

Manhattan Historic Preservation

Annual Report

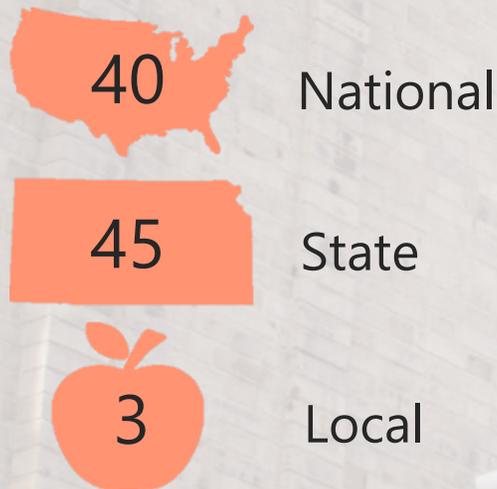
2024

A year-end review of historic preservation projects, the status of historic properties,
and activities of the Historic Resources Board and City Administration

Quick Status Summary

2024 was a year marked by planning. Highlights include adoption of the Beyond Tomorrow Downtown Plan and the kickoff of the Manhattan's first Historic Preservation Plan. There were no new listings this year.

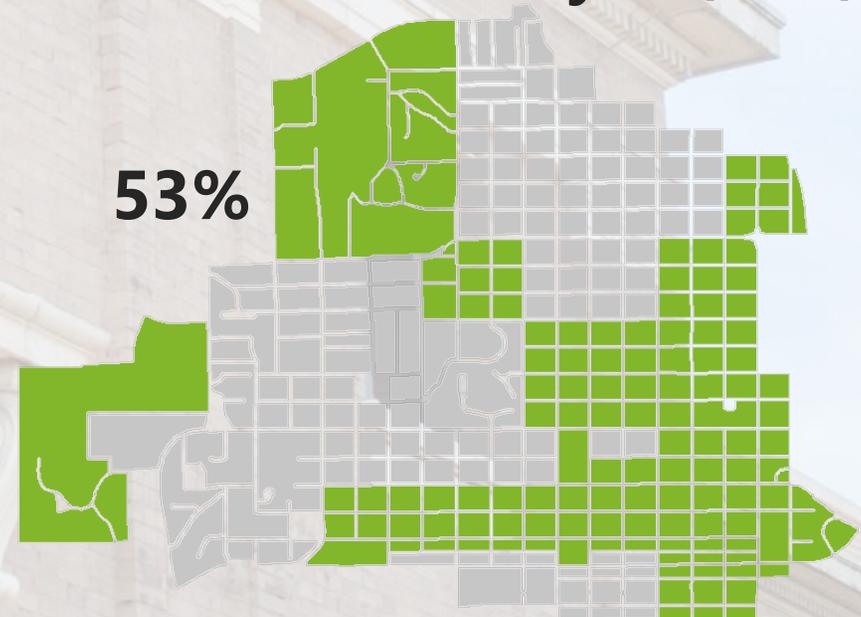
Historic Sites (± 0)



Historic Districts (± 0)



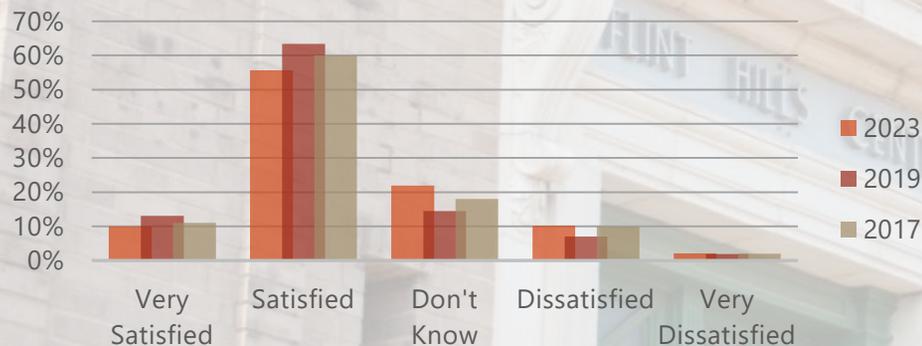
Old Manhattan Surveyed ($\pm 0\%$)



Historic Site numbers include districts

Community Satisfaction (-10%)

with preservation of historic buildings and neighborhoods



2024 Historic Rehabilitation Projects

12 Historic Project Reviews (↓5)

2 Major (HRB) Reviews (↓1) **10 Minor (Staff) Reviews (↑2)** **100% Approved (10%)**

5 Building Permits Issued (↓4) (2 commercial, 3 residential)

Historic reviews were down this year again. The most substantial reviews included the review of the new Sunflower Flats building, proposed at the northeast corner of 5th and Pierre.

8 Sign Permits Issues (↑2) **0 Demolitions (↓1)** **0 Zoning Actions (↓1)**



Local Economic Impacts

\$754,000+

Improvements in historic districts and properties in 2024*

\$458,000

Historic tax credits issued in 2024

\$6.5 million

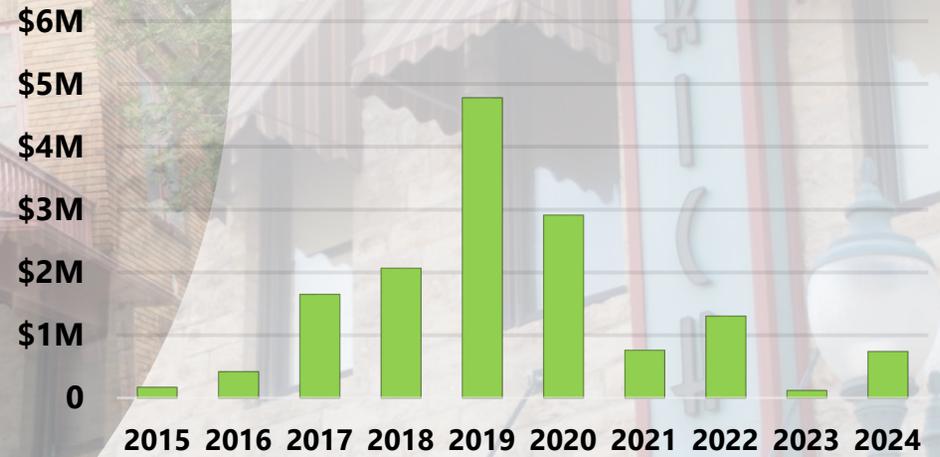
Historic tax credits issued since 2002

\$1.5 million

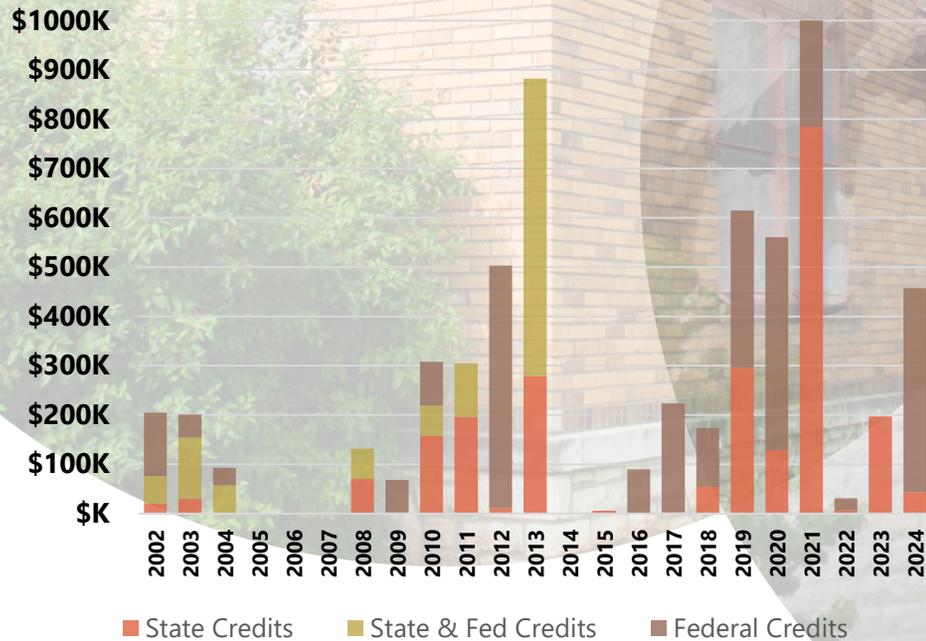
Approx. tax credits awaiting allocation

Historic property improvements were up from last year, but still fairly low. However, historic tax credit disbursement was relatively high. The majority of this was from a substantial rehabilitation of Anderson Hall on the KSU campus, which is not reflected in the permit data. The City of Manhattan has applied for tax credits to restore the Douglass Center Annex roof to its original appearance.

Value of Improvements to Historic Structures



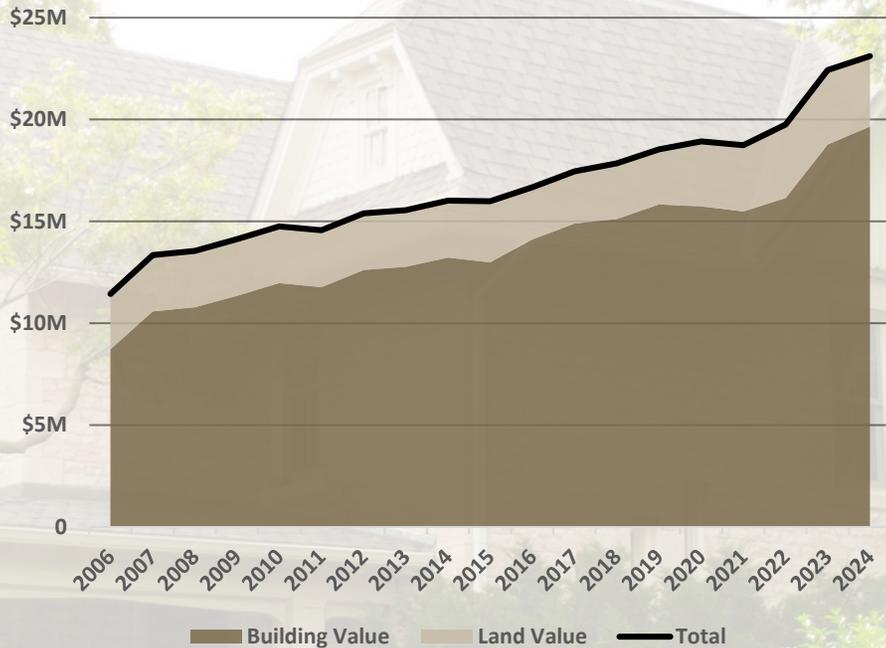
Historic Tax Credits Issued



Historic Building Values

Property values for historic properties across the board made extreme jumps in 2023 but returned to a more normal rate of increase for 2024. The Value of property in the Downtown Historic District rocketed \$16.5 million between 2023 and 2024. This was largely due to the completion of the new Museum of Art and Light, located in the southeast corner of the district.

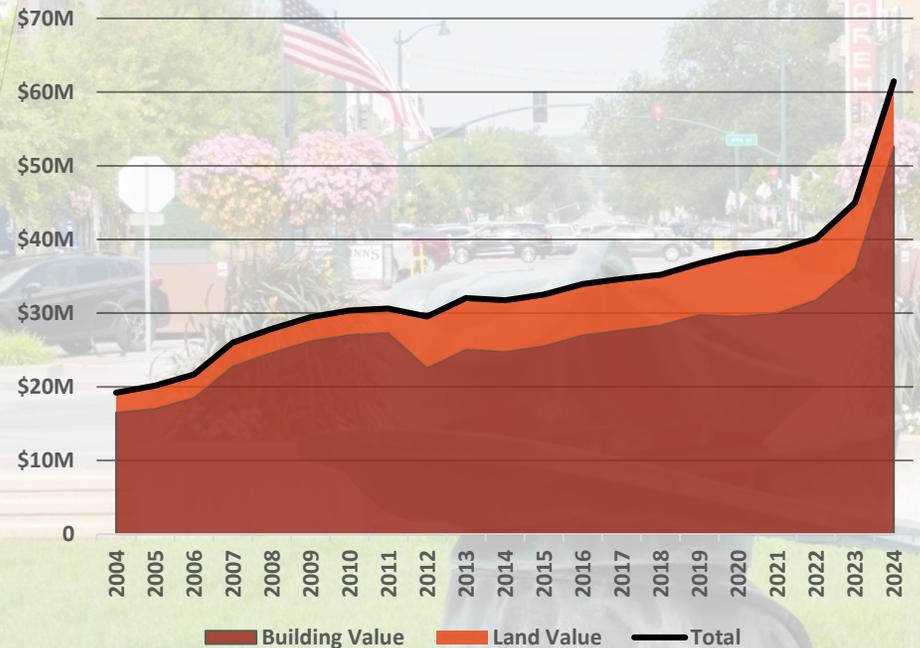
Houston-Pierre Historic District Property Value



↑3.0%
from 2023

Ave. Rate
+4.1%

Downtown Historic District Property Value



↑36.6%
from 2023

Ave. Rate
+6.3%

Surveys and Grant Projects

During the summer of 2024, the City of Manhattan was awarded a \$50,000 grant from the Kansas Historical Society to develop a city-wide historic preservation plan. The City hired a preservation consultant, MKSK Studios, to assist in developing the plan. The plan has several broad goals:

1. Identify/articulate community preservation goals/values in the context of community history and heritage to prioritize and focus preservation efforts.
2. Broadly inventory and assess historic resources in the community.
3. Discuss current trends and challenges in preservation and best practices for the City to address them.
4. Prioritize future preservation/rehabilitation work: historic surveys/ nominations and city-owned facility preservation/maintenance.
5. Audit local preservation practices: preservation ordinances, historic register, review processes, role of the HRB, staffing, enforcement, information management, reporting, etc. to assess effectiveness, appropriateness, and reduce wasted resources.
6. Inventory and assesses effectiveness and economic impact of current and potential tourism and cultural infrastructure; historic districts/structures, historical facilities, museums, landmarks, interpretive and identifying signage, etc.
7. Identify and assess current and potential economic development opportunities for private and public assets; rehabilitation tax credits, rehabilitation grants, tax abatement, etc.
8. Create an implementation plan and metrics for tracking preservation progress and economic impact.



Historic Resources Board Work Sessions and Other Activities

Sunset Area Historic Resources

The HRB held multiple discussions on the possibility of creating a historic district in the sunset hill area. Ultimately the HRB forwarded a recommendation to the City Commission to make Sunset Cemetery a historic district.



Beyond Tomorrow Downtown Plan

In May the City Commission adopted the Beyond Tomorrow Downtown Plan. The HRB held four work sessions on the plan between 2023 and 2024, ultimately voting to support the adoption of the plan. The plan seeks to preserve and enhance the historic core of downtown while looking at targeted opportunities for densification, pedestrianization, and growth. The plan also recognizes additional historic resources in the downtown area that could be assessed for their historic significance.

MoveMHK!

In April, Parks and Recreation staff presented future plan concepts for City Park to the HRB.

Historic Preservation Plan

MKSK held a work session with the HRB in December, introducing the planning process to the Board and taking input on the plan's direction and content.



More Information

For more information on Historic Preservation in Manhattan, including information on other historic properties, how to register a property, how to qualify for grants and tax credits, or how to start a rehabilitation project, visit: www.cityofmhk.com/207/Historic-Preservation or call the City of Manhattan Community Development Department at 785-587-2412.