35%<br>27     | 15.22%<br>14   | 3.26%<br>3         | 9.78%<br>9    | 92    |
| Statues and sculptures                                                                                               | 16.30%<br>15        | 25.00%<br>23  | 25.00%<br>23     | 15.22%<br>14   | 4.35%<br>4         | 14.13%<br>13  | 92    |
| Agricultural-farm buildings and/or<br>structures                                                                     | 8.70%<br>8          | 21.74%<br>20  | 30.43%<br>28     | 13.04%<br>12   | 5.43%<br>5         | 20.65%<br>19  | 92    |
| Cemeteries                                                                                                           | 22.22%<br>20        | 26.67%<br>24  | 28.89%<br>26     | 10.00%<br>9    | 3.33%<br>3         | 8.89%<br>8    | 90    |
| Schools                                                                                                              | 8.89%<br>8          | 28.89%<br>26  | 37.78%<br>34     | 7.78%<br>7     | 1.11%<br>1         | 15.56%<br>14  | 90    |

Q3 Please indicate which period of history is most important to understand the significance of historical resources in Manhattan.

Answered: 92 Skipped: 1



|                                                                                               | LEAST<br>IMPORTANT | SOMEWHAT<br>IMPORTANT | MOST<br>IMPORTANT | NO<br>OPINION | TOTAL |
|-----------------------------------------------------------------------------------------------|--------------------|-----------------------|-------------------|---------------|-------|
| First European American Settlement, Railroad Town, Early Expansion, and Victorian (1854-1913) | 3.30%<br>3         | 26.37%<br>24          | 65.93%<br>60      | 4.40%<br>4    | 91    |
| Native American and Pre-European Contact Period (Pre-1854)                                    | 5.49%<br>5         | 45.05%<br>41          | 45.05%<br>41      | 4.40%<br>4    | 91    |
| The World Wars and the Great Depression (1914-1945)                                           | 4.35%<br>4         | 48.91%<br>45          | 43.48%<br>40      | 3.26%<br>3    | 92    |
| Mid-Century Modern (1946-1974)                                                                | 16.30%<br>15       | 61.96%<br>57          | 18.48%<br>17      | 3.26%<br>3    | 92    |
| Late 20th Century Development (1975 and Later)                                                | 50.00%<br>46       | 29.35%<br>27          | 15.22%<br>14      | 5.43%<br>5    | 92    |

**Q4 Several aspects of local heritage are not physical buildings but intangible ones, such as traditions, crafts, festivals and events, dress and textiles, foods and drinks, and the arts, including visual arts, music, dance, and theater. Are there Manhattan historical resources worthy of recognition? Please list below:**

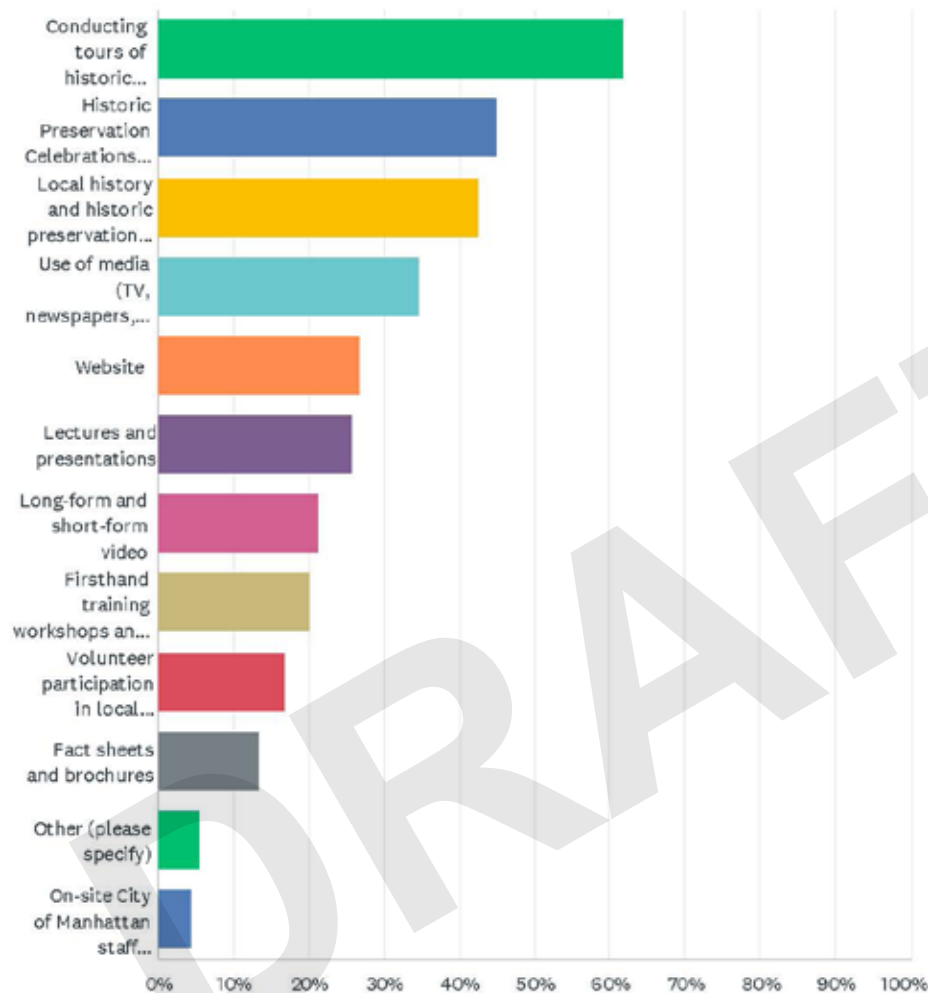
Answered: 42 Skipped: 51

| #  | RESPONSES                                                                                                                                                                                                                                                                                              | DATE               |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1  | uncertain on this                                                                                                                                                                                                                                                                                      | 5/14/2025 12:42 AM |
| 2  | Fake Patty's Day & St. Patrick's Parade                                                                                                                                                                                                                                                                | 5/14/2025 12:33 AM |
| 3  | You've already destroyed most by having 90% being focused around KSU and Ft. Riley. You take care of what will bring in the most money. Traditions, crafts, festivals and event s should include the entire community and be advertised way in advance so people know. Not 3 days after or the day of. | 5/10/2025 9:41 AM  |
| 4  | Vistaburgers                                                                                                                                                                                                                                                                                           | 5/10/2025 9:39 AM  |
| 5  | Food, drink and arts                                                                                                                                                                                                                                                                                   | 5/9/2025 3:40 PM   |
| 6  | Konza Prairie, Manhattan sign by the CCC                                                                                                                                                                                                                                                               | 5/9/2025 12:40 AM  |
| 7  | Any thing from the past is worthy.                                                                                                                                                                                                                                                                     | 5/7/2025 1:37 AM   |
| 8  | None, cannot stop development by buildings that need to be torn down. Most are in bad shape and cost more to repair than it is worth.                                                                                                                                                                  | 5/6/2025 11:07 AM  |
| 9  | Wareham                                                                                                                                                                                                                                                                                                | 5/6/2025 8:17 AM   |
| 10 | Country stampede                                                                                                                                                                                                                                                                                       | 5/5/2025 8:51 PM   |
| 11 | Development of Agriculture and food production, town names and development, cultural observances.                                                                                                                                                                                                      | 5/5/2025 7:49 PM   |
| 12 | No                                                                                                                                                                                                                                                                                                     | 5/5/2025 4:55 PM   |
| 13 | Not really.                                                                                                                                                                                                                                                                                            | 5/5/2025 3:30 PM   |
| 14 | Unsure                                                                                                                                                                                                                                                                                                 | 5/5/2025 3:16 PM   |
| 15 | I am not aware if any.                                                                                                                                                                                                                                                                                 | 5/4/2025 8:34 PM   |
| 16 | The historic sites in City Park (first platted in 1857?); the Aggieville district, which has been sadly ruined by over-development; some of the historic neighborhoods where the historic houses have been torn down and replaced with apartment buildings; University for Man.                        | 5/4/2025 3:25 PM   |
| 17 | City Park, in particular, has traditionally hosted events (Arts in the Park, Juneteenth, Purple Power Play) through time. I                                                                                                                                                                            | 5/2/2025 10:15 AM  |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 18 | Manhattan has been a melting pot of so many different people since the beginning of Ft. Riley and Bluemont College to KSU and the Christian College....and Vo Tech....plus all of the various government offices both federal and state....and county.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 5/2/2025 8:13 AM   |
| 19 | KSU sports Bourbon and Baker Dusty bookshelf Bill Snyder half marathon Juneteenth Purple power play Holiday parades Homecoming                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5/1/2025 8:24 PM   |
| 20 | The Yuma Street District, and development along the riverfront.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5/1/2025 5:55 PM   |
| 21 | Recognition is fine, don't slow progress.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5/1/2025 2:52 PM   |
| 22 | My work focuses on informal traditions and cultural customs in Kansas and this region, which largely go undocumented and overlooked. This includes historic dance, music, and their history. Because of the nature of these things, people can't simply go find it or access it. It has to be organized and presented to the public, usually on a small-scale, for them to experience it. Specifically for Manhattan, we have a monthly contra dance which continues the tradition of social dancing, like house, barn, and square dances, and the traditional music associated with that. Also, I organized and direct the Manhattan Mandolin Orchestra, a group of local and area musicians who are playing music of the turn of the 20th century. Both of these endeavors, the dances and the orchestra, are purely volunteer with no funding help from any entity. Because of this, we can't promote or reach the wide audience that is necessary to grow these groups in to thriving, long-lived, community organizations. Living traditions such as these, I think are well deserving of historic preservation. | 5/1/2025 11:54 AM  |
| 23 | The county historical society & museum, and there should be an online project to create a GTA-type virtual tour of what the town looked like in 1880s & mid-20th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5/1/2025 10:46 AM  |
| 24 | All Native American heritage aspects are worthy of recognition. Also, any of the above that are still being practiced are worthy of recognition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5/1/2025 10:27 AM  |
| 25 | Native American settlements in the area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5/1/2025 10:22 AM  |
| 26 | Kstate traditions, agricultural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5/1/2025 7:13 AM   |
| 27 | Floods                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 5/1/2025 6:18 AM   |
| 28 | Celebration Parades                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4/30/2025 4:51 PM  |
| 29 | Juneteenth and African American early history                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4/30/2025 3:19 PM  |
| 30 | Warren                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4/30/2025 2:12 PM  |
| 31 | Our historic connection to the Kansas River accessible from our downtown area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4/30/2025 12:50 PM |
| 32 | Festivals, dress & textiles, arts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/30/2025 11:59 AM |
| 33 | Protection of historic neighborhood zoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4/30/2025 11:49 AM |
| 34 | I feel there is a hole in the Heart of Manhattan with the missed opportunity for a successful Restaurant in Harry's apartment and Restaurant. Not the Warehouse. Nothing has ever been built to replace that. Arrow Coffee is not the answer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4/30/2025 10:32 AM |
| 35 | Certainly, some are worth recognition, but there also must be a balance between preservation and recognition that is responsible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/30/2025 9:56 AM  |
| 36 | Cool! Arts, trades, music, language, crafts, food, culture, etc. are often better preserved when we preserve the space in which they historically occurred. A couple of activities and practices that deserve recognition are the Riley County Fair. This gathering of all sorts of domestic and agricultural practices has been in place in Manhattan since its early days. It used to be held at City Park. Another activity that is no longer observed are the Chautauquas. These were open air lectures, performances, and presentations that also used to be held in City Park. There are a lot of traditions that locals would connect to City Park. There used to be a sunken garden, a lily garden, Easter egg hunts, horse races, etc. that many older residents recollect and connect to that space.                                                                                                                                                                                                                                                                                                        | 4/30/2025 9:49 AM  |
| 37 | Harry's, was much more than a nice place for dinner-an institution for a time with family and friends.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4/30/2025 9:27 AM  |
| 38 | Manhattan day                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4/29/2025 10:30 PM |
| 39 | Please keep indoor aquatic center out of City Park. That space should be kept open.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4/29/2025 10:15 PM |
| 40 | Agriculture and our contribution to the state through our land-grant university.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4/29/2025 9:57 AM  |
| 41 | Vista Drive In                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4/28/2025 10:02 PM |
| 42 | Probably there are Manhattan historical resources worthy of recognition. I would need a list to consider.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4/28/2025 4:59 PM  |

## Q5 Identify the most effective methods for conducting public education about historic preservation. (Select Your Top 3 Methods)

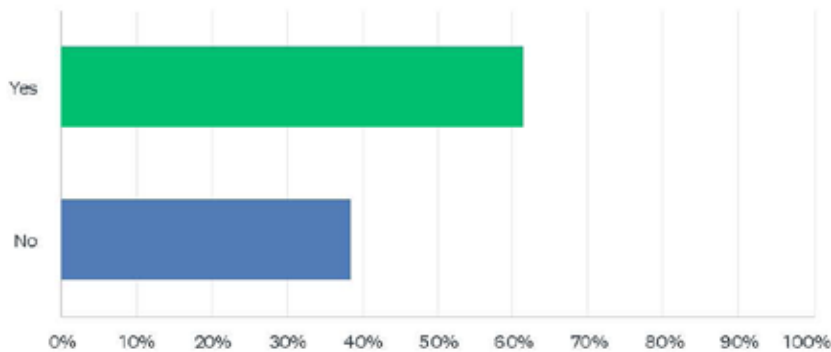
Answered: 89 Skipped: 4



| ANSWER CHOICES                                                                                                |                                                                                                                                                    | RESPONSES          |    |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----|
| Conducting tours of historic districts and/or properties                                                      |                                                                                                                                                    | 61.80%             | 55 |
| Historic Preservation Celebrations or activities                                                              |                                                                                                                                                    | 44.94%             | 40 |
| Local history and historic preservation curriculum for students at elementary, middle, and high school levels |                                                                                                                                                    | 42.70%             | 38 |
| Use of media (TV, newspapers, social media)                                                                   |                                                                                                                                                    | 34.83%             | 31 |
| Website                                                                                                       |                                                                                                                                                    | 26.97%             | 24 |
| Lectures and presentations                                                                                    |                                                                                                                                                    | 25.84%             | 23 |
| Long-form and short-form video                                                                                |                                                                                                                                                    | 21.35%             | 19 |
| Firsthand training workshops and classes                                                                      |                                                                                                                                                    | 20.22%             | 18 |
| Volunteer participation in local historic preservation efforts                                                |                                                                                                                                                    | 16.85%             | 15 |
| Fact sheets and brochures                                                                                     |                                                                                                                                                    | 13.48%             | 12 |
| Other (please specify)                                                                                        |                                                                                                                                                    | 5.62%              | 5  |
| On-site City of Manhattan staff assistance                                                                    |                                                                                                                                                    | 4.49%              | 4  |
| Total Respondents: 89                                                                                         |                                                                                                                                                    |                    |    |
| #                                                                                                             | OTHER (PLEASE SPECIFY)                                                                                                                             | DATE               |    |
| 1                                                                                                             | Cannot force historic preservation to the public.                                                                                                  | 5/6/2025 11:11 AM  |    |
| 2                                                                                                             | I think self-service options will be the most beneficial for reach and content.                                                                    | 5/4/2025 8:39 PM   |    |
| 3                                                                                                             | Historic Resources Board, Riley County Historical Society, Manhattan/Riley County Preservation Alliance already exist and provide public education | 5/2/2025 10:28 AM  |    |
| 4                                                                                                             | Tax incentives to rehabilitate historic older residences for single family low income housing.                                                     | 4/30/2025 11:50 AM |    |
| 5                                                                                                             | Mi                                                                                                                                                 | 4/29/2025 10:32 PM |    |

Q6 Are you aware of available financial incentive programs for historic property rehabilitation? If no, skip Question 7 and proceed to Question 8.

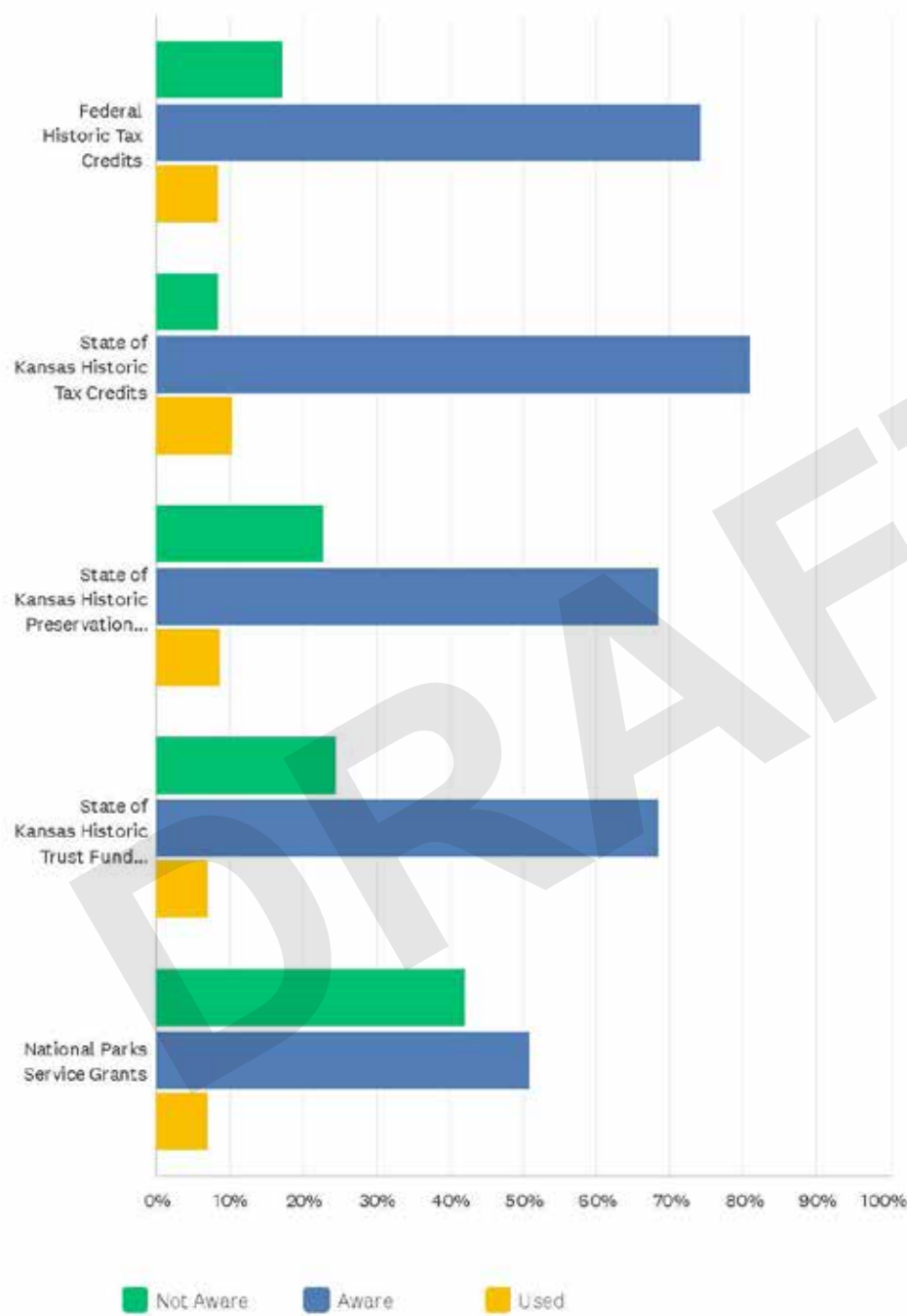
Answered: 88 Skipped: 5



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 61.36%    | 54 |
| No             | 38.64%    | 34 |
| TOTAL          |           | 88 |

Q7 If yes, select the ones that you are aware of or have used:

Answered: 58 Skipped: 35

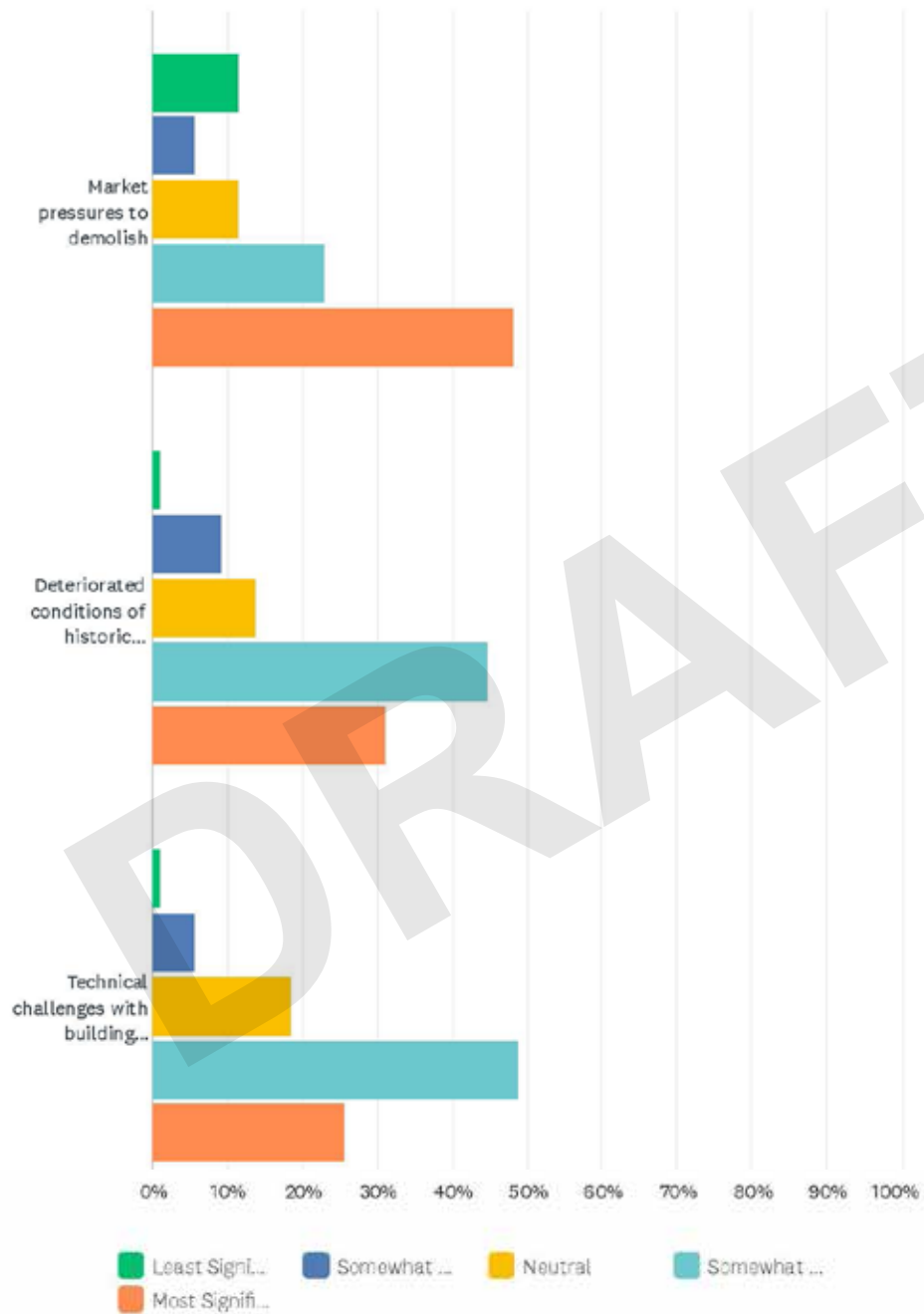


|                                                  | NOT AWARE    | AWARE        | USED        | TOTAL |
|--------------------------------------------------|--------------|--------------|-------------|-------|
| Federal Historic Tax Credits                     | 17.24%<br>10 | 74.14%<br>43 | 8.62%<br>5  | 58    |
| State of Kansas Historic Tax Credits             | 8.62%<br>5   | 81.03%<br>47 | 10.34%<br>6 | 58    |
| State of Kansas Historic Preservation Fund Grant | 22.81%<br>13 | 68.42%<br>39 | 8.77%<br>5  | 57    |
| State of Kansas Historic Trust Fund Grant        | 24.56%<br>14 | 68.42%<br>39 | 7.02%<br>4  | 57    |
| National Parks Service Grants                    | 42.11%<br>24 | 50.88%<br>29 | 7.02%<br>4  | 57    |

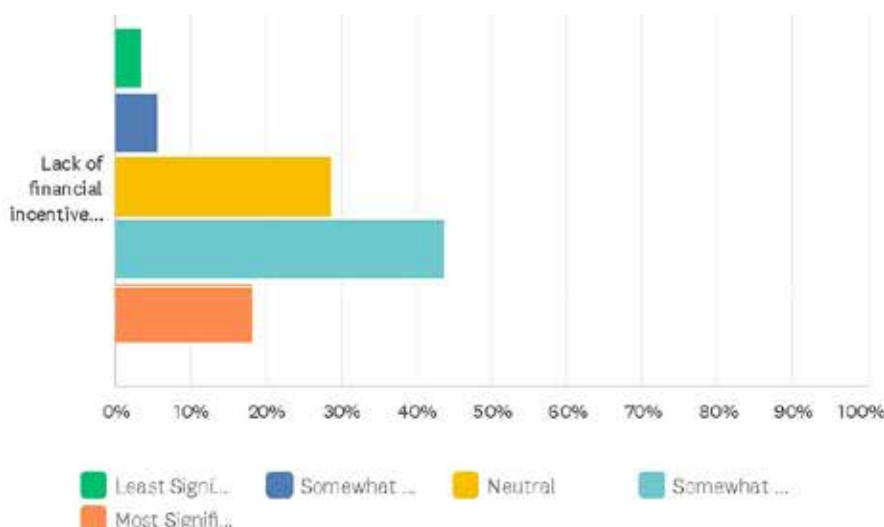
| # | OTHER (PLEASE SPECIFY)                                                                                                                                                                                                                                                                                                                                                    | DATE               |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1 | Manhattan/Riley County Preservation Alliance grants                                                                                                                                                                                                                                                                                                                       | 5/2/2025 10:28 AM  |
| 2 | I am aware, but there are so many requirements once a building is put on the Registry....that it might not be worth the efforts.                                                                                                                                                                                                                                          | 5/2/2025 8:15 AM   |
| 3 | I am aware of Historical tax credits, but too many strings attached. Found this out first hand. Sadly lost a grant because I started construction rehabilitation of an older home at 1010 poyntz in 2004, nothing but cleaning the structure. Historical Board at that time rejected my grant because they didnt witness the property before we started any kind of work! | 4/30/2025 10:37 AM |
| 4 | City/County Outside Agency grants, Private grants - Caroline Peine Foundation, grants through GMCF, grants through NEH, local preservation or historical organizations, etc.                                                                                                                                                                                              | 4/30/2025 9:58 AM  |

## Q8 What do you think are the most significant obstacles, constraints, or limitations to rehabilitating and reusing a historic building in Manhattan?

Answered: 87 Skipped: 6







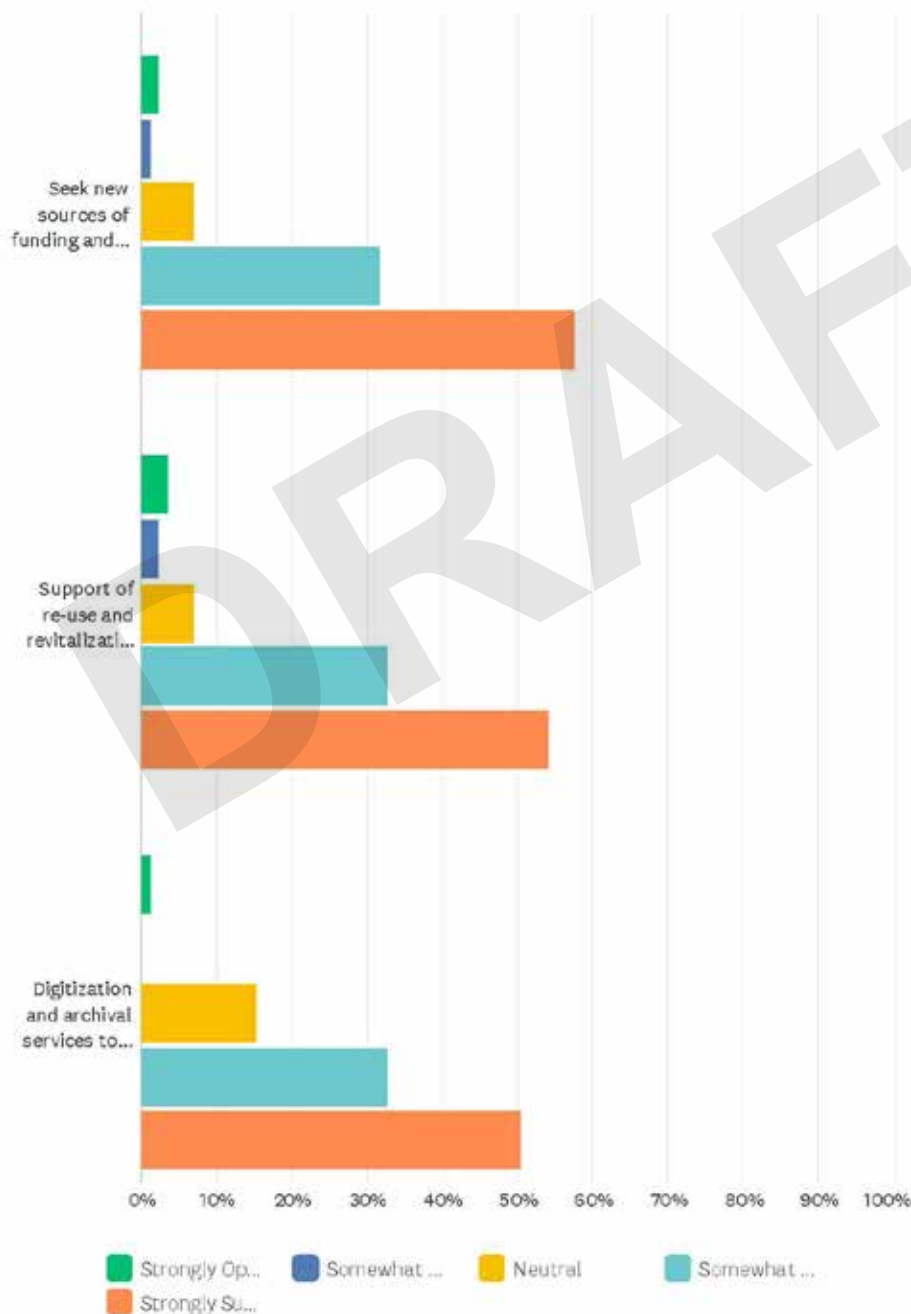
|                                                                    | LEAST SIGNIFICANT | SOMEWHAT NOT SIGNIFICANT | NEUTRAL      | SOMEWHAT SIGNIFICANT | MOST SIGNIFICANT | TOTAL |
|--------------------------------------------------------------------|-------------------|--------------------------|--------------|----------------------|------------------|-------|
| Market pressures to demolish                                       | 11.49%<br>10      | 5.75%<br>5               | 11.49%<br>10 | 22.99%<br>20         | 48.28%<br>42     | 87    |
| Deteriorated conditions of historic building stock                 | 1.15%<br>1        | 9.20%<br>8               | 13.79%<br>12 | 44.83%<br>39         | 31.03%<br>27     | 87    |
| Technical challenges with building rehabilitation and adaptive use | 1.16%<br>1        | 5.81%<br>5               | 18.60%<br>16 | 48.84%<br>42         | 25.59%<br>22     | 86    |
| Building code requirements                                         | 4.65%<br>4        | 8.14%<br>7               | 27.91%<br>24 | 36.05%<br>31         | 23.26%<br>20     | 86    |
| Lack of conventional financing and lending opportunities           | 2.30%<br>2        | 3.45%<br>3               | 36.78%<br>32 | 36.78%<br>32         | 20.69%<br>18     | 87    |
| Lack of available skilled tradespeople or contractors              | 9.20%<br>8        | 20.69%<br>18             | 16.09%<br>14 | 34.48%<br>30         | 19.54%<br>17     | 87    |
| Zoning requirements                                                | 4.76%<br>4        | 8.33%<br>7               | 33.33%<br>28 | 33.33%<br>28         | 20.24%<br>17     | 84    |
| Lack of financial incentive programs                               | 3.45%<br>3        | 5.75%<br>5               | 28.74%<br>25 | 43.68%<br>38         | 18.39%<br>16     | 87    |

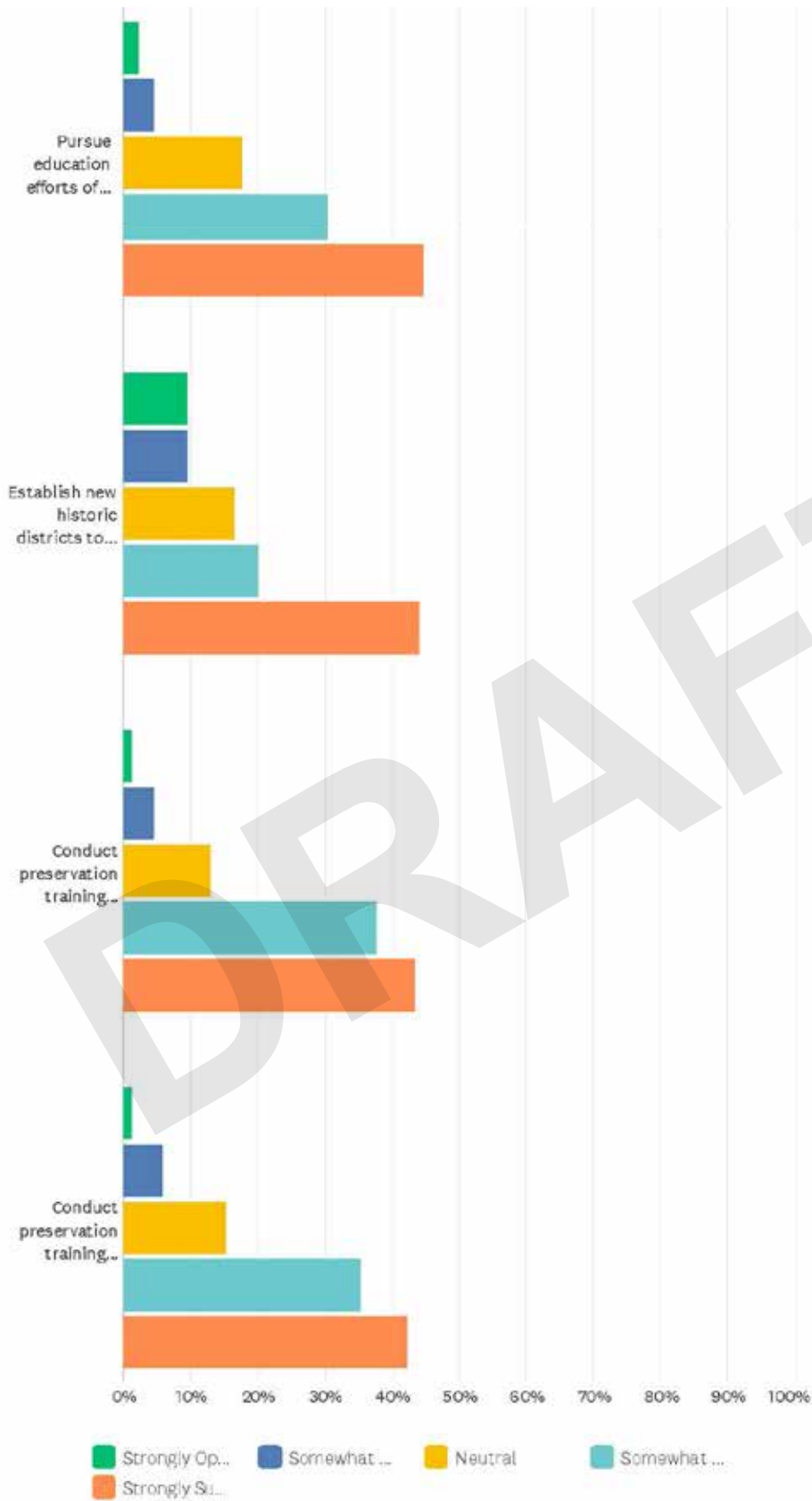
| # | OTHER (PLEASE SPECIFY)                                                                                                                                                                                                                                                                                                           | DATE              |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1 | Trying to force the reusing of what certain sectors of the community think are historic is not the way to go. Let the market determine the best use.                                                                                                                                                                             | 5/6/2025 11:11 AM |
| 2 | Cost of historic renovation                                                                                                                                                                                                                                                                                                      | 5/5/2025 11:01 PM |
| 3 | Flexibility with Historic Resources opinions on what someone can and cannot do to use a historic building to make it a usable space.                                                                                                                                                                                             | 5/5/2025 3:16 PM  |
| 4 | Each project has to be looked at individually - so my answers above are general and may not apply. I think that IF a facility has potential to meet the defined use case requirements within a reasonable budget - people will opt to save and renovate. But when that is not the case, the re-development is likely preferable. | 5/4/2025 8:39 PM  |
| 5 | Powers-that-be ignorance of preservation opportunities, governing body ignorance and lack of transparency towards elected officials and public, failure to follow development code, spot zoning making traditional neighborhoods unsafe to invest in                                                                             | 5/2/2025 10:28 AM |
| 6 | Public awareness of the danger and rezoning of districts                                                                                                                                                                                                                                                                         | 5/1/2025 5:57 PM  |
| 7 | Lack of support from city commissioner (who too often are too focused on perceived conflict between economic development and historic preservation). Need to better educate elected officials about value of historic and cultural resources.                                                                                    | 5/1/2025 7:20 AM  |

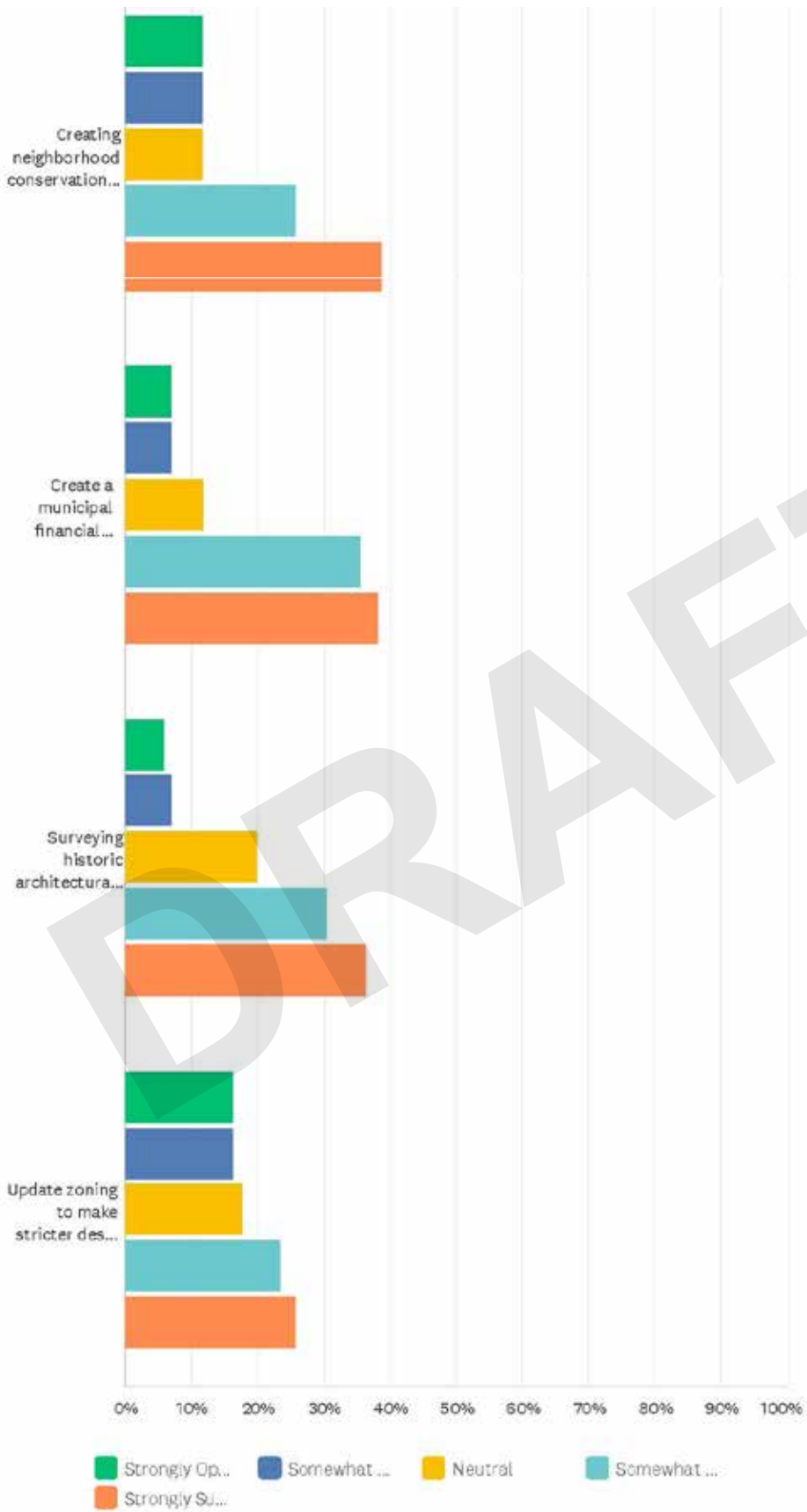
|    |                                                                                                                                                                                                                                                                                                                                  |                    |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 8  | Financial cost to preserve a historic building.                                                                                                                                                                                                                                                                                  | 4/30/2025 11:38 AM |
| 9  | Lack of education and support for property owners and investors; Few professional consultants are available to advise property owners or investors. If these individuals knew where to find advice and support, they might be more willing to preserve and/or rehab their properties vs. undergoing a modern renovation or demo. | 4/30/2025 9:58 AM  |
| 10 | Education and Advocacy                                                                                                                                                                                                                                                                                                           | 4/29/2025 9:45 PM  |

## Q9 Which of the following preservation efforts would you support?

Answered: 85 Skipped: 8



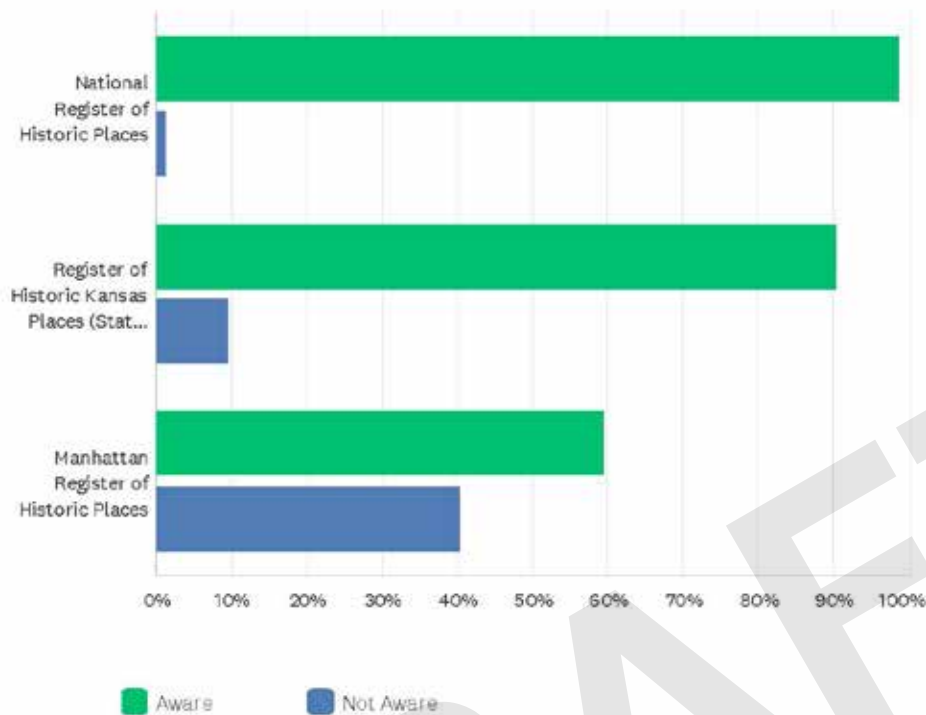




|                                                                                                          | STRONGLY<br>OPPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SOMEWHAT<br>OPPOSE | NEUTRAL      | SOMEWHAT<br>SUPPORT | STRONGLY<br>SUPPORT | TOTAL |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------|---------------------|---------------------|-------|
| Seek new sources of funding and grants for local preservation projects.                                  | 2.35%<br>2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.18%<br>1         | 7.06%<br>6   | 31.76%<br>27        | 57.65%<br>49        | 85    |
| Support of re-use and revitalization efforts for historic and cultural resources.                        | 3.53%<br>3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2.35%<br>2         | 7.06%<br>6   | 32.94%<br>28        | 54.12%<br>46        | 85    |
| Digitization and archival services to document resources.                                                | 1.18%<br>1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.00%<br>0         | 15.29%<br>13 | 32.94%<br>28        | 50.59%<br>43        | 85    |
| Pursue education efforts of elected and public officials, property owners, and residents                 | 2.35%<br>2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.71%<br>4         | 17.65%<br>15 | 30.59%<br>26        | 44.71%<br>38        | 85    |
| Establish new historic districts to protect historic resources.                                          | 9.52%<br>8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 9.52%<br>8         | 16.67%<br>14 | 20.24%<br>17        | 44.05%<br>37        | 84    |
| Conduct preservation training (workshops, classes) for residents and private property owners.            | 1.18%<br>1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.71%<br>4         | 12.94%<br>11 | 37.65%<br>32        | 43.53%<br>37        | 85    |
| Conduct preservation training (workshops, classes) for local preservation professionals and contractors. | 1.18%<br>1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5.88%<br>5         | 15.29%<br>13 | 35.29%<br>30        | 42.35%<br>36        | 85    |
| Creating neighborhood conservation districts                                                             | 11.76%<br>10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 11.76%<br>10       | 11.76%<br>10 | 25.88%<br>22        | 38.82%<br>33        | 85    |
| Create a municipal financial incentive program                                                           | 7.14%<br>6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7.14%<br>6         | 11.90%<br>10 | 35.71%<br>30        | 38.10%<br>32        | 84    |
| Surveying historic architectural resources in new neighborhoods or areas around the City of Manhattan.   | 5.88%<br>5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7.06%<br>6         | 20.00%<br>17 | 30.59%<br>26        | 36.47%<br>31        | 85    |
| Update zoning to make stricter design standards                                                          | 16.47%<br>14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 16.47%<br>14       | 17.65%<br>15 | 23.53%<br>20        | 25.88%<br>22        | 85    |
| #                                                                                                        | OTHER (PLEASE SPECIFY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |              |                     | DATE                |       |
| 1                                                                                                        | Hire preservation planner for Manhattan & Riley County governments, preservation training for elected officials                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |              |                     | 5/2/2025 2:32 PM    |       |
| 2                                                                                                        | While I think we do need to make some standards more strict, I feel this should be done in respect to how the City can handle preservation issues. I feel for the HDC who provide valuable advice and important guidance, then have City leadership completely disregard the expert recommendations. Let's also be careful in setting tighter standards for property owners as there are many horror stories from residents who live in designated HDs who feel oppressed by compliance regulations set by their historic district commissions. We want to encourage preservation and not turn community members off from it. |                    |              |                     | 4/30/2025 11:15 AM  |       |
| 3                                                                                                        | Educating top executives of the university on historic buildings on campus.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |              |                     | 4/29/2025 11:15 PM  |       |

## Q10 Are you aware of the following?

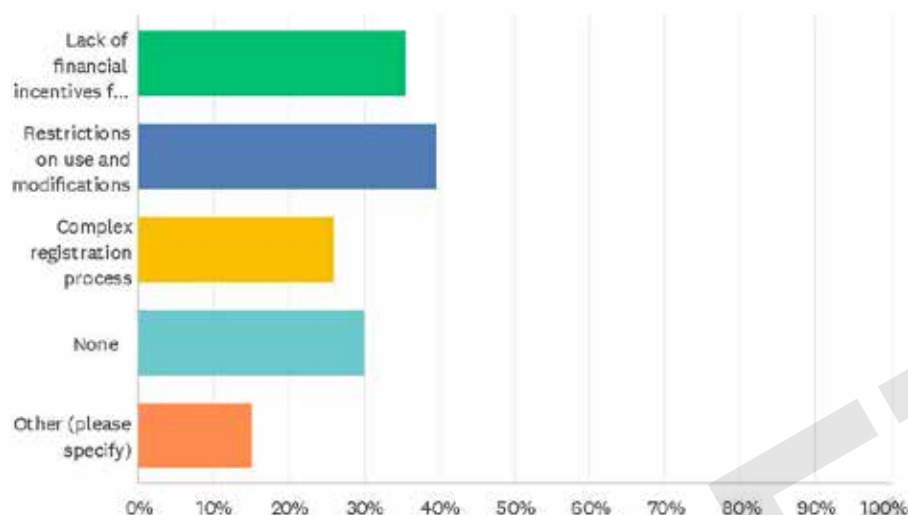
Answered: 85 Skipped: 8



|                                                     | AWARE        | NOT AWARE    | TOTAL |
|-----------------------------------------------------|--------------|--------------|-------|
| National Register of Historic Places                | 98.82%<br>84 | 1.18%<br>1   | 85    |
| Register of Historic Kansas Places (State) Register | 90.48%<br>76 | 9.52%<br>8   | 84    |
| Manhattan Register of Historic Places               | 59.52%<br>50 | 40.48%<br>34 | 84    |

## Q11 If you own a historic building, what will prevent you from listing a property in a historic register?

Answered: 73 Skipped: 20

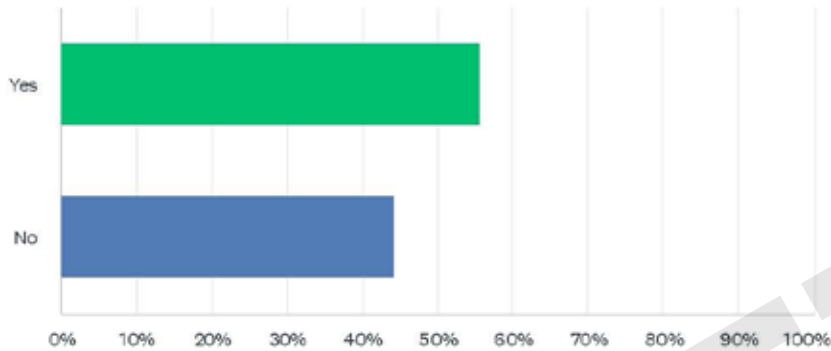


| ANSWER CHOICES                                  | RESPONSES |    |
|-------------------------------------------------|-----------|----|
| Lack of financial incentives for rehabilitation | 35.62%    | 26 |
| Restrictions on use and modifications           | 39.73%    | 29 |
| Complex registration process                    | 26.03%    | 19 |
| None                                            | 30.14%    | 22 |
| Other (please specify)                          | 15.07%    | 11 |
| Total Respondents: 73                           |           |    |

| #  | OTHER (PLEASE SPECIFY)                                                       | DATE               |
|----|------------------------------------------------------------------------------|--------------------|
| 1  | do not own one                                                               | 5/6/2025 11:18 AM  |
| 2  | I don't own a historic building.                                             | 5/5/2025 7:55 PM   |
| 3  | NA                                                                           | 5/5/2025 4:05 PM   |
| 4  | I don't know enough about the process to answer this question.               | 5/4/2025 8:55 PM   |
| 5  | Does not apply                                                               | 5/4/2025 3:33 PM   |
| 6  | I rent and do not own property                                               | 5/1/2025 6:03 PM   |
| 7  | N/A                                                                          | 5/1/2025 10:54 AM  |
| 8  | It is not a cost effective proposition due to the construction restrictions. | 4/30/2025 10:13 AM |
| 9  | Unsure how to do it                                                          | 4/29/2025 10:36 PM |
| 10 | N/A                                                                          | 4/29/2025 10:26 PM |
| 11 | I do not own historic property.                                              | 4/29/2025 8:02 PM  |

**Q12 Should design standards and a design review process be established to ensure new development's compatibility and appropriateness with adjacent historic districts and/or older neighborhoods? If no, skip Question 13 and proceed to Question 14.**

Answered: 79 Skipped: 14



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 55.70%    | 44 |
| No             | 44.30%    | 35 |
| TOTAL          |           | 79 |

### Q13 If yes, please describe what historic districts or neighborhoods should be under additional design review.

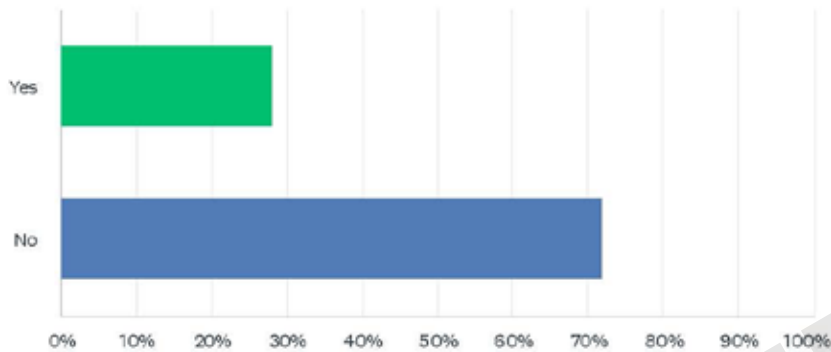
Answered: 36 Skipped: 57

| #  | RESPONSES                                                                                                                                                                                                                                                                   | DATE               |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1  | Neighborhoods east of Sunset Avenue and maybe even should be east of Wreath Ave.                                                                                                                                                                                            | 5/10/2025 10:03 AM |
| 2  | The older parts of the community - AGGIEVILLE HAS ENOUGH                                                                                                                                                                                                                    | 5/10/2025 9:49 AM  |
| 3  | Poyntz avenue corridor, city park district, aggieville                                                                                                                                                                                                                      | 5/7/2025 10:58 AM  |
| 4  | I don't know                                                                                                                                                                                                                                                                | 5/7/2025 1:43 AM   |
| 5  | I don't know the names of any offhand. I like how Graber & Johnson's building is a house to blend in with the neighborhood, and would like to see a blending of designs instead of wildly different styles up against one another.                                          | 5/5/2025 7:55 PM   |
| 6  | Any neighborhood that is more than 50 years old that retains 60% or more of its original buildings and has a cohesive architectural style across the majority of the buildings.                                                                                             | 5/5/2025 6:26 PM   |
| 7  | NA                                                                                                                                                                                                                                                                          | 5/5/2025 4:05 PM   |
| 8  | Adjacencies to KSU, City Park and the neighborhood(s) immediately adjacent, mid-century modern neighborhood near Lee School, Sunset Cemetery                                                                                                                                | 5/5/2025 3:25 PM   |
| 9  | Neighborhoods where the majority of the structures are 50 years old and older.                                                                                                                                                                                              | 5/4/2025 8:09 PM   |
| 10 | The neighborhoods surrounding Aggieville and City Park; the neighborhood across N. Manhattan Ave from campus; anyplace that is under threat from developers seeking to demolish and then build more apartments.                                                             | 5/4/2025 3:34 PM   |
| 11 | Start with Manhattan's Historic Downtown District Establish an Aggieville Historic District and perform design review                                                                                                                                                       | 5/2/2025 2:33 PM   |
| 12 | I don't have specific examples, and don't think regulations said be overly strict, but anything that can incentivize new construction to mesh well and enhance the historical structures in existence should be pursued.                                                    | 5/1/2025 8:33 PM   |
| 13 | The traditional neighborhood below Bluemont Hill encompassing Goodnow Park and streets between Juliette and 3rd street and between Bertrand and Bluemont. That neighborhood has historical significance because it used to be the City Market area                          | 5/1/2025 7:31 PM   |
| 14 | Around City Park                                                                                                                                                                                                                                                            | 5/1/2025 6:03 PM   |
| 15 | Downtown, around Bluemont Hill                                                                                                                                                                                                                                              | 5/1/2025 11:02 AM  |
| 16 | Older neighborhoods around City Park and downtown, along western Poyntz, Delaware, etc. Basically all older established neighborhoods with character that make Manhattan such a nice place.                                                                                 | 5/1/2025 10:55 AM  |
| 17 | Downtown and adjacent areas, around city park, mid-century modern area West of kstate and in Lee school district,                                                                                                                                                           | 5/1/2025 7:43 AM   |
| 18 | neighborhoods and streets adjacent to Downtown. The Hutton project is not reflective of downtown.                                                                                                                                                                           | 4/30/2025 3:29 PM  |
| 19 | The wards                                                                                                                                                                                                                                                                   | 4/30/2025 2:19 PM  |
| 20 | All to maintain integrity                                                                                                                                                                                                                                                   | 4/30/2025 1:17 PM  |
| 21 | The modernist residential neighborhood around Grandview Terrace. And, even though the centerpiece Commerce Bank has been wantonly demolished, the zone on Poyntz between 6th and 11th, Library to Parkside Station represents the main part of downtown's postwar expansion | 4/30/2025 12:29 PM |

|    |                                                                                                                                                                                                                                                                                                                                                     |                    |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 23 | All areas surround City Park. Neighborhoods on the east side of town surrounding downtown and Poyntz. Neighborhoods east of campus. Yuma St. Neighborhoods south of Ft. Riley that are some of the oldest and first houses in town when Manhattan was first called Boston.                                                                          | 4/30/2025 11:55 AM |
| 24 | Neighborhoods with homes older than 1920.                                                                                                                                                                                                                                                                                                           | 4/30/2025 11:51 AM |
| 25 | The Downtown Manhattan HD, the proposed Sunset Cemetery HD (including the Sexton's House), City Park - I also think this should be a designated HD), the Houston and Pierre Neighborhood District, the Lee Residential Neighborhood. I'd love to see KSU as its own district, but I know that is something that KSU administrators have to approve. | 4/30/2025 11:16 AM |
| 26 | Skipping                                                                                                                                                                                                                                                                                                                                            | 4/30/2025 9:59 AM  |
| 27 | Creating more historic districts is going too far, however Grandview Hills, Bellehaven/Timberlane, Arthur Dr./Valley Dr/Upper Pierre/Longview neighborhoods could be considered.                                                                                                                                                                    | 4/30/2025 9:57 AM  |
| 28 | all                                                                                                                                                                                                                                                                                                                                                 | 4/30/2025 9:44 AM  |
| 29 | K-State campus                                                                                                                                                                                                                                                                                                                                      | 4/29/2025 11:15 PM |
| 30 | Neighborhoods around city park and around downtown                                                                                                                                                                                                                                                                                                  | 4/29/2025 10:36 PM |
| 31 | landscapes such as campus quads, the major city park and tree-lined boulevards like Juliette Ave.                                                                                                                                                                                                                                                   | 4/29/2025 10:26 PM |
| 32 | The older, established, traditional residential neighborhoods of Manhattan both east and west of City Park. Campus buildings. Open spaces and landscapes such as City Park, Sunset Cemetery, and the Marlatt Homestead.                                                                                                                             | 4/29/2025 8:03 PM  |
| 33 | Kansas State University, Bluemont Hill area, Grandview Hills, the neighborhoods surrounding City Park, the Juliette Avenue corridor and the neighborhood surrounding the open space adjacent to MCS and the municipal court building.                                                                                                               | 4/29/2025 10:07 AM |
| 34 | A further review by the Manhattan Historic Resources Board to sign off on designs.                                                                                                                                                                                                                                                                  | 4/28/2025 10:10 PM |
| 35 | New building around the campus and historic downtown                                                                                                                                                                                                                                                                                                | 4/28/2025 5:09 PM  |
| 36 | Downtown, neighborhood around the library, Delaware St neighborhood, neighborhood around city park                                                                                                                                                                                                                                                  | 4/28/2025 3:43 PM  |

Q14 Have you worked or interacted with the City of Manhattan (Historic Resources Board or City Staff) on a preservation project? If no, skip Question 15 and proceed to Question 16.

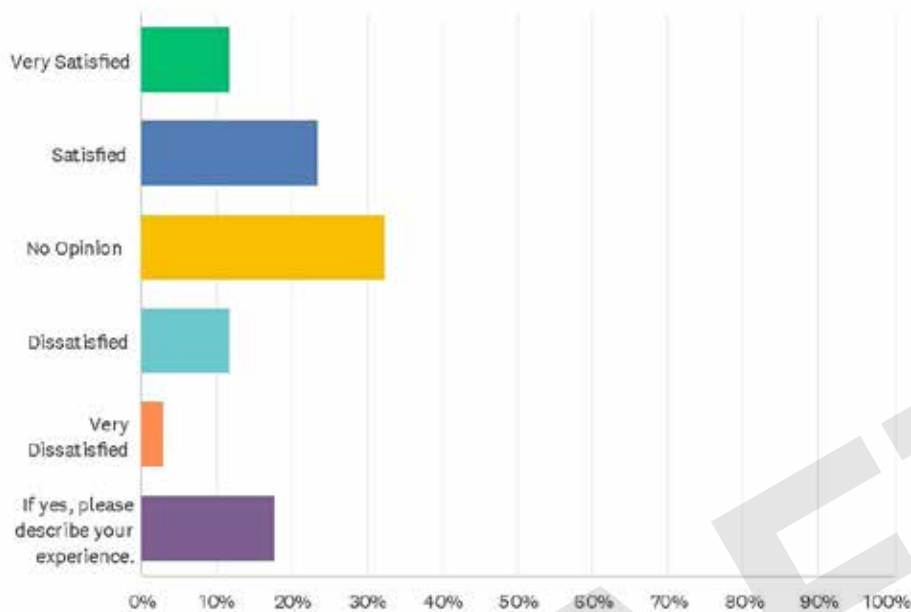
Answered: 85    Skipped: 8



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 28.24%    | 24 |
| No             | 71.76%    | 61 |
| TOTAL          |           | 85 |

## Q15 If you have interacted, please rank your level of satisfaction.

Answered: 34 Skipped: 59



| ANSWER CHOICES                           | RESPONSES |
|------------------------------------------|-----------|
| Very Satisfied                           | 11.76% 4  |
| Satisfied                                | 23.53% 8  |
| No Opinion                               | 32.35% 11 |
| Dissatisfied                             | 11.76% 4  |
| Very Dissatisfied                        | 2.94% 1   |
| If yes, please describe your experience. | 17.65% 6  |
| <b>TOTAL</b>                             | <b>34</b> |

| # | IF YES, PLEASE DESCRIBE YOUR EXPERIENCE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DATE             |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1 | Very closed minded group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5/6/2025 5:28 AM |
| 2 | My house is on the state and national registers, and I had a project reviewed by staff and the HRB. Staff were professional and adequate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 5/4/2025 8:09 PM |
| 3 | Very, very, very dissatisfied. The City does not want a transparent process. It favors strings to be pulled behind the scenes. Citizen opportunities to speak at public meetings are shrinking. Five minutes has turned into three. Citizen surveys, like this one, usually amount to procedural window dressing, quickly ignored. SHPO gave Manhattan \$27,000 to perform an historic survey of Aggieville with the idea of an historic district being formed. It was a professionally done survey but no district was formed. Instead the whole concept of Aggieville as a shopping district at village scale near the University is being destroyed by developer greed, City Commission insanity (everyone gets prime City-owned lot for a dollar!), and planning staff | 5/2/2025 2:33 PM |

incompetence. The City performed a citizen survey of Aggieville, similar to this survey, then buried it. The charming historic village of Aggieville is no more. It's actively being sanitized, wiped of historic elements, and turned into Anywhere, U.S.A. I asked one of the senior planners if he considers Aggieville streetscapes to be historic resources. "No." The City's legal dept. plays games, and misleads the public. Where is the decision on the ownership of the Sexton's House? Word is they've decided they own the house despite the deed restriction and City's lack of compliance. Once everyone's forgotten about the issue, they'll do what they want. Major zoning rules have been changed with only one back-page legal notice. Citizens received a horrible surprise because of how the City conducts itself. City staff, on one occasion, even withheld information from the Historic Resources Board. Peace Memorial Auditorium, built as an original component of City Hall in remembrance of the 101 men who enlisted from Riley County and gave their lives during WWI was not included on the City's list of City-owned historic properties delivered to the Historic Resources Board. Why? Because the Parks & Rec Department wanted to remake the war memorial into office space for themselves. Citizens banded together and demanded that the war memorial be saved. The City claimed the auditorium was not well-utilized. What the City didn't share is that the auditorium had never been air conditioned, despite the duct work having been installed when it was built. Today's citizens expect their buildings to be air conditioned in summer and heated in winter. Unfortunately, the heating system's thermostat could no longer be set at anything between broiling and deep freeze. Failure to maintain temperature was turned into a form of demolition-by-neglect. The Friends of Peace Memorial Auditorium was formed out of a Manhattan/Riley County Preservation Alliance committee. The Friends went on to raise major private funding and to lobby for public funding. The American Legion and other patriotic organizations designed the auditorium's lobby. The Riley County Historical Society donated \$10,000 towards the informational lobby kiosk and website ([www.peacememorial101.org](http://www.peacememorial101.org)). The Manhattan/Riley County Preservation Alliance, Inc. helped rescue Manhattan's Union Pacific Depot from the City's demolition-by-neglect plan for the building. Citizens donated, including one family that donated \$100,000 to the Alliance (not directly to the City). That donated money was multiplied (times 3, if memory serves) through the Fed's ISTE and NEXTEA programs to become a substantial contribution. Riley County was recognized by Preserve America for its Riley County Court House project. The City could have been recognized for its Depot project, but didn't bother. The City of Manhattan has not lived up to its historic preservation potential. The City enjoys a relatively educated population, many of them affluent. Over the years I have witnessed a professional educator from K-State's College of Architecture speak at a public meeting on a preservation topic and be ignored, apparently because it's free advice and from nearby. Oddly enough, if a preservation consultant is hired from far away, it's also not a surprise if the consultant is ignored as well. Witness the firm of Briscoe, Maphis, Murray, & Lamont, brought in as a consultant during the infamous Manhattan Town Center Mall debacle. The firm was paid \$50,000, and its advice promptly ignored. Manhattan was warned it was a mistake to site the Mall right across Poyntz Avenue, the "spine of Manhattan" and City's principal parade route. So, of course, that's where the Mall sits today: in the way. City Park is next on the City's desecration agenda. City Park has been compared to Central Park in that other Manhattan. Central Park has a building on it, so why not City Park? Well, Central Park is huge compared to City Park. A large indoor pool and diving well, tall enough to accommodate seating for a thousand spectators and community center and outdoor pool will take up somewhere around one fourth of the park land. Manhattan is not interested in figuring out appropriate scale. City Park will be overwhelmed and dominated by the huge building the City is planning (and can't afford). City Park was platted in the original layout of the City. Through the years all manner of ideas have been floated to fill up this "free land." This time the Chamber of Commerce is promoting this sports venue in this location because it's sure to boost use of the oversized Aggieville parking garage and visits to Aggieville's and Downtown's merchants and restaurants. The City's indifference to historic preservation is ongoing. Despite the fact that the Historic Resources Board partnered with the Riley County Historical Society and Manhattan/Riley County Preservation Alliance to mount an Historic Summit on February 26th, 2025, and the HRB provided the Summit's featured speaker, the City counter-programmed a major historic preservation opportunity against the Summit. The City knew the Summit's date a month in advance; it wasn't a surprise. Dr. Mick Charney's talk spoke to the design elements of Manhattan's Sunset Cemetery. Those design elements are present in City Park as well. It would have been appropriate for the City's planning staff to have been able to take in Dr. Charney's talk. It was another opportunity lost, so typical of Manhattan's city government. Despite City Hall's best efforts to thwart historic preservation, the private sector is very active in promoting the preservation ethos. Preservation organizations have banded together with K-State professors and students to promote the historic Mariatt Homestead on College Avenue to being part of K-State's University Gardens. Washington Mariatt and Julia

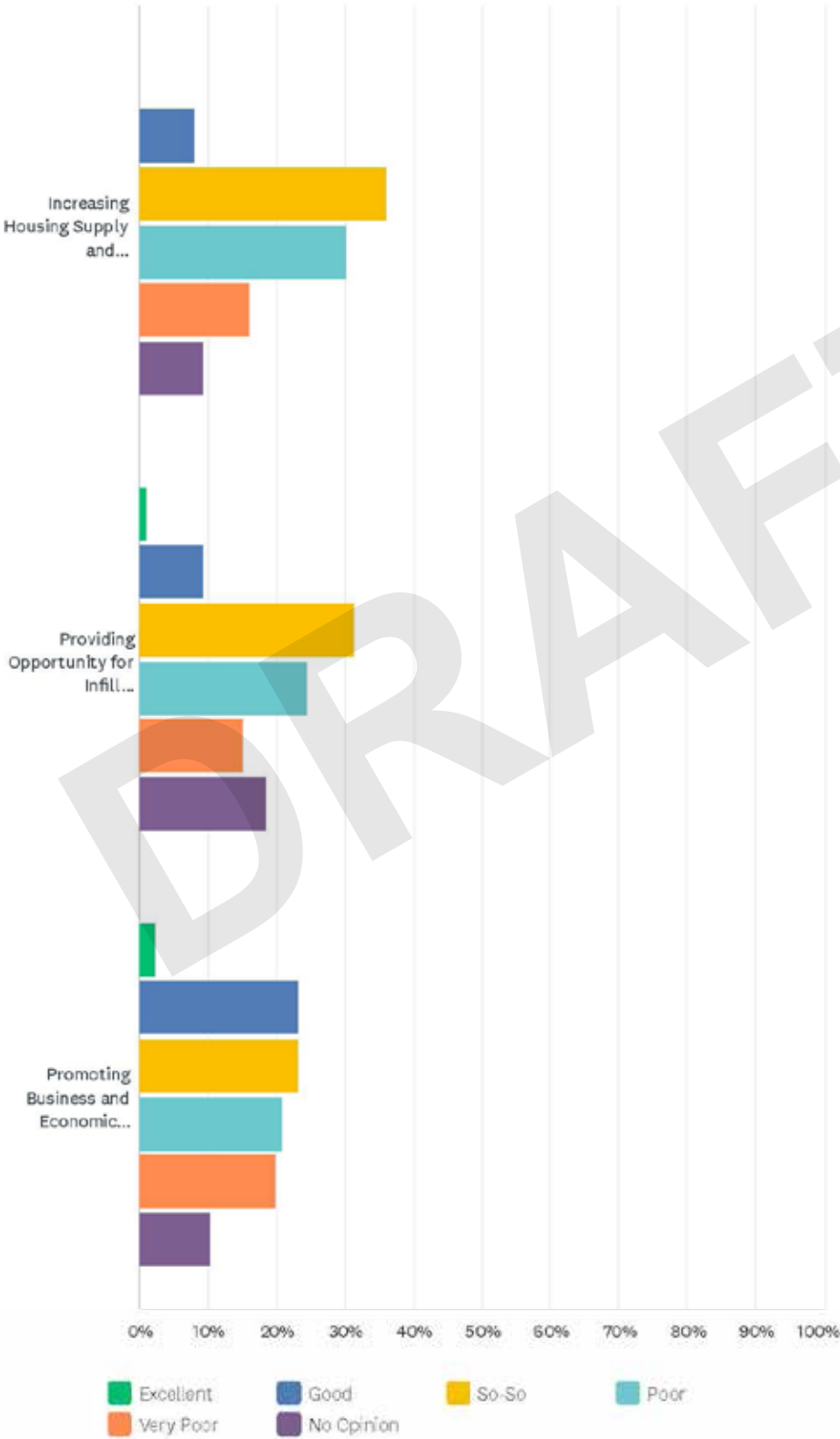
became Kansas State University. They were married in the Bluemont College building and bought the stone house on College Avenue. The Bluemont building was deconstructed after the campus moved to its current location. The Marlatt family bought the stone and timber and constructed their barn out of the Bluemont College pieces. The house and barn are on the Register of Historic Kansas Places and are owned by Kansas State University. Over and over, private organizations and groups have worked together to promote preservation in Manhattan. The newsletter of the Manhattan/Riley County Preservation Alliance details preservation issues through the years at [www.preservemanhattan.org](http://www.preservemanhattan.org).

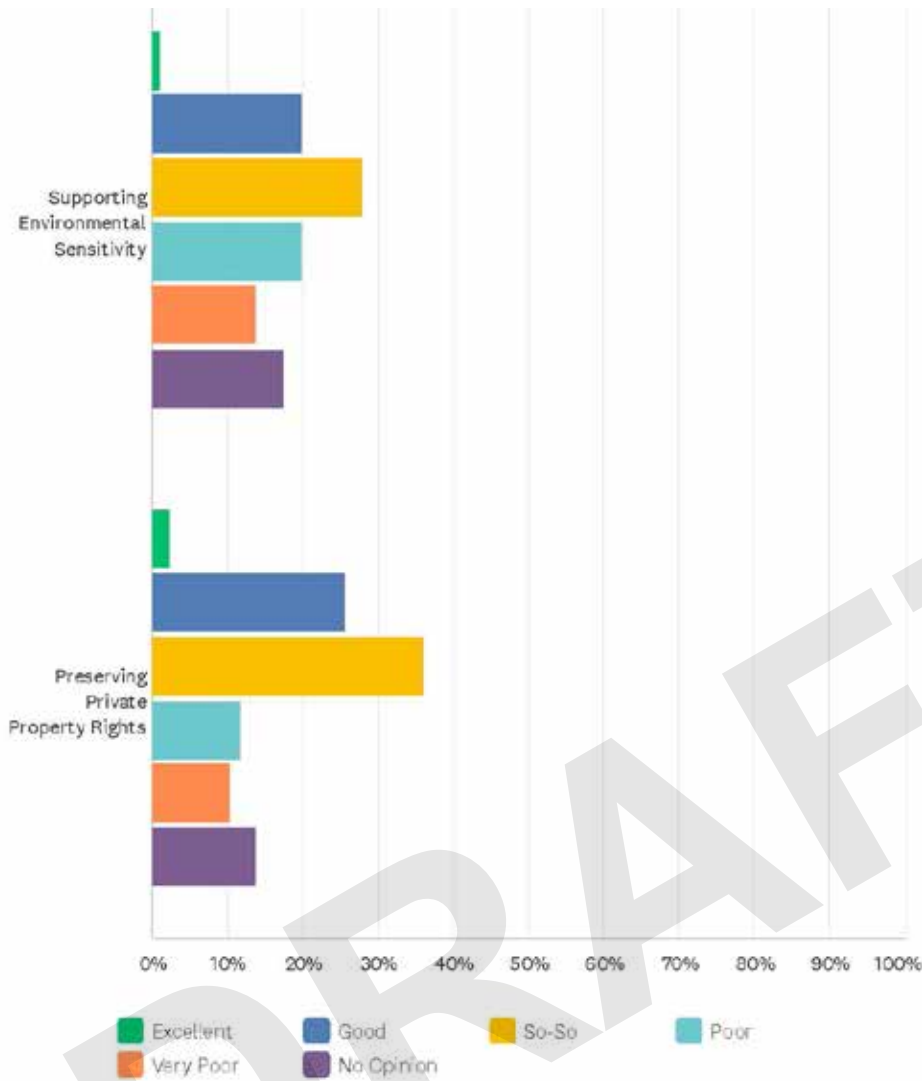
|   |                                                                                                                                                                                                                                                                                                         |                    |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 4 | Some years ago, completed an archaeological survey of the Manhattan Urban Area (as defined as that time). The results have been largely ignored by community development office with no efforts at follow up. (The parks staff has been an exception, but I fear this is changing with new leadership.) | 5/1/2025 7:43 AM   |
| 5 | We established a B&B in an older neighborhood by renovating a Henry Winter designed 1910 home.                                                                                                                                                                                                          | 4/30/2025 4:21 PM  |
| 6 | I have had very positive experiences with the planning staff, parks staff, and the HRB. However, I have had more challenging experiences with City Commission and City leadership positions.                                                                                                            | 4/30/2025 11:16 AM |

DRAFT

Q16 How well do you think the City of Manhattan balances historic preservation with other community planning-related goals?

Answered: 86 Skipped: 7





|                                              | EXCELLENT  | GOOD         | SO-SO        | POOR         | VERY POOR    | NO OPINION   | TOTAL |
|----------------------------------------------|------------|--------------|--------------|--------------|--------------|--------------|-------|
| Increasing Housing Supply and Affordability  | 0.00%<br>0 | 8.14%<br>7   | 36.05%<br>31 | 30.23%<br>26 | 16.28%<br>14 | 9.30%<br>8   | 86    |
| Providing Opportunity for Infill Development | 1.16%<br>1 | 9.30%<br>8   | 31.40%<br>27 | 24.42%<br>21 | 15.12%<br>13 | 18.60%<br>16 | 86    |
| Promoting Business and Economic Development  | 2.33%<br>2 | 23.26%<br>20 | 23.26%<br>20 | 20.93%<br>18 | 19.77%<br>17 | 10.47%<br>9  | 86    |
| Supporting Environmental Sensitivity         | 1.16%<br>1 | 19.77%<br>17 | 27.91%<br>24 | 19.77%<br>17 | 13.95%<br>12 | 17.44%<br>15 | 86    |
| Preserving Private Property Rights           | 2.33%<br>2 | 25.58%<br>22 | 36.05%<br>31 | 11.63%<br>10 | 10.47%<br>9  | 13.95%<br>12 | 86    |

## Q17 What should be the City of Manhattan's role in local historic preservation? Please describe.

Answered: 62 Skipped: 31

| #  | RESPONSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DATE               |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1  | Not being an obstacle, publicizing, some funding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 5/14/2025 12:56 AM |
| 2  | Preserving what matters without being heavy-handed. Allowing homeowners to make improvements to their properties, increase housing supply. Understand that not everything that is old is historic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5/13/2025 10:41 AM |
| 3  | While historic preservation is ONE goal, it must be balanced with practical considerations and must not be based on individual preferences and feelings. There is a way to appreciate the historical significance of a structure and allow it to be modernized in a way that it continues to be relevant and productive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5/13/2025 10:22 AM |
| 4  | Properties owned by Riley County Historical Society & Kansas State University                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5/11/2025 1:07 PM  |
| 5  | Encourage and provide help with historic districts, list public properties on a register, local tax breaks for renovating an older structure, celebrating Manhattan's history.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5/10/2025 10:03 AM |
| 6  | They should hear the votes of the residents not just a board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5/10/2025 9:50 AM  |
| 7  | Regulatory within reason and advisory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5/9/2025 4:04 PM   |
| 8  | let the state of Ks handle it if it's a home/residential. City supports the cemetery, public buildings, parks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5/9/2025 12:48 AM  |
| 9  | Encouraging and providing assistance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5/7/2025 1:44 AM   |
| 10 | To not limit redevelopment by what some think are historical buildings. The Commerce Bank building is a good example of the rogue historical people in the community along with the boys and girls club denied to not purchase the run down house because of siding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5/6/2025 11:20 AM  |
| 11 | Education and support, not creating new rules                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5/6/2025 11:00 AM  |
| 12 | Approve the grants and paperwork                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 5/6/2025 8:22 AM   |
| 13 | Stay out of it                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5/6/2025 5:28 AM   |
| 14 | No role                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5/5/2025 11:05 PM  |
| 15 | The City of Manhattan should take an active and strategic role in historic preservation—not just as a steward of the past, but as a partner in shaping the city's future. Preservation is economic development. It strengthens downtowns, supports tourism, fuels the arts, and enhances quality of life. The City should prioritize policy tools and incentives that make it feasible for private and nonprofit partners to reinvest in aging structures—especially those with cultural or architectural significance. This includes streamlining permitting, offering matching funds or tax relief, and incorporating preservation into broader planning efforts around housing, sustainability, and economic growth. Preservation isn't just about saving old buildings—it's about creating places people want to live, work, and stay. | 5/5/2025 10:32 PM  |
| 16 | Be the information hub to connect efforts with resources. Some funding, but 25% or less.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5/5/2025 7:56 PM   |
| 17 | The City should encourage preservation because preservation projects return far more financially to the community than new builds; preservation is far more environmentally friendly than new builds; and preserving our heritage promotes pride in the community and is what makes a community unique.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5/5/2025 6:26 PM   |
| 18 | Very minimal. Allow folks who want to do it pursue it, and leave everything else alone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5/5/2025 5:00 PM   |
| 19 | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5/5/2025 4:05 PM   |
| 20 | Identifying a couple items of historic significance and then getting out of the way of So old things are not worth saving.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 5/5/2025 3:43 PM   |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 21 | Create guidelines and then implement them. Don't let the "historical preservation" community drive the bus. Many times they're a "hysterical" group.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5/5/2025 3:25 PM  |
| 22 | Supportive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5/5/2025 3:24 PM  |
| 23 | Help developers or renovators get through the city's citizen inquisition easier. Less readings or chances for citizens to come out with pitch forks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5/5/2025 3:23 PM  |
| 24 | I think the City's website has a pretty good opening statement that describes their role...see below. Their role is largely regulatory depending on the situation - so they will always be looked to provide guidance. The City of Manhattan is required to conduct reviews of projects affecting historic property. If you are planning a project on a property that requires a building permit, demolition permit, sign permit, or certain zoning actions and your property is within a historic district or is individually listed on the Local, State, or National Register of Historic Places, the project must be reviewed for historic compatibility before it can be issued.                                                                                                                          | 5/4/2025 8:56 PM  |
| 25 | Historic preservation can be an economic driver, and the city always treats it as a hindrance and inconvenience. Developers get many tax breaks for new infill, and owners of historic properties should be offered something similar to improve older buildings. The city should be supportive of establishing additional historic districts or conservation districts. The city should want to protect our community's history and heritage and could do that through historic/conservation districts, incentive programs, and zoning/overlays.                                                                                                                                                                                                                                                             | 5/4/2025 8:09 PM  |
| 26 | Following the law regarding recommendations from the historic resources board and other preservation-minded entities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5/4/2025 3:34 PM  |
| 27 | The City of Manhattan, elected officials, staff, and citizenry need to become educated in the benefits of historic preservation. I am tired of being told "I know it's not historic because it's not on a register." It should be obvious that a recognition of historic quality proceeds Register recognition. A current City Commissioner stated he's in favor of historic properties but not old properties. Without any understanding of historic preservation and the body of preservation law, the best thing is probably to hire a preservation planner and let that person explain the City's role. City staff and elected officials have shown little interest in the massive efforts the private sector has made to enlighten them. Historic preservation and economic development go hand in hand. | 5/2/2025 2:33 PM  |
| 28 | I want the city to take input from actual historians of Manhattan and the area rather than just overpaid city officials.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5/1/2025 9:36 PM  |
| 29 | The City of Manhattan should be proactive in establishing a survey of historical resources located in what was called at some point traditional neighborhoods. It should lead with reuse and revitalization efforts for historic and cultural resources. It should develop stricter design standards to which developers would have to adhere in order to preserve the character of established neighborhoods, and so that infill structures are "good neighbors" integrated in the historical fabric of our town and respectful of historic buildings and monuments.                                                                                                                                                                                                                                         | 5/1/2025 7:31 PM  |
| 30 | The city should have tools to help guide property owners, and be understand potential negative effects to an area if a building project or rezoning changes the character of a neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 5/1/2025 6:03 PM  |
| 31 | Make sure everything is administered correctly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 5/1/2025 5:59 PM  |
| 32 | acknowledge, but don't slow progress.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5/1/2025 2:56 PM  |
| 33 | Maintaining and up-keeping of historic properties that the City owns. And assisting with properties it may not own, but are on city-owned land, such as the Pioneer Log Cabin in City Park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5/1/2025 12:08 PM |
| 34 | I prefer a light touch at the city level. Creating redundancy with state and national programs is wasteful and unnecessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5/1/2025 11:30 AM |
| 35 | The city should support preservation 100%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5/1/2025 11:03 AM |
| 36 | Safeguard existing character of the city. Monitor demolition and new construction to preserve character of existing older neighborhoods. Protect historic city and county buildings. Educate and inform people of the existing resources/historic sites and ways to continue preservation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5/1/2025 10:55 AM |
| 37 | Should promote it's value to our community and make it a priority by protecting potentially and recognized historic properties through protective zoning, economic incentives, integration of historic properties and preservation into planning decisions, etc. Elected officials and city staff must be educated about historic resources and made to abide by recommendations of the city's historic resources board.                                                                                                                                                                                                                                                                                                                                                                                      | 5/1/2025 7:43 AM  |

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| 38 | If they want to promote preservation of historical properties, they should provide ample matching funds to the property owners                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 5/1/2025 6:27 AM   |
| 39 | Critical partner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4/30/2025 5:00 PM  |
| 40 | Education                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4/30/2025 4:57 PM  |
| 41 | Actively pursue the reuse and repurpose of historic structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4/30/2025 4:21 PM  |
| 42 | Guidance and training for property owners and developers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4/30/2025 3:29 PM  |
| 43 | Assist the historical groups                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4/30/2025 2:19 PM  |
| 44 | Big role!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4/30/2025 1:37 PM  |
| 45 | Quality not quantity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4/30/2025 1:18 PM  |
| 46 | A bit more acknowledgement, education, and advocacy for historic sites and buildings (to increase the possibility of historic districts where warranted, for example, of make a local landmarks program of some sort for individual properties) focused on the important and oft-threatened part of the city's identity. Obviously other issues are necessarily more important when considering ever-limited funding/budgets, but incrementally building on the historic districts program is a start. Maybe highlighting more properties in advertising, collaborating more with the Chamber or other powerful groups and schools in preservation education efforts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4/30/2025 12:30 PM |
| 47 | Support through review and approval process for changes, and financial incentives for preservation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4/30/2025 12:08 PM |
| 48 | The City should actively work to integrate historic preservation with responsible development, ensuring that growth complements rather than erodes our community's character and heritage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/30/2025 12:01 PM |
| 49 | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4/30/2025 12:00 PM |
| 50 | Protecting the heritage that we still have left here in town. Once it is gone, it is gone forever.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4/30/2025 11:55 AM |
| 51 | The City of Manhattan is a CLG and has a responsibility to actively participate in healthy, balanced preservation in our community. The HRB is not a token committee that should just be tolerated. They truly have the community's best interest in mind. Because the City is a CLG, it has access to preservation funds through state/federal sources, and the City should be using those funds to better our community and/or make those funds more available to community preservation efforts. I don't think the City is guarding those funds, and I know that if people would approach the City requesting those funds for community projects, they could be made available. I think that if the community understands that funds were available, there might be more groups willing to partner on those projects. Perhaps an improved approach to communication and education is in order. I also feel like City leadership views historic preservation (the practice and the people who advocate for it) as a hinderance to their development agenda. Perhaps going forward the City and the preservation community could begin working as allies to better our community rather than both taking hard stances on opposing sides. Can we all meet in the middle? I am very happy that the City is moving forward with a formal historic preservation plan. Thank you for doing this. I think it is important to have an ongoing process for adhering to the plan in the coming years. I believe the City should hire a designated preservation planner to manage all preservation activities. Ben Chmiel has been wonderful to work with and has to manage preservation tasks along with his other planning duties. Please consider giving him additional support to manage these tasks and issues. Seek his guidance and input for what additional preservation resources are needed. | 4/30/2025 11:16 AM |
| 52 | As a steward of many historic buildings and areas, the City should play an active role in preservation where it is practical and aligns with a meaningful, intended use. However, not every structure or site needs to be preserved at all costs. Preservation efforts should not come at the expense of private property owners who are working to enhance and invest in the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4/30/2025 10:14 AM |
| 53 | Involved but willing to listen to neighborhoods, neighbors, and preservationist groups within reason.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4/30/2025 9:59 AM  |

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 54 | Having attended local, state and national meetings on historic preservation, Manhattan needs to focus on flexibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4/30/2025 9:57 AM  |
| 55 | Do not destroy City Park with a large Rec Center or other structures and pathways that would take away from the history and beauty of our park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/30/2025 9:44 AM  |
| 56 | Encourage and incentive local preservation. Once the historic buildings are gone, they're gone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/29/2025 10:37 PM |
| 57 | City leaders need to take preservation efforts more serious                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4/29/2025 10:27 PM |
| 58 | It should work CLOSELY with the Historic Resources Board, the Manhattan/Riley County Preservation Alland and the Riley County Historical Society and Museum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4/29/2025 10:26 PM |
| 59 | The city has so many wonderful and unique historic resources that can't be found anywhere else in the state. I do not understand why for the life of me the city doesn't take advantage of these historic resources to help bolster numbers of visitors and tourism instead of putting virtually all its efforts (and financial incentives) into recreational facilities almost to the exclusion of highlighting our historic buildings and places. And, given the 175-year-long interdependence of "town and gown" back to the very founding of each entity within just a few years of each other, why can't the University be a cooperative, collaborative partner in these preservation efforts. | 4/29/2025 8:03 PM  |
| 60 | Encouraging preservation over demolition and re-construction. I see so many historic buildings around town demolished for new construction and wonder if the city really questioned the developer whether that was the best choice/use of money?                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4/29/2025 10:07 AM |
| 61 | Active along with the local design community and professionals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/28/2025 10:11 PM |
| 62 | Education for homeowners, builders, K-State administration, and partnership with Riley County Historical Society Manhattan/Riley County Preservation Alliance (Kansas) to promote the education.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4/28/2025 5:09 PM  |

## Q18 Please describe your thoughts, concerns, and aspirations for historic preservation in Manhattan.

Answered: 62 Skipped: 31

| #  | RESPONSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | DATE               |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1  | Provide appreciation for peoples' contributions, and how their support resulted in facilities, programs and institutions that have benefited people over time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5/14/2025 12:56 AM |
| 2  | Manhattan has well-preserved, and lively older neighborhoods because they are desirable and advantageous to live in and rehabilitate, but not because the government makes them                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 5/13/2025 10:41 AM |
| 3  | It's important to honor who came before us and what they built.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 5/11/2025 1:07 PM  |
| 4  | Main concern is city leadership (i.e. staff and elected officials) don't seem to care two hoots about historic preservation and often see it as a roadblock. Examples: Desire to add columbariums to Sunset Cemetery, public asked they not be placed next to the tower but elsewhere in the cemetery, and response is city will do what it wants. Sexton's house: city donated the land a century ago on condition that will forever maintain the house. City's response is not to figure out how to honor that agreement but to figure out how to get around it. May is Preservation Month—will there be a mayoral proclamation for it? Doubtful because no one cares.                                                                                                                                                                                                                                                                                                                                                         | 5/10/2025 10:03 AM |
| 5  | These questions should have been asked a few years ago. Manhattan has passed on several businesses that would have been significant for employment. Historically - alot of that is now gone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5/10/2025 9:50 AM  |
| 6  | Maintain community character while not unreasonably restricting growth opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 5/9/2025 4:04 PM   |
| 7  | Too many restrictions and paperwork cause too much time and money wasted. People should not feel punished, but enabled.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5/9/2025 12:48 AM  |
| 8  | Quit tearing buildings down.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5/7/2025 1:44 AM   |
| 9  | they have too much power, more than the city commission and that is not how they should function                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 5/6/2025 11:20 AM  |
| 10 | Has to make historic and financial sense.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5/6/2025 11:00 AM  |
| 11 | I think it's a good start                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5/6/2025 8:22 AM   |
| 12 | City of Manhattan has higher priority issues to face                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5/6/2025 5:28 AM   |
| 13 | Need to encourage more development or redevelopment to keep Manhattan growing. Don't make it more difficult for developers with not historic district issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5/5/2025 11:05 PM  |
| 14 | Manhattan has a rich architectural and cultural history that too often goes unrecognized or undervalued. My concern is that we're losing historically significant buildings not due to malice, but due to inertia—a lack of clear incentives, planning support, or vision for adaptive reuse. Preservation in Manhattan can't be a niche interest or a luxury project; it must be integrated into how we think about growth, housing, economic development, and community identity. My aspiration is that we shift from a reactive to a proactive preservation mindset—where the city empowers property owners with tools, flexibility, and incentives to preserve and adapt historic spaces. I believe preservation should be tied to our city's goals around sustainability, affordability, and placemaking. A preserved building doesn't just tell a story; it creates a sense of place, draws investment, and connects generations. We can do more to make preservation a core part of Manhattan's future—not just its past. | 5/5/2025 10:32 PM  |
| 15 | I would like to see some preservation of the effects from the floods in the 1950s and 1993.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5/5/2025 7:56 PM   |
| 16 | Preservation is not encouraged by the City - I feel the City is anti-preservation. They want everything new, not seeing that there's a huge environmental impact from tearing down an old building and building a new building that may last only 30 years, and need to be replaced again. The City should have a dedicated preservationist. Rehab bids somehow are always way high, as if the City is deliberately going for the most expensive option on that and the cheapest on new build. They go with the new build, and then the cost balloons. There's more of a commitment to big building companies than there is to what is truly best for Manhattan. Preservation should be an integral part of long-range planning. Historic buildings and neighborhoods should be viewed as assets worth preserving, not burdens that have to be dealt with.                                                                                                                                                                       | 5/5/2025 6:26 PM   |

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|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 17 | Waste of limited resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 5/5/2025 5:00 PM |
| 18 | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5/5/2025 4:05 PM |
| 19 | Some things are worth preserving, but most are not. To leave an old building or bridge just because it is old is not the way to prosperity. Now, if the item has historical significance, maybe save it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5/5/2025 3:43 PM |
| 20 | Not every building has a historical value and they sometimes can hinder progressive development. The "historical preservation" group got all excited about the Commerce Bank building when in fact, more than 1 group studied the ability to rehab it and bring it up to today's standard and the ROI didn't make it feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5/5/2025 3:25 PM |
| 21 | Prefer Digital and other forms instead of holding up progress                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5/5/2025 3:24 PM |
| 22 | I answered the questions above mainly because of the community activism around infill and not the city staff's work to infill areas for housing or commercial use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5/5/2025 3:23 PM |
| 23 | As I stated in the beginning, I think each area and/or project needs to be evaluated very carefully to determine significance. In general, I like to see older, historical structures preserved IF they can reasonably be used for the purposed defined. However, I have also seen historical preservation be used for the wrong reason with the wrong outcome. If there is not already a very specific Business Case Guide of some sort to help with the decision-making process, that would a good thing to put into place to help take some of the subjectivity out of the process.                                                                                                                                                                                                                                 | 5/4/2025 8:56 PM |
| 24 | My greatest concern is the city always seeks growth which is often at the expense of historic preservation. This doesn't mean the city should become stagnant, but preserving local heritage always takes a back seat to new development. Preserving older structures is not valued, is not incentivized, and is frequently viewed as an inconvenient obstacle. But, there could be a balance between new infill and preserving older buildings. I would like to see historic preservation appreciated and its important role in providing affordable housing through maintaining and incentivizing the rehab of older housing. I'm very, very concerned about the future of historic City Park which city officials seem to regard as free land to be redeveloped instead of appreciating its long community history. | 5/4/2025 8:09 PM |
| 25 | Needs work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5/4/2025 3:34 PM |
| 26 | Work to preserve the most important and spend less time protecting non-contributing structures and regulating modernization of important facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5/3/2025 2:07 PM |
| 27 | I browsed the Manhattan Public Library's non-fiction stacks for preservation books. My most recent find is Thought on Building Strong Towns by Charles Marohn, Jr. I would be in favor of promoting more awareness of historic preservation through powerful advocates in book form and local voices. I participated in Manhattan's "Citizen Academy" program. That could be reconstituted with a preservation component.                                                                                                                                                                                                                                                                                                                                                                                              | 5/2/2025 2:33 PM |
| 28 | Recent and new developments underway in the Aggieville district have caused disruption and the erosion of a small district rich in character, history, and charm. What was Aggieville is no more, instead it has become a soulless "entertainment zone" with the generic characteristics found in many university towns and cities in the Central US. Perhaps profitable to a few businesses who manage to remain and reinvent themselves as fads come and go, but obviously there is something making it unsustainable for many businesses in view of the rapid turnover of tenants/owners and service offerings behind some of the storefronts.                                                                                                                                                                      | 5/1/2025 7:31 PM |
| 29 | I hope to see more emphasis on preservation! I feel like there is a big emphasis for *new* such as the potential redesign to city park which would destroy its historic integrity. Other locations such as Cico Park would be much better equipped to handle new infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5/1/2025 6:03 PM |
| 30 | I'm for them as long as they are reasonable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 5/1/2025 5:59 PM |

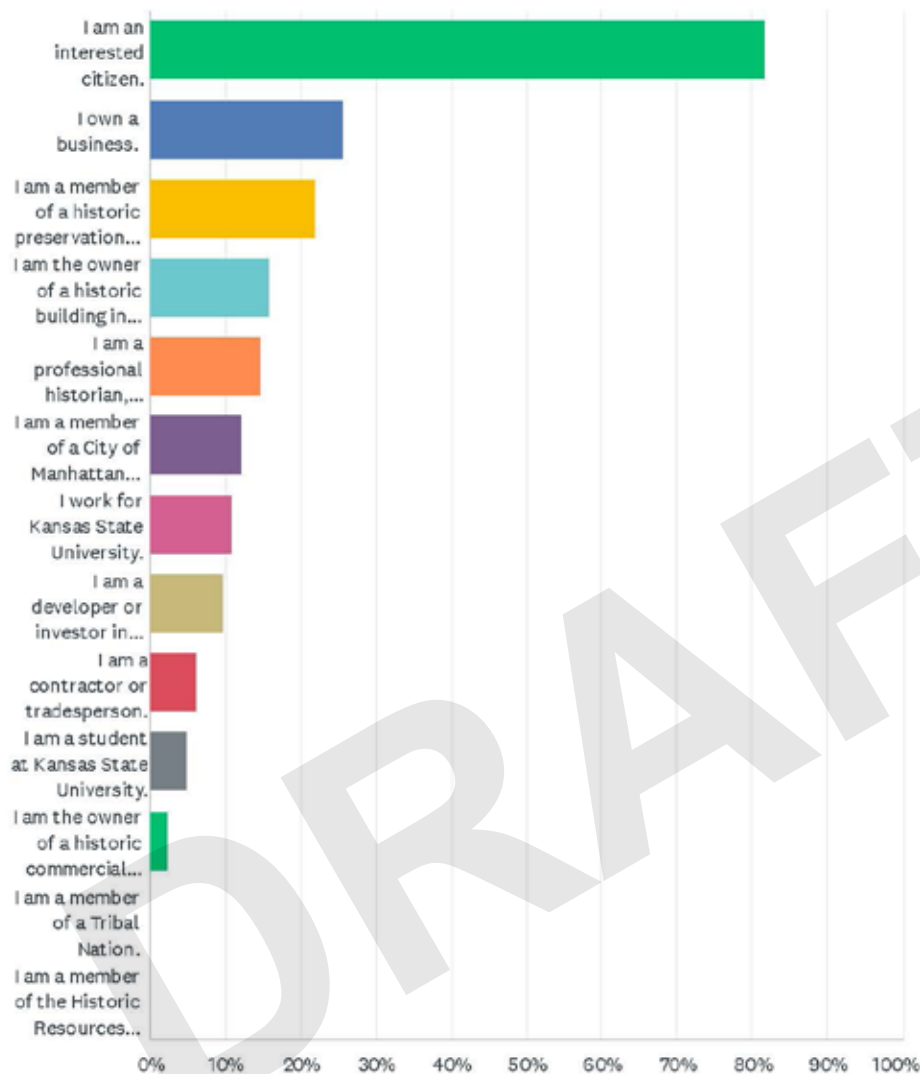
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 31 | We need to have a very limited role in historic preservation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5/1/2025 2:56 PM   |
| 32 | I hope that Manhattan will continue to preserve and maintain the many historic downtown buildings on Poyntz. I hope that a more active role will be taken in the preservation of cultural customs, such as the community mandolin orchestra, and traditional dance.                                                                                                                                                                                                                                                                                                                                                                                             | 5/1/2025 12:08 PM  |
| 33 | I think historic preservation should be done at a property level. Infill development needs to happen in the city core and change will inevitably be a part of that. We can't freeze entire sections of town in time. I support preserving and repurposing historic structures at an individual building level.                                                                                                                                                                                                                                                                                                                                                  | 5/1/2025 11:30 AM  |
| 34 | Manhattan commission has failed several times to preserve historic properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5/1/2025 11:03 AM  |
| 35 | Mostly same as in #28. Manhattan has so many beautiful older neighborhoods and old stone buildings. Our downtown is beautiful. We have a great opportunity to continue to have a community with historic places preserved for now and forever. We need to protect and maintain what we have.                                                                                                                                                                                                                                                                                                                                                                    | 5/1/2025 10:55 AM  |
| 36 | I would like to see greater appreciation and protection of the city's historic resources and not just those already on the NRHP or that recognize only one period of our history or only one demographic. The city has supported some historic surveys in the past, but they rarely followup on the recommendations from those. The city staff should annually work with the historic resources board to identify priorities from those surveys and additional needs, work with the historic resources board and community to identify and brainstorm ways to follow through on action items, and educate and convince city officials to support those actions. | 5/1/2025 7:43 AM   |
| 37 | One should be allowed to perform historic preservation and make some compatible upgrades when doing so                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5/1/2025 6:27 AM   |
| 38 | Stop the demo of historic buildings...in the city and on the campus                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4/30/2025 4:57 PM  |
| 39 | Aggressively connect our downtown with a walking/biking connection to the adjacent Kansas River, the location of our founding in 1855.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4/30/2025 4:21 PM  |
| 40 | Too restrictive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4/30/2025 2:19 PM  |
| 41 | Historic preservation is important to me, but I am unfamiliar with most needs/opportunities other than the Riley County Historical Society. I think important historic sites like the Marlatt Homestead should also be preserved and enhanced for benefits to both the university and the city of Manhattan. Without the site, for example, KSU and the City of Manhattan may not exist in its current form. It is a key part of our history that seems threatened and underutilized.                                                                                                                                                                           | 4/30/2025 1:39 PM  |
| 42 | I've been concerned about several of the buildings in Manhattan and on campus that have been demolished                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4/30/2025 1:37 PM  |
| 43 | I think it's alarming how so many neighborhoods have been compromised.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4/30/2025 1:18 PM  |
| 44 | my personal primary concern is for the postwar architectural legacy of Manhattan - quite robust with works by the Eidsons and Wolfenbarger firms among others - is constantly threatened (with demolition of Commerce - westloop too, the St Isidore, Carlson Terrace soon, the Ambulance Services on Claflin soon, etc), and K-State is part of this problem too (the Global Campus complex, part of Ahern, the International Student Center soon, probably Ungers Complex soon). More general acknowledgement and protection of the great architecture of this period is my main aspiration!                                                                  | 4/30/2025 12:30 PM |
| 45 | Must be financially viable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/30/2025 12:08 PM |
| 46 | I see historic preservation as a responsibility. While change is inevitable and the costs of preservation are high, we must protect historical properties that tell the story of Manhattan's past.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4/30/2025 12:01 PM |
| 47 | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4/30/2025 12:00 PM |
| 48 | I would like to see efforts toward financial incentives for low income families to rehabilitate historic homes here in town for them to live in, rather than developers trying to provide multifamily structures that are damaging to the historic framework of this town.                                                                                                                                                                                                                                                                                                                                                                                      | 4/30/2025 11:55 AM |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 49 | I love the community of Manhattan, and I have many good things to say about it. However, this City has a negative reputation concerning preservation - both in practice and in policy. I am a professional preservationist and this is not a friendly environment for preservation work unless working with private entities. Nor is it a shining example of local preservation efforts. Not only does this city have a high percentage of historic and cultural resources that have been razed, the most prominent voices foster the idea that new and shiny is better for all. Progress and development is essential for any community, and just because something is old does not mean it is always worth saving. However, when your community rallies in support of a resource at risk, please take it seriously. It is a proven fact that the most sustainable resource is the one that is already built. Preservation is the ultimate form of recycling, BUT it does take effort and dedicated support. PLEASE, let us try to solve this community's affordable housing issues by preserving historic properties and making those homes and spaces available to the community to where they can afford to support themselves. We don't need more modern condos that are out of financial reach to a large portion of the population. Preservation projects are proven to generate the local economy AND they maintain a community's identity. Historic preservation generates cultural tourism dollars which then, goes back into the local economy. We have a very low number of true preservation professionals (consultants/tradespeople) who work out of Manhattan. If we had a community that was more open to preservation, and those individuals were encouraged to work here, that adds to the local tax base, supports local business, and pours more money into the Manhattan economy. I know the City has no control over the local preservation or historical groups, but I do feel like those groups also have to step up and take some responsibility. It is nice that we have a preservation alliance, but what are they doing? Does the public even know they exists and how they can be utilized as a resource? Same thing with historical societies. What do they do in this realm and how can they contribute to the greater preservation effort of this community? What can the SHPO do in partnership with us? Private citizens - always willing to complain about an issue, but how can they get involved and help make a difference in this issues. It is going to take all parties to collaborate - not just the City, and I thank you for being willing to have these conversations. | 4/30/2025 11:16 AM |
| 50 | I'm increasingly concerned that the Historic Resources Board may be undermining preservation rather than supporting it, by involving itself in projects that fall outside its appropriate scope. Their focus seems narrowly centered on physical structures, often without considering the broader and equally important aspects of cultural preservation. I've seen little initiative from the Board in supporting efforts to recognize, understand, or educate the public about the rich Indigenous and African American histories rooted in our community. Instead, their energy appears directed toward protecting buildings—many of which may not warrant preservation—at the expense of progress and revitalization, even when it involves dilapidated or unsafe properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 4/30/2025 10:14 AM |
| 51 | There are many historic assets in Manhattan that need to be preserved, but some would take more money to fix than to buy, or are at the end of their life and use, adaptive reuse is possibly not a option. Ones that are very significant are well maintained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/30/2025 9:59 AM  |
| 52 | Historic preservation is a component of development. Witnessing recent actions by the city, particularly the Commerce Bank decision, was uncalled for. However staff is helpful in providing paths of travel for preservation with the least impact on neighborhoods when appropriate. The Manhattan Development Code is somewhat cumbersome, given the amendments that have been needed to "clarify", some of its components.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4/30/2025 9:57 AM  |
| 53 | Do not destroy City Park with a large Rec Center or other structures and pathways that would take away from the history and beauty of our park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4/30/2025 9:44 AM  |
| 54 | I wish we would establish a CLG with the university in order to save historic buildings on campus.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 4/29/2025 11:15 PM |
| 55 | Please preserve historic parts of Manhattan that can be rehabilitated for affordable and/or workforce housing. Make the people who live here a priority over those that just visit over football weekends.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4/29/2025 10:37 PM |
| 56 | great small town vibe should be celebrated and historic assets be highlighted; the town has a history that goes way to before the Civil War; our town was once a frontier town literally right on the frontier at one point; let's preserve the founders' original vision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4/29/2025 10:27 PM |
| 57 | More thought needs to go into decisions before buildings are summarily demolished. For example, I'm thinking of the International Student Center at K-State, which is in line to be torn down. Such a shame!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4/29/2025 10:26 PM |
| 58 | A lot of demolition projects on K-State campus and around of beautiful mid-century buildings instead of preservation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4/29/2025 10:04 PM |

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|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 59 | Somehow, we have to shed ourselves of the mentality that, if a building is showing its age, it's best and easiest to just tear it down and replace it with something shiny and new. Also, we need a reset in the thinking of City Commissioners (and staff) so that when a new building project comes along, one of the questions that should be asked of all applicants is: "How does this new project negatively impinge upon or threatening nearby historic properties and/or compromise the lifestyles and/or comfort of their owners?" That question or ones like it ought to be automatic and second-nature to the City Commissioners . . . they shouldn't even have to be prodded or have to struggle to think about it; it ought to be automatically a question they need to ask habitually. Also, let's stop this utter nonsense that a large indoor aquatic facility has no where else to go except City Park. Save City Park and its uniqueness among all other towns in Kansas by keeping it as large open, green leisurely open space. Keep it serene, calming, and peaceful. Don't build monumental buildings there; don't cut/slice through it with a pedestrian mall that is the equivalent of a full two-lane roadway (ridiculous!) | 4/29/2025 8:03 PM  |
| 60 | I am so happy to see that a formal preservation plan is being explored in Manhattan. It is evident that developers and the city do not have a mechanism to deeply deliberate the choices of developers before allowing them to go through with projects (i.e. Commerce Bank Building). I would love to see funding incentives and workshops for property owners in historic neighborhoods, like Juliette Avenue, to incentivize them to do small projects that enhance the urban fabric, like brick sidewalk repair and restoration. It would be fabulous to have a small-scale grant fund for Manhattan similar to the state-wide Heritage Trust Fund for envelope repairs to homes in the historic neighborhoods. Can we create guidebooks/toolkits for realtors to give new homeowners who have just purchased an old home in one of the historic neighborhoods?                                                                                                                                                                                                                                                                                                                                                                                  | 4/29/2025 10:07 AM |
| 61 | There are several opportunities, especially around the university and the story it plays in the growth and development of Manhattan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4/28/2025 10:11 PM |
| 62 | I would want our community to value our older buildings and to find ways to tell their history.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4/28/2025 5:09 PM  |

## Q19 Which of the following best describes you? (Select all that Apply)

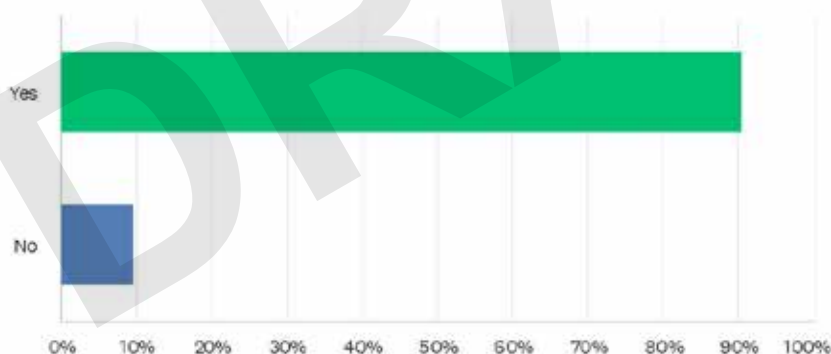
Answered: 82 Skipped: 11



| ANSWER CHOICES                                                                                       | RESPONSES |    |
|------------------------------------------------------------------------------------------------------|-----------|----|
| I am an interested citizen.                                                                          | 81.71%    | 67 |
| I own a business.                                                                                    | 25.61%    | 21 |
| I am a member of a historic preservation organization.                                               | 21.95%    | 18 |
| I am the owner of a historic building in Manhattan.                                                  | 15.85%    | 13 |
| I am a professional historian, architectural historian, archaeologist, architect, and urban planner. | 14.63%    | 12 |
| I am a member of a City of Manhattan board, committee, or commission.                                | 12.20%    | 10 |
| I work for Kansas State University.                                                                  | 10.98%    | 9  |
| I am a developer or investor in Manhattan.                                                           | 9.76%     | 8  |
| I am a contractor or tradesperson.                                                                   | 6.10%     | 5  |
| I am a student at Kansas State University.                                                           | 4.88%     | 4  |
| I am the owner of a historic commercial building in Manhattan.                                       | 2.44%     | 2  |
| I am a member of a Tribal Nation.                                                                    | 0.00%     | 0  |
| I am a member of the Historic Resources Board.                                                       | 0.00%     | 0  |
| Total Respondents: 82                                                                                |           |    |

### Q20 Do you live in Manhattan?

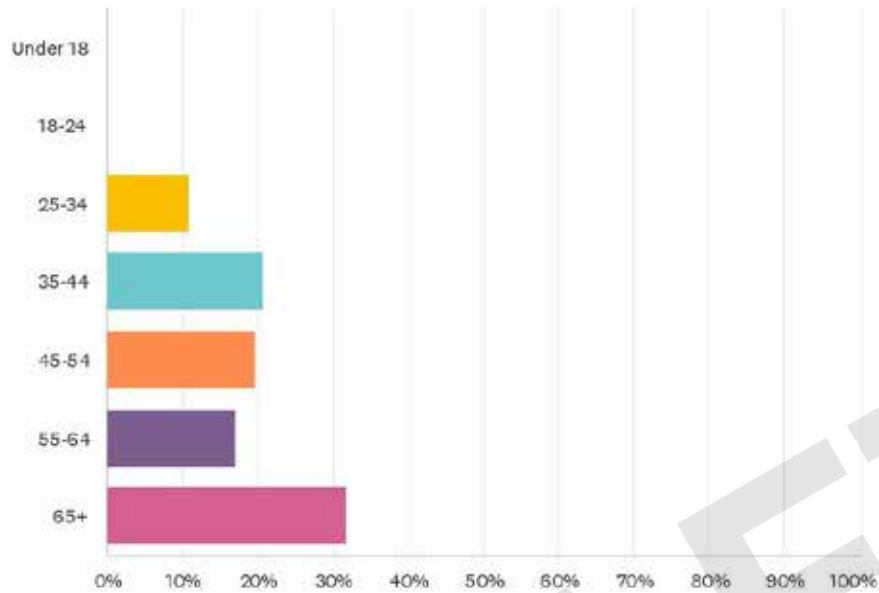
Answered: 83 Skipped: 10



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 90.36%    | 75 |
| No             | 9.64%     | 8  |
| TOTAL          |           | 83 |

## Q21 What is your age group?

Answered: 82 Skipped: 11



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Under 18       | 0.00%     | 0  |
| 18-24          | 0.00%     | 0  |
| 25-34          | 10.98%    | 9  |
| 35-44          | 20.73%    | 17 |
| 45-54          | 19.51%    | 16 |
| 55-64          | 17.07%    | 14 |
| 65+            | 31.71%    | 26 |
| TOTAL          |           | 82 |

DRAFT



