



MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE NEWSLETTER

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Unlikely Neighbors: A High School and a Cemetery

*Written by Kathy
Dzewaltowski*

Visitors and newer Manhattan residents may wonder how it came to pass that the high school's main campus is adjacent to a cemetery, and the answer is it wasn't easy. The process to locate the high school at the west end of Poyntz Avenue was a long and protracted affair, involving controversy, conflict, and public referendums.

It started with a need for more space in Manhattan's schools. Following World War II, the nation experienced a "baby boom," as veterans returned home and started families, and other couples who may have delayed having children due to the Depression and the war also grew their families. Manhattan was not immune to the sudden increase in the baby population. The number of births in Riley County had sharply increased between 1945 and 1948, and local schools were already crowded.

By 1949, the school district had begun discussing expansion of existing elementary schools and the construction of a new school, which would become Lee Elementary. Looking ahead, district officials projected that before long, the increase in student population would reach the secondary level as students aged. It was estimated that the junior and senior high levels would be overcrowded by 1955.

At that time, the junior and senior high were both located in



Above, the two-page spread from the 1962 *Blue M* yearbook featuring Manhattan High School. The photo is used with the permission of USD 383 and the family of the former Blaker Studio Royal.

MHS East Campus, 901 Poyntz Avenue. The school board considered two options for the secondary level: the acquisition of land adjacent to the school for expansion and building a new high school in a separate location while converting the existing building to be exclusively a junior high ("Proposed school").

As the months passed, the school board worked on developing a bond package that would provide funds for elementary school expansion, a new elementary school, and \$1,115,000 designated for a new high school. To emphasize the need for the bond funds to voters, it was noted that one school no longer had room for a library, another had no space for a lunchroom, and if the bond election failed, kindergarten would be eliminated to provide more space, since kindergarten wasn't required by state law to be offered ("Two questions"). Voters approved the

1950 school bond issue by a substantial margin.

With the bond funds approved, the question remained about a site for a new high school. The option of acquiring land and expanding the existing building seemed to have lost favor. The existing building was surrounded by houses, and purchasing and demolishing the houses would have involved

considerable expense. It was estimated that acquiring two additional blocks would cost \$500,000 and would only add six acres to the site ("Strong statements"). Instead, the school board looked for a larger site with room for sports fields, parking, and future expansion.

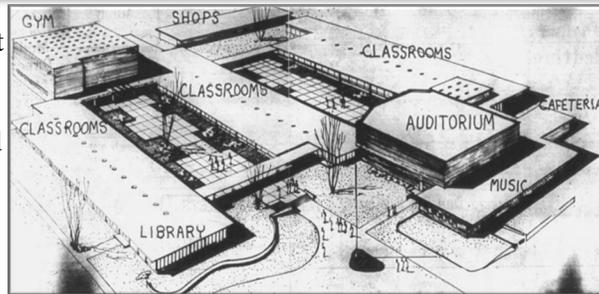
The two locations the school board considered for the high school were the Lee tract north of Anderson Avenue, consisting of approximately 15 acres, and the Moore tract at the west end of Poyntz Avenue, consisting of 27 acres. As the board studied the pros and cons of each location, a preference for the Moore tract developed. School planning experts recommended a minimum of 25 acres for a high school, making the Moore tract more attractive. The topography was considered better suited for a high school than the Lee tract. A two-mile radius of the Moore site encompassed the majority of students as well as areas projected for future residential building. Both the Moore and Lee tracts were
(continued on pg. 2)

(continued from pg. 1)

outside the city limits, although the potential existed for the Moore tract to be annexed, allowing the school board to implement eminent domain, if necessary, to acquire the land (“Discuss Moore Lee tracts”).

Building a high school on the Moore tract proved to be a rather complicated and controversial endeavor. The Moore tract was bordered on the north and west by Sunset Cemetery, and Manhattan’s Cemetery Board had expressed interest in the Moore tract since at least 1947 for cemetery expansion. The Cemetery Board had set up a fund for the eventual purchase of the land, realizing that it would likely be several years before the purchase occurred. The fund contained \$16,000 to purchase land, but the funds were not sufficient to purchase the Moore tract, which was estimated to cost \$80,000-85,000 (Wareham).

The Cemetery Board’s members were very vocal about their opposition to placing the high school “virtually into the cemetery,” particularly Harry K. Wareham, who wrote a long letter to the editor expressing the board’s concerns. His letter cited what he considered obvious drawbacks. Wareham anticipated little development would occur west of Poyntz Avenue because of the terrain, so few students from the west and south would travel to a high school on the Moore tract. He noted existing heavy traffic on the curve at the west end of Poyntz Avenue, which he viewed as hazardous to students walking to school. Funeral processions occurred daily, and Wareham imagined students would sit on the cemetery’s walls and cut through the cemetery on their way to school, disrupting funerals. He anticipated a football stadium would be erected on the site, and the noise would be distracting to funerals. Students would look out the high school’s windows to a view of their



Top, Manhattan High School in 1980, showing the two-story addition constructed after the 1977 bond election. The photo is courtesy of the Riley County Historical Society and Museum and *The Manhattan Mercury*. Bottom, a sketch of the campus by F. O. Wolfenbarger and Associates from the Feb. 24, 1956, edition of *The Manhattan Mercury*.

“ultimate end.” Wareham also wrote that the cemetery was noted for its beauty, and the Moore tract would be a lovely addition to it (Wareham).

Harry Wareham was not the only voice of opposition, as many citizens didn’t like the idea of placing the high school next to the cemetery. The newspaper surveyed over 1,000 citizens about the matter, and 84% of respondents were against the proposed location. Others were more torn, viewing both the cemetery and the high school as important community needs. Despite the opposition to building the high school next to the cemetery, the school board announced its decision to utilize the Moore tract, noting that the building would likely face east and would be placed as far from the cemetery as possible (“Pick Moore tract”). Though a decision had been made, this was far from the end of the controversy.

In the spring of 1952, the Cemetery Board presented a resolution to the City Commission, requesting a referendum for the August 1952

primary election that would ask voters whether the Moore tract should be used for the high school or the cemetery. The school board was not opposed to a referendum item, but the board preferred the general election in November, noting that many residents are out of town in August. Possibly swayed by the school board’s request, commissioners decided to place the issue on the November ballot, and immediately petitions began circulating to collect signatures to place the issue on the August ballot instead (“Commissioners reverse”).

The Moore tract, which had had estate matters to settle before either condemnation procedures or a sale could be considered, was now positioned to be up for public auction, with the potential that the land could be divided amongst multiple buyers (Smith). The concern was that a November vote would come too late for the outcome to provide direction to the school board and Cemetery Board. Complicating the situation was the discovery that the Moore tract was not located within the Manhattan school district’s boundaries, and instead, was in the College Hill district. It was unclear whether the Manhattan school board had the authority to condemn property within another district’s boundaries. The Kansas Attorney General was consulted, but no opinion was rendered (Smith).

In the span of a week, double the number of signatures needed to place the item on the August ballot were collected. In the meanwhile, the school board worked to secure the Moore tract for the high school and approached the property’s heirs, noting that the sale of the property wasn’t going to wait for election results. Prior to the August election, the school board moved forward with plans to negotiate a purchase with the Moore heirs for an estimated price of \$82,000 (“Moore tract sale”).
(continued on pg. 3)

(continued from pg. 2)

Voters in the August election favored using the Moore tract for the cemetery. The election results were advisory and nonbinding, meaning the results would not curtail the school board's actions to acquire the land. Following the election, the school board issued a statement, highlighting the reasons the land was the best location for the high school and indicating there were no plans to change course ("Cemetery gets voters' nod"). By Sept. 1952, the title to the Moore tract had been transferred to the school district, but that was still not the end of the controversy as interest remained high as to whether it was the best location for the high school.

The City Commission approved placing a bond proposal of \$67,000 on the Nov. 1952 ballot. If approved by voters, the bond funds coupled with the \$16,000 in the cemetery fund would be used to purchase the Moore tract from the school district. If the bond issue was voted down, then it would be viewed as meaning the public preferred the high school for the Moore tract ("City approves vote"). As it turned out, residents voted against the bond issue, leaving the land for the construction of a high school ("Bond proposal").

The question of the best site for the high school came up one more time in 1954 when the Planning Board suggested the school be built on the northwest corner of City Park. A complicated story from a century before had recently come to light, which involved a claim-jumper who had settled on land that overlapped a corner of City Park. The city had eventually secured the claim-jumper's land, but the corner that was part of City Park missed getting dedicated for park use, making it possible to build the high school in the location (Weir, "City foiled").

The Planning Board saw many positives with locating the high school in City Park. Residents



Both photos show Manhattan High School in Jan. 2022 with large additions under construction.

seldom used the park during the nine months of the school year, and when activity increased in the summer, school would be out. Students would be able to take advantage of the park's recreation space. The building would be close to the junior high for coordinated activities and to Peace Memorial Auditorium for use of its gym. The school district would likely save money on the installation of utilities, and there would be no need for street improvements to access the site. And, the City Park location would put an end to the Moore tract controversy, with a land swap occurring between the city and the school district (Weir, "Move"). Other community members saw merit in the City Park idea, but the school board ultimately rejected the suggestion, believing the site wasn't large enough and would provide no room for expansion ("Reject").

With the way now clear, the school board turned its attention to plans for the new high school. Voters approved another bond issue of \$1,150,000 in Nov. 1954, with the funds supplementing previous bond

funds for the construction of the high school. The school board hired F. O. Wolfenbarger and Associates to design the building. The architecture firm designed numerous buildings in Manhattan, including Lee Elementary School, City Hall and the Peace Memorial Auditorium complex, and the Riley County Historical Museum, which is naming only a few of the firm's projects. It was anticipated that construction would take two years, and the building would be ready for students in the fall of 1957. The construction contract was awarded to the Hunter-Lundberg Co. of Manhattan, and work began immediately.

The building's design reflected the Mid-Century Modern architectural style and featured three wings, an 850-seat auditorium on the northeast, a gym on the southwest, and a separate shop building. Administrative offices and a smaller recital hall were located in the center wing. Hallways utilized glass "bubbles" to provide natural light, and in corridors with lockers, glass was used in the area above the lockers to create the illusion of more space. The library had a lounge to make it more of a hub for student activities, and the corridor outside the auditorium was a relaxation area that could double as exhibit space. A distinctive feature of the campus was landscaped courtyards between the wings for students to enjoy in their free time. The grounds included a football practice field, tennis courts, and ballfields ("New high school"). The exterior was brick and featured Capri blue accent tiles, which were repeated in the interior along with contrasting accent tiles of coral. Two exterior "covered runways" connected portions of the building (Weisbender). The completed building was 112,000 sq. ft., could accommodate 900 students, and was designed in such a way that wings could be added in the future if enrollment surpassed capacity.

The new high school welcomed its
(continued on pg.4)

(continued from pg. 3)

first students on Sept. 9, 1957. Some work remained to be completed in the gym, auditorium, and cafeteria, which necessitated operating on half days the first few days until the cafeteria was fully operational (Good). A dedication ceremony and public open house were held on Nov. 10, 1957, with thousands of residents attending to tour the new building.

A few years later, high school enrollment was projected to top 1,000 students, and voters approved a bond in 1962 to add eight classrooms, two science labs, a cafeteria addition, and to expand the library. The additions increased the building's capacity to 1,200 students.

Overcrowding in the late 1970s led to another bond proposal to expand the building and move ninth-graders from the junior high to the high school. A two-story classroom addition was built in the existing main courtyard, and other improvements included a new library, a gym addition, expansion of the shop area, and cafeteria expansion (Harris).

Bond elections in 2008 and 2018 led to additional high school expansion, most notably on the eastern side, and the exterior brick was covered with siding material. Since

1996, ninth-graders have been housed at 901 Poyntz Avenue, and the 2018 expansion project currently in progress will allow the students to return to the main campus once the project is completed.

The multiple additions over the years coupled with the change in the exterior's materials have resulted in a building whose 1957 original design and appearance are barely discernable. Perhaps, that's what the school board and architect envisioned when planning a building capable of being easily added onto as needs changed. Despite the controversy surrounding the selection of the Moore tract, the site has allowed the high school to expand while remaining in its 1957 location. However odd it may be that the high school and the cemetery are neighbors, our community has adapted to the arrangement.

"Bond proposal loses by a hair." [Manhattan Mercury-Chronicle](#). 5 November 1952: 1.

"Cemetery gets voters' nod; Haines, Adams are victors." [Manhattan Mercury-Chronicle](#). 6 August 1952: 1, 3.

"City approves vote on bond." [Manhattan Mercury-Chronicle](#). 3 September 1952: 1.

"Commissioners reverse stand on Moore issue." [Manhattan Mercury-Chronicle](#). 12 June 1952: 1.

"Discuss Moore Lee tracts for city high school." [Manhattan Mercury-Chronicle](#). 12 December 1950: 1.

Good, Max. "Short sessions as new school opens." [The Manhattan Mercury](#). 8 September 1957: 1.

Harris, Rusty. "Two goals at MHS." [The Manhattan Mercury](#). 24 October 1977: 1, 10. Manhattan High School, Manhattan, KS. *Blue M*, 1962. www.ancestry.com. Accessed 13 January 2022.

"Moore tract sale expected shortly." [Manhattan Mercury-Chronicle](#). 11 July 1952: 1.

"New high school to have more room as board okays plans." [The Manhattan Republic](#). 8 June 1955: 1.

"Pick Moore tract for high school." [Manhattan Mercury-Chronicle](#). 13 September 1951: 1.

"Proposed school building plan is given to board." [Manhattan Mercury-Chronicle](#). 8 February 1949: 1.

"Reject City Park as school site." [Manhattan Mercury-Chronicle](#). 26 March 1954: 1.

"School board throws Moore issue to city." [Manhattan Mercury-Chronicle](#). 3 June 1952: 1, 7.

Smith, John Stewart. "Referendum may decide Moore tract disposition." [Manhattan Mercury-Chronicle](#). 6 May 1952: 1.

"Strong statements over Moore issue." [Manhattan Mercury-Chronicle](#). 8 July 1952: 1-2.

"Two questions about school expansion program are studied." [Manhattan Mercury-Chronicle](#). 22 March 1950: 1.

Wareham, Harry K. "Opposes high school on Moore land." [Manhattan Mercury-Chronicle](#). 14 December 1950: 1.

Weir, Bill. "City foiled claim jumper nearly a century ago making it possible to transfer area of park to school use." [Manhattan Mercury-Chronicle](#). 16 February 1954: 1.

Weir, Bill. "Move to solve new high school problem." [Manhattan Mercury-Chronicle](#). 16 February 1954: 1.

Weisbender, Marilyn. "H. S. bids within money; let contracts next week." [The Manhattan Mercury](#). 24 February 1956: 1.

Finance Your Building Costs with Tax Credits

Written by Christine Johnston

Owners of historic buildings often look for additional funding sources to help with the costs of rehabilitating their properties. Often historic tax credits can be a good option. Here's some background to help you assess what might work well for your project. Federal and/or state credits are available.

State Credits – In Kansas, building owners can apply for state credits of 25% (for-profit business or residence) or 30% (nonprofit entities) of the qualified costs incurred. The credits are awarded in

the year the building is completed or "placed in service." Kansas credits are transferrable with a ready market. If you want to consider this option, it is important to build a good team with an architect and historic preservationist who can assist you with *applying for the credit program in advance* of any demolition or construction to avoid loss to qualified costs.

QREs – Qualified Rehabilitation Expenditures are generally costs incurred to rehabilitate the building but not to make an addition or improve the landscaping or parking lot. Windows, roof, HVAC, elec-

trical and other hard construction costs qualify as well as the professional fees for consultants, architect, engineer, accountant, etc. Carrying costs during construction also qualify such as construction period interest, real estate taxes and certain insurance costs. Furniture, appliances and equipment do not qualify. Check with the state for a complete list. **What if I can't use them currently?** - When you receive your certificate, a good rule of thumb is to assess your ability to use the credits awarded in the next (continued on pg. 5)

(continued from pg. 4)

two or three years, then sell the rest. Consult your tax preparer.

Buyers and current market – The best use of the credits is with the original owner who gets a dollar-for-dollar benefit and can reduce state estimated payments. Current pricing is in the low 90-cent per dollar of credit. Brokers, banks, insurance companies and some wealthy individuals are potential partners for the sale of credits.

Monetize your credits – To turn your credit certificate into cash, you transfer the amount you want to sell to your designated buyer using the state forms. The buyer will send you your proceeds in a week or so. The sales proceeds are taxable when received. If needed, state credits can be used as collateral for a bridge loan, thus reducing construction financing needs.

Federal credits are also available to a profit-making business but require an ownership interest to claim the credits. Here are some key points to consider:

Federal Credits – Under current law, the federal credit of 20% is spread over five years and will be recaptured under certain circumstances.

Substantial rehab test – The building must be improved with qualified costs (QREs) equal to or greater than the building's taxable basis (purchase price – land + improvements – depreciation). For example, if a building was acquired for \$100,000 with a land value of \$10,000, the building basis would be \$90,000. In this case, QREs of \$90,000 or more would be needed to meet the test.

Ownership required – As mentioned above, only the owners at the time of completion can claim the credits. They are not transferrable, so planning the ownership composition prior to finishing your work is key.

Who can use the credits? -

- Building owner and business owner are the same
- Real estate professional and passive income rules
- Investor member – local business C Corp or qualifying family/friends

Example: Building is purchased for \$100,000 and QREs of \$200,000 are incurred. Federal credits of 20% equal \$40,000 and could be used over five years or \$8,000/year. State credits of 25% equal \$50,000 and could be claimed or sold in the year of completion when the certificate from the state is received. Potential tax credits equal \$90,000 on a \$200,000 investment.

Things to Remember

- The Kansas state tax credit program requires projects to exceed \$5,000, but it doesn't have the same adjusted base requirement as the federal program.
- The majority of tax credit projects reviewed by the State Historic Preservation Office (SHPO) are projects on single-family homes and are relatively simple projects (roof replacement, painting, HVAC, etc.).
- Property owners should contact SHPO before expending any funds or starting work on the project.
- For more information, visit <https://www.kshs.org/p/tax-credit-basics/14673>.

Summary – Financing your building rehabilitation costs using federal or state tax credits can provide substantial benefits to building owners. Some careful, upfront planning is needed to take advantage of these benefits but may be well worth the effort.

Christine Johnston is an accountant and consultant for tax credit financed real estate. She is also a past president of the Kansas Preservation Alliance.

City Commission Upholds HRB Finding

Written by Kathy Dzewaltowski

During the City Commission meeting on Dec. 7, 2021, commissioners upheld the finding made by the Historic Resources Board (HRB) to deny a demolition request for a noncontributing house within the Houston and Pierre Streets Residential Historic District.

The house, located at 212 South Fifth Street, is adjacent to

the Boys and Girls Club, and the organization planned to purchase the house, demolish it and its garage, and establish a gardening program on the lot. When the HRB reviewed the demolition request in September 2021, the board found the proposed plans didn't meet eight of the U. S. Secretary of the Interior's Standards and denied the demolition request. In accordance with state statute, an applicant may

appeal findings to the appropriate governing body, which in this instance was the City Commission, and the Boys and Girls Club elected to seek an appeal.

The City Commission, acting in a quasi-judicial capacity, discussed the appeal at the Nov. 16, 2021, meeting and ultimately tabled the item, requesting additional information. According to state (continued on pg. 6)

(continued from pg. 5)
statute, commissioners were required to determine “based on a consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to such historic property resulting from such use.”

The Boys and Girls Club provided evidence, indicating the property was in a deteriorated condition and needed \$155,000 of repairs, which they felt weren’t economically sensible to do. The city staff report noted the house was currently rented and had been for the past several years, the house had appreciated in value over the past 20 years, and the sale price of \$115,000 wasn’t consistent with the typical price for a house beyond repair.

The house was classified as noncontributing to the historic district due to asbestos shingles covering the original exterior siding. If the asbestos siding were removed, the house would be reclassified as a contributing property to the historic district, making a renovation project eligible for state and federal tax credits. Continuing as a residence was presented as a reasonable alternative to demolition.

Some commissioners wanted more information before arriving at a decision. The Risk Reduction Department had not inspected the house, and the Boys and Girls Club had not provided a detailed breakdown of the items the estimated \$155,000 in repairs covered. Commissioners voted to table the

discussion, asking for an inspection by the Risk Reduction Department and more specific information about repair costs.

Commissioners resumed the discussion during the Dec. 7, 2021, meeting. Since the November meeting, city staff had learned from the State Historic Preservation Office that only the asbestos siding on the front façade of the house needed to be removed to reclassify the house as contributing to the historic district, which would then make it eligible for state and federal tax credits.

The cost to remove the siding from the front façade was estimated to be \$2,300. The applicant had provided estimates for repairs from more specialized contractors, which had decreased costs in some instances. The city staff report highlighted other expenses that wouldn’t be needed if the house continued to be a residence, such as the demolition of the garage, deck, and fence, and also identified other cosmetic improvements, such as interior painting and refinishing the wood floors, as not critical for the house to be habitable. Taking these factors into account and applying 45% potentially available in tax credits, the cost of repairs reduced to \$86,000.

The property owner was sent a copy of the commissioners’ motion which asked for an inspection by the Risk Reduction Department, but the property owner did not request an inspection. Commissioner Usha Reddi felt she had enough information even without the inspection and thought the \$2,300 needed for



Above, 212 South 5th Street.

siding removal to receive tax credits made repairs more doable. Mayor Wynn Butler commented that in his opinion, the owner’s not agreeing to an inspection must mean the owner believes the house is still viable as a rental property. Commissioner Linda Morse thought the property could be improved and restored, making demolition not the only avenue to pursue. She also thought all possible planning to minimize harm hadn’t taken place.

When voting on the matter, commissioners were required to list the “competent, relevant evidence relied upon for voting on the findings,” to which Commissioner Mark Hatesohl said, “I ain’t got none” and added that as much as he would like to support the project, it was too late in the process for the City Commission to be of any help.

Commissioners voted unanimously to uphold the Historic Resources Board’s decision to deny the demolition by finding there is a feasible and prudent alternative to the proposed project, and the project does not include all possible planning to minimize harm to the historic property resulting from such use based upon the evidence.

New Location for Art & Light Museum within Historic District

Written by Kathy Dzewaltowski

Developers of a proposed art and light museum approached the City Commission in June 2021 with a request to amend the south redevelopment project area to include the museum’s site, and the Kansas Department of Commerce

approved the use of STAR bonds (sales tax and revenue bonds) to help finance the museum. At that time, the museum was to be built in the parking area southeast of the Flint Hills Discovery Center. While nearby business owners expressed general support for the museum,

they were concerned about the impact of the loss of parking.

The museum’s developers explored alternate locations and settled on a new site, which is the parking lot on Third Street between Houston and Pierre Streets. The
(continued on pg. 7)

Discussion of Future Use of MHS East Campus

Manhattan residents are invited to participate in a community conversation on future uses of MHS East Campus, 901 Poyntz Ave. USD 383 was the recipient of a Pathways Grant, which provided funding for the school district to contract with the K-State Institute for Civic Discourse and Democracy to conduct public input meetings to collect ideas as a guide for future planning. The M/RCPA provided a letter of support for the grant application.

MHS East Campus currently houses ninth-graders, who are scheduled to move to MHS West Campus once the renovation project at the main campus is completed. The move will create the opportunity to use portions of MHS East Campus for other purposes.

Input sessions were held in January, and two more are scheduled for February and will include in-person and virtual options. Visit the link below to RSVP to participate in either session.

Feb. 15, in-person, 901 Poyntz Ave., 7:00-9:00 p.m.

Feb. 19, virtual, 10:00 a.m. – 12:00 p.m.

RSVP:

<https://www.k-state.edu/icdd/research/901.html>

Manhattan/Riley County
Preservation Alliance
Linda Glasgow, President
P. O. Box 1893
Manhattan, KS 66505

E-mail: mrepanewsletter@gmail.com
Website:
www.preservemanhattan.org

The Board of Directors meets the second Thursday of the month via Zoom. Members are welcome to participate in board meetings. Contact the M/RCPA if you would like to participate in a board meeting.

Newsletter editor: Kathy Dzewaltowski

new site is within the Downtown Manhattan Historic District. The site is also outside the boundaries of the STAR bond district. During the Jan. 18, 2022, City Commission meeting, commissioners were asked to approve a resolution for a public hearing to expand the STAR bond boundaries to include the new site for the museum.

The parking lot in question is currently leased by the Manhattan Town Center mall, and the city owns the ground beneath. The museum's backers would need to buy the remaining years of the lease from the mall and approach the city about donating the land.

In addition to the parking lot, the museum's proposed site encompasses the former Sears building, 201-205 South Fourth Street and 321-331 Houston Street, and the former Sears service garage, located at 322 Pierre Street.

Sears, Roebuck and Co. constructed the building on Fourth Street in 1952. The blond brick building is a single story on the Fourth Street side with a mezzanine level in the rear that faces Houston Street. Merchandise was displayed on the main floor, and the mezzanine level housed offices.

Sears vacated the building on Fourth Street and moved to an addition on the south end of the mall in 1990. At present, the former Sears building is used for offices.

At some point, the windows in the Sears building were replaced with modern, tinted glass windows, making the building noncontributing to the historic district. The building could be reclassified as contributing if the windows were replaced with something more appropriate.

The garage on Pierre Street is a blond brick free-standing structure and is south of the Sears building. The building functioned as the Sears automotive service station. The garage is also classified as noncontributing to the historic district.

During the Jan. 18 meeting, Deputy City Manager Jason Hilgers



Above, the Fourth Street side of the former Sears building. Bottom, the former Sears garage on Pierre Street.

said the Sears building would be “repurposed,” but the details of what that would entail were not disclosed. Future plans for the Sears garage were not mentioned at the meeting.

Several steps need to be completed over the next six months before the project moves forward. The city will need to establish an economic development agreement with the museum's backers for the issuance of STAR bonds. Expansion of the STAR bond district needs approval, and if approved, an amended plan must be adopted. The city will not be responsible for the museum's operating costs and will have no moral or future obligations associated with the museum.

If the museum project advances, construction plans will have to be reviewed by the Historic Resources Board, and changes to the former Sears building and garage could potentially also need to be reviewed.

Commissioners unanimously approved to set the public hearing date for expansion of the STAR bond district for March 1, 2022.

M/RCPA P.O. Box 1893 MANHATTAN, KS 66505-1893
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2021-22 M/RCPA Membership Roster

\$35 Historic Level

Dede Brokesh, Charlene Brownson, Margaret Conrow, Randi Dale, Melissa Janulis, Brad Logan & Lauren W. Ritterbush, Dawn Munger, Larry & Sandy Murphy, Allana Parker, Barbara Peck, Gloria Juhl Raney, Tom & Karen Roberts, Catherine Roy-Tremblay, Sharlin Sargent, Elizabeth Stevens, Alicia Stott, Ron & Dixie West, Nancy B. Williams

\$100 Preservation Level

Mimi Balderson, Borst Restoration, Diana Caldwell, G. W. Clift, Gary & Paula Ellis, Joe & Janette Gelroth, Ann Kosch, Dori Milldyke, Debbie Nuss

\$125 Corporate Preservation

Colene Lind & Rex Fowles

\$250 Landmark Level

David & Kathy Dzewaltowski, Larry & Linda Glasgow, Mark & Ann Knackendoffel, Barbara Poresky

Honorary Lifetime Members

Mel Borst, Enell Foerster (in memory of Bernd Foerster), Edna L. Williams