

Minutes
HISTORIC RESOURCES BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, May 24, 2021
4:00 p.m.

Member	Present	Absent
Kevin West, Chair	X	
Eileen Meyer, Vice-Chair		X
Jana Fallin	X	
Tom Hanson	X	
Troy Henningson	X	
Tanner James	X	
Bethany Pingel	X	

Staff Present: Ben Chmiel, Planner.

Public Present: None.

1. MEETING OPENING

West called the meeting to order at 4:02 p.m. Staff performed roll call and confirmed a quorum. There were no comments from the public unrelated to items on the agenda.

Henningson moved to approve the minutes from the April 26, 2021 meeting. James seconded. Motion carried 5-0-1.

2. PUBLIC HEARING: Lee Elementary Neighborhood Historic District Nomination

Chmiel presented the [staff report](#). He explained that the neighborhood along the 2000 block of Hunting Avenue was nominated to the Manhattan Register of Historic Places as an example of mid-century modern/post-war architecture and design. He explained how Properties within the proposed district were built between 1950 and 1965 and that owners of the majority of area of the proposed district boundary had given consent to the designation as a historic district.

Chmiel went on to explain how the Historic Resources Board had to make findings that the district had sufficient integrity of location, design, materials, workmanship, or association to make it worthy of preservation or restoration; and possessed significant historical, archeological and/or architectural qualities. He explained that staff found the proposal satisfied six of the ten criteria: 1, 3, 4, 5, 6, and 7 found in Chapter 17.5 of the Code of Ordinances.

Chmiel also explained that the Board had to make a recommendation to the City Commission with findings of significance, integrity, and guidelines. He stated the guidelines for board assessment of future projects to grant a Certificate of Appropriateness would be the most significant part of what would be included in the final ordinance.

Chmiel walked through the proposed design guidelines which were largely prepared by the applicant with some minor modifications recommended by staff. Largely, the guidelines established that exterior work would be subject to review while interior work would not.

Staff recommended the Board recommend to the City Commission that the nominated historic district be considered for designation but added a few amendments; that no exclusively interior work would require a Certificate of Appropriateness; that replacement of gutters and shingles be considered regular maintenance; and that the name of the proposed district be changed to "Hunting Avenue Historic District" after discussions with the applicant.

West opened the public hearing.

Applicant Colene Lind, 2048 Hunting Avenue, provided additional historical context about the designers of the homes. She also spoke to the diversity of the design and the quality of the design examples present in this community.

Jason Banks, 2008 Hunting Avenue, spoke in support of the proposed district, referencing that many people walk through the area to look at the existing homes.

Board Chairman of the Acacia Alumni Fraternity, Brian Nelson, 2005, 2015, & 2023 Hunting Avenue, expressed concerns brought up by my members of the fraternity. Specifically, in order to stay competitive in the college housing market, the fraternity is planning to expand the building's footprint to add amenities for its residents. Members are concerned that adding the historical district designation may limit their ability to stay relevant and that this may be an additional hurdle that they do not want to deal with when considering improvements. He also expressed concerns about the costs of replacing deteriorating brick. Pingel and Fallin stated that they believe that the design standards could be an opportunity for the fraternity to retain its character with any intended expansions.

Abram Mertz, 2020 Hunting Avenue, stated that though 50.6% of the property area consented to the historical district designation, close to 80% of the property owners consented. He also suggested to the Acacia Fraternity that the quality of the culture of the fraternity would keep them going regardless of improvements to their building.

Nelson stated that by the Acacia Fraternity held the majority of the human population of the proposed district. He also stated that the structure at 2015 Hunting, which was purchased to expand available land for the Acacia Fraternity, is in a state of disrepair and it would likely be unreasonable to invest in maintaining that structure.

West closed the public hearing and started board discussion.

All members indicated general support for the proposed district in order to preserve the character of the area. Pingel reiterated that the design guidelines would likely be beneficial to Acacia in the long run by preserving the character of the building.

Fallin moved to recommend to the City Commission that the nominated historic district be considered for designation with the amendments recommended by staff. Pingel seconded. Motion passed 6-0-0.

3. MINOR REVIEWS

Chmiel presented an approved conversion of an existing enclosed rear patio to an entryway and bathroom for the property located at 731 Houston Street. The board had no comment.

4. UPDATES AND ANNOUNCEMENTS

None.

5. FUTURE AGENDA ITEMS

None.

6. ADJOURNMENT

West adjourned the meeting at 5:03 pm. The next meeting would be held June 28, 2021 in City Hall.