

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 15, 2016, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Liz Bavitz, Tim Francis (arrived at 1:34 p.m.), Jim Johnson, and Greg Munn; (Melissa Dirr Gengler, Jim Hewitt, and Jim McKee absent); Ed Zimmer, Stacy Groshong-Hageman, and Amy Huffman of the Planning Department.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Zimmer advised that there is a lack of quorum until additional Commissioners arrive. This body serves in an advisory-only role for the Graduate Hotel item, so it is appropriate to begin discussion even without the quorum. The applicant is also on the tightest schedule.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

USE OF RIGHT-OF-WAY APPLICATION BY THE GRADUATE HOTEL (CURRENTLY DOWNTOWN HOLIDAY INN), SW CORNER OF N. 9TH AND P STREETS. **DECEMBER 15, 2016**

Members present: Bavitz, Francis (arrived at 1:34 p.m.), Johnson, and Munn; Gengler, Hewitt, and McKee absent.

Wesley Urscher, SDMP Studio, 30 W. Monroe Street, Chicago, IL, stated the existing building was built in 1972. There is an accessible ramp at the front entrance on 9th Street. It is nowhere near meeting existing code. This application is to add a fully accessible entrance on the P Street side, replacing one of the existing stairs into the restaurant. The existing stair project is beyond the property line, so Public Works was consulted.

Zimmer said this is not a big item, but it comes to HPC because whenever there is a request for use of Public right-of-way, it is a key part of city process to seek advise of a design board. Harry Kroos, Public Works, helps to manage that process. City Council is the next step. They seek an advisory review by one of the design bodies, in this case, HPC, due to proximity to the Historic Haymarket.

Harry Kroos, Engineering Services, Public Works & Utilities Department, stated the ramp will come down to the corner of the hotel, replacing existing steps come off of the restaurant.

Johnson observed that the existing ramp is very steep. Kroos said there was a renovation in 1996 to add texture to it, but it is still way too steep for a wheelchair. Munn clarified the location of the ramp on 9th Street. Zimmer indicated there is nowhere near enough space to adjust that one.

Urschel said the site has had several Use of Right-of-Way permits prior to this. This request is to add the additional square footage necessary for the improvement. Zimmer added it is no wider than the existing one, it is just longer. Bavitz noted no additional width is being taken from the sidewalk. Zimmer agreed; it is just being extended up the hill.

Munn asked if the ramp would start at the existing steps. Zimmer said yes, and it will use the same railing that exists today.

Bavitz said this seems very straight-forward and asked what action is needed. Zimmer said if a finding of No Material Effect could have been used for a change such as this, it would have been. A motion indicating what you advise City Council would be appropriate

Action:

Johnson moved to recommend approval of the Use of Right-of-Way permit, seconded by Gengler and carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

Action on Minutes:

Munn requested a motion approving the minutes for the meeting of November 17, 2016.

Motion for approval made by Johnson, seconded by Francis and carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

APPLICATIONS BY DENNIS LYON

**(a) FOR DESIGNATION OF FIRST STREET BIBLE CHURCH AT 100 F STREET AS A LANDMARK AND
(b) FOR A SPECIAL PERMIT TO MAKE A NORTH ADDITION EXTENDING WITHIN 10 FEET
OF THE ALLEY, AND TO WAIVE A REQUIREMENT FOR ADDITIONAL
OFF-STREET PARKING.**

DECEMBER 15, 2016

Members present: Bavitz, Francis, Johnson, and Munn; Gengler, Hewitt, and McKee absent.

Dennis Lyon came forward as architect and project representative. He introduced Robb

Rexilius, pastor at First Street Bible Church, and Katherine and Sam Kennedy, two young congregants of the church, all present in support of these applications. Under the leadership of Pastor Rexilius, the congregation started with a handful of people when it took over the nearly 100-year-old, First German Congregational Church. Now, the pews are full and classes are overflowing. The only place to gain additional space is to the north, within 10 feet of the property line.

Lyon explained that a note from Building & Safety staff indicated the submitted plan should include the replacement of four parking stalls that will be lost as part of the expansion. The backyard of the church is a fully developed lot, and the plan includes the incorporation of a couple of new stalls to serve as a drop-off site for people or supplies, as this is a Food Network site. Parking in the street has not been an issue since it is only used one Sunday per week. If approved for the Landmark and special permit, the parking requirement can be waived.

Another obstacle is meeting the 15-foot rear yard setback. Reducing it to 10 feet allows the extra five feet for building space, which allows the optimum square footage that is needed. In terms of design, the intent is to simply replicate as many details as possible. The stained glass windows will come out of the north (rear) end will be relocated in the new addition. Changes will not be noticeable and the addition will function as if it were an original part of the church.



East elevation including addition

Francis asked if the church owns and uses the entire north parking lot. Lyon said yes, most people park in the lot and enter through the back door. A few park on 1st Street. An ADA accessible entrance and parking space were added on F Street last year.

Zimmer said the landmark designation, if approved, would allow for the special permit request to reductions in parking, yards, setbacks, etc. This is a small “ask” because the only issue is the encroachment into the alley, but is almost as if that area is their backyard and the alley stays functional.

In the historic district, it would be a greater impact to tear down an older home to offer more off-street parking. They do not own the on-street parking, but the property has around 400 linear feet of frontage in a lower density part of the neighborhood. There is a small flood plain certification issue that came up, but it does not affect this Commission’s considerations. Staff wants this church to remain viable because churches do not convert well to other uses.

Action on Landmark Designation:

Johnson moved approval for the landmark designation.

Munn commented that the report offers a nice, comprehensive history and it seems appropriate.

Francis seconded the motion.

Zimmer added that this is an A.W. Woods church. Woods was a very active church architect, including four Germans from Russia churches in Lincoln. First United Methodist in University Place is Woods’ masterpiece of churches. In this neighborhood, which is all a National Register District, First Street Bible Church is already a contributing property.

Motion for designation of First Street Bible Church as a landmark carried 4-0: Bavitz, Francis, Johnson, and Munn voting ‘yes’; Gengler, Hewitt, and McKee absent.

Action on Special Permit:

Francis found it commendable that the applicant is working with the existing building rather than finding a new location out on 84th Street, or something similar, to start from scratch. Johnson agreed. Munn said it is also better than tearing down historic houses just for the few parking stalls. Francis said it is a nice anchor for the neighborhood.

Bavitz asked about the relocated windows. Lyon said there are four stained glass windows to relocate. Zimmer said they are double-hung windows in the current north, rear wall. The church has stained glass windows throughout. Pastor Rexilius said they are committed to maintaining the sanctuary.

Bavitz moved approval of the special permit; seconded by Johnson.

Francis asked if it is a frame church. Lyon said it is. Francis asked if there will be sided material such as cement board. Lyon said the existing siding, wood framing, and roofing will be matched and the windows relocated. The entry door will be aluminum.

Bavitz asked if there is a lower level. Lyon said there is a lower level with no windows. The intent is to build this addition to be flood proof. Zimmer added the historic status gives them a waiver of the zoning code related to flood plain in the established part of the City. There is a flood plain calculation on storage. Lyon said he has worked with Watershed Management and the calculations have been provided.

Motion carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

APPLICATION BY KELLY LANGER

**(a) FOR DESIGNATION OF THE CORDNER HOUSE AT 325 S. 55TH STREET AS A LANDMARK AND
(b) FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION TO USE THE PROPERTY FOR A
COMMUNITY UNIT PLAN, REHABILITATING THE CORDNER HOUSE AND ADDING EIGHT
SINGLE-FAMILY RESIDENCES TO THE PROPERTY.**

DECEMBER 15, 2016

Members present: Bavitz, Francis, Johnson, and Munn; Gengler, Hewitt, and McKee absent.

Kelly Langer stated he has lived in Lincoln since 1978 and has known about this house since 1979. It has been vacant for 13 to 17 years, depending on who you talk to. His experience as a builder includes an area in Village Gardens. He purchased property along Minter Lane that had been set up for 70-foot lots and created 34-foot lots where he specializes in new "old" homes. The proposal before HPC today is to restore the pink Cordner House where his family will live, and then to build cottages that are roughly 25' wide, 58' deep and generally two stories, with the option for a 3rd floor loft. There will be five walkouts, three daylights, and one single-level. The three smaller versions will be located in the northeast corner, with the larger 1,600- to 1,700 square foot models along the east. Langer said he would like some models to have the loft space. They will all be 2- to 3-bedroom spaces. These types of houses do not appeal to a single, particular demographic but are appealing across all spectrums.

Also proposed is a private driveway with a gazebo in the middle. There is an area reserved for community garden space. At the Village Gardens location, the garden area has become a kind of common space where neighbors meet and talk. This project has produced many surprises. When removing a door frame, the signature of daughter Hazel Cordner was discovered in the woodwork.

Francis said he likes the looks of the project, though he would skip the gazebo.

Langer went on to say that he met individually with all of his neighbors on the street to answer questions and address concerns. They all had valid, "not in my backyard" concerns, especially related to water runoff. Generally, he has had 96% approval. Two people even expressed interest in the proposed houses for family they would like to be closer to. Neighbors have also

come around to see work on the Cordner House. He is excited and encouraged by the response.

Zimmer added that the "Zoning Action" sign has been posted and property owners within 200 feet have all been notified. There have been no communications addressed to the Commission. Langer said the Witherbee Neighborhood Association president was also encouraged by the number of people at a neighborhood meeting. Individually inviting neighbors sparked interest and encouraged attendance. The dead and ailing trees will be removed from the property; all of the improvements are going to lift the neighborhood.

Zimmer said the landmark application is based on the connection to architect John G. Cordner. The Cordner family were in this vicinity starting in 1898, though the house is newer, probably built sometime between 1910-15. That date is unclear because they were beyond City limits so there is no record of building permits. The family remained there continuously until the late 1930s. Daughter Hazel Cordner's signature is hard to date. Deeds for the property list the property generally at 53rd and L Streets for most years, as 56th Street was not necessarily established yet. The family owned ten acres. There were references made in the 1914 directory that showed the family address as 5309 L Street, which would be the south side of the street, so it is possible they lived across the street while the current house was constructed. Everything about the home is eccentric. Cordner was building it for himself. It was probably done during the peak of his career. He worked with A.W. Woods for a time before working on his own successfully. Then his building activity drops out of sight in published records.

The house is interesting architecturally and is also a kind of self-portrait when an architect designs his own home.

Munn asked about the exterior restoration. Langer said he likes the clapboards. His wife would like to see cedar shingle siding to create a Cape feel. There will be no change to roof-line. The siding is in terrible shape, but the foundation is in terrific shape. It is an actual poured concrete foundation done at 8-inch lifts. There is very minimal termite damage inside. It is in surprisingly good, stable condition, structurally. None of the oak woodwork will be removed. The upper floor bedroom windows may need to be a little larger since they do not meet current egress. They will remain in the same location. The exterior will only change in color and maybe a little in material. One rear door will be bricked in and a window will be added, allowing for a slightly larger kitchen.

Munn asked if the replaced windows will be double hung. Langer said they are working with Windsor and will retain the upper and lower sashes and will avoid making changes to the proportions. The idea is to mimic what is already there. Munn asked about the roof. Langer said it is an asphalt roof with several layers of asphalt and wooden shingles.

Zimmer said that the front facade faced east and never had a porch. The front door is located in

a small, inset corner with a limestone surround on the door, and a meticulously detailed shallow coffer ceiling that shows off Cordner's carpentry skills. The house is full of tiny, eccentric details. The entryway has a terrazzo floor and what looks like salvaged marble baseboards with brass screws. Langer added that renovation is a big job and many interesting discoveries are being made in the house. Zimmer said Hazel Cordner signature on some of the woodwork shows that the house was a family project.

Zimmer went on to say that the reason the Community Unit Plan is referenced in the special permit is that the landmark special permit allows for waivers or variances of uses outlined in the zoning code, but does not address the subdivision ordinance. The CUP is one of the zoning uses, though it takes some waivers to fit these parcels on this land. Compared with an item like the First Street Bible Church, this plan makes more adjustments. However, in terms of number of dwelling units allowed, if the main house were torn down, there could be four duplexes or eight dwelling units. Therefore, the request for an increase to 9 dwelling units is relatively small and Langer's plan allows the homes to be individually owned. It does change the site, but the site was already substantially changed by the addition of 30 ranch homes in the 1950s.

Munn believes there will be more and more of these "pocket" neighborhoods; smaller houses and lot sizes are the future of housing. Zimmer affirmed that the Comprehensive Plan supports in-fill projects to maximize use of existing infrastructure. This process offers a glimpse at that type of site plan. The process also allows for issues like grading and drainage to be reviewed for compliance and the landmark/special permit process even provides review of the design of the structures.

Langer said there will be a "pocket" neighborhood association and all exterior maintenance will be covered by monthly association fees. This will maintain the integrity of the vision, rather than having nine separate visions. The Parking requirements for each dwelling have been met and there are two extra parking spots in addition to those. There is no desire to bring in the existing sidewalk since this is not an extension of the existing neighborhood, but rather, is a small community within itself. Langer believes there will be other sites like this and has heard from others waiting see how successful this concept will be.

Zimmer said there is a conceptual drawing for an entrance archway but there will not be gates. Zimmer recommended further review of the design of the archway. Langer said an iron fence will go along the southern border with an archway reading, "Cordner Court". Zimmer said the homes will be addressed on 55th Street.

Action on Landmark Designation:

Bavitz moved approval of the landmark designation; seconded by Johnson and carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

Francis said this looks appropriate and is a good solution. It creates value for the neighborhood and is better than what could have ended up on the site.

Zimmer said if this were a different parcel, with a completely intact yard, it might be reviewed differently in terms of land utilization and paying respect to the prominence of the main house. In this case, the main house lost its prominence in the 1950s when it was no longer oriented to 55th Street. The house sat on the market for many years and neighbors were anxious not knowing what would end up on the site. This action will retain the house, will be owner-occupied, and will cluster the neighborhood around it.

Francis said this reminds him of Three Pines Court. Zimmer agreed that other than the direct access off of a main street, it is similar.

Action on Special Permit:

Johnson moved approval of the special permit based on the concept presented; seconded by Bavitz.

Zimmer said that because this is a landmark, if there are material changes in the design of the houses or the sign, they will come before this body.

Langer pointed out that the Corder House is brick on the first level. The new homes show frame, but everything that faces the paved street will be brick or stone to mimic the main house. He will see if there is interest in the modified Gambrel roof. It would be neat to have mini versions of the main house. Zimmer said he encouraged the differentiation in materials from the 1st to 2nd stories because that is the main characteristic of the house that can be imitated.

Motion carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

APPLICATION BY KEVIN CLARK FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT SIGMA PHI EPSILON FRATERNITY HOUSE, A DESIGNATED LANDMARK AT 601 NORTH 16TH STREET.

DECEMBER 15, 2016

Members present: Bavitz, Francis, Johnson, and Munn; Gengler, Hewitt, and McKee absent.

Kevin Clark, Kevin Clark Architects, introduced Matt Ruhlman, who is a Sigma Phi alumnus, on the house corporation board, and part of the design review and construction committee. This is a tough block to live on. Fraternities tend to have public issues and when that happens, houses can go into great disrepair. This group is the opposite of all of that. He is extremely impressed with this group of young men and what they are doing.

This project is atypical because usually additions are to gain additional beds, increase room count and increase the bottom line of house. In this case, the 7,000 square feet addition would only add four beds. The main goal is to increase the square footage for each student to provide an increase to study space. Because they have always had the top or 2nd highest GPA on campus, this will help to further their mission.

Miller and Craig designed the original house in 1929. If you look at their overall history, they built about half of all the houses on Greek Row, and most were built within the same 4-5 year period. This is a Tudor revival house. In 1967, there was an addition done to the east on the main street facade. The house became asymmetrical. They did a good job of matching brick and kept with the character of the original house.

All the additions this proposal will be adding to the two primary historic facades of the house. There was a discussion to try to do all of the additions to the south to maintain the original facade, but there is a steam tunnel that runs along there, so that creates the south building limit. It provides service to Selleck and the rest of the quadrangle, so there is no hope of it going away.

The lower level will be additional dining and study space. The 1st floor gain will be additional study rooms and classroom space. The upper floors have new living suites. There will be 3 individual bedrooms with shared living space. The concern with these houses is that freshmen and sophomores are an easy sell, but upperclassmen look at off-campus housing. This will create more upperclassmen housing with less dense bedroom counts and more private rooms. There will be further development of the attic where there will be clean-up to meet fire and exiting codes and an increase to the square-footage-per-occupant.

It is easy to imagine that the original facade was asymmetrical by thirds but actually, the original was symmetrical about the center line. The addition comes out to the setback. Recreating the symmetrical facade was discussed, along with building out from the existing historical facade. The fraternity owns up to the base of the parking. This is the old alley space used to access Selleck quad. Wood framing will be avoided because it is challenging to maintain, and decks and patios create a safety liability. The horizontal lines and stone and brick details will be matched. The tree on south would be lost, but replanted.

Zimmer said this poses a unique challenge in that the original building is swallowed up. This is the Greek Row National Register District. By the National Register standards, this would no longer be a contributing property, but there is another perspective to consider - whether the finished project will fit well within the district. The two perspectives pull against each other. Most of these houses have major additions, but are set in a position to the back. This house was originally built at the back of the lot, so even the 1966 addition came boldly forward.

Clark said the fraternity board approached all the other houses on the block, including the

Lutheran Center on the south, to see if they would be interested in selling property so a new, larger home could be built while still allowing them to maintain their Greek Row address. That did not produce results.

Zimmer acknowledged this does not fit the Secretary's standards of building new that does not look old. Francis said it goes against everything, yet he does not object. Zimmer said they could not add this much and retain historic designation, so then the question becomes what is the correct way to build in this location.

Munn observed that the addition diminishes its own historic significance, however, it strengthens and maintains the significance of its setting.

Zimmer said he was surprised to find that the center three bays are more or less a picture of the original building even though all new construction is shown in the sketch. Francis said this design looks like it could have built this originally. Zimmer agreed that if they had needed a building twice as big, it could have been. It is not out of scale with surrounding buildings.

Zimmer advised that he could not sign off on this for deductible donations for historic preservation purposes, which other houses have qualified for, because this is not Secretary-standards historic preservation.

Bavitz noted it is already a landmark. Zimmer said several of the houses have asked for individual landmark status, typically to work with the University Foundation, if their fund raising was seeking their donations be deductible for historic preservation purposes. The Foundation has asked that they be individual landmarks so that there is an element of supervision of work if they claim eligibility, as the Foundation does not employ a preservation planner. The fraternity is aware that this is not eligible for deductible donations because this is beyond Secretary of Interior standards.

Clark said they followed up with UNL. There are still dollars left in the original fund and they want to make sure those are spent on something that is historically related. Sections of the south facade will be improved. There is no legal or tax concern over jeopardizing anyone who had taken the tax deduction for the previous project. Zimmer said this is not the tax credit program which has a 5 year period in which credit eligible expenses remain. Most houses used gifts for educational purposes. If it is straight up historic preservation work, all of the gifts can be deductible.

Munn said this house has a large addition that was built in 1967. Currently, the building is greatly changed from the original. Because it is carrying on the original style, it may not be eligible. Zimmer said the argument would have to be made that in 1967, they were early on the curve of historic preservation and were respecting the original design, contrary to current standards. That is an argument that could be made for a building like the Salvation Army

building in the Haymarket.

ACTION:

Francis moved approval of the Certificate of Appropriateness, with the understanding that historic integrity is forfeited. It is more or less a construction project based on a business decision. It is well-designed and a reality of the market and what they have to do to be competitive with other housing. Seconded by Johnson.

Bavitz agreed. It is a nice design and evolution, she just struggles with the historic preservation aspect. Munn said he does, as well. Even though the original house is there, it is greatly changed.

Zimmer said that if you are judging for a Certificate of Appropriateness for the historical character of the building, it is hard to get to 'yes'. The requirement is for a building permit with your approval, rather than you turning them down and waiting the 90 days when it would be a Certificate of Allowance. The ordinance also offers a Certificate of Exception based on hardship. There are different kinds of hardship. You have seen examples where a reasonable solution was found in place of pure preservation. It might be a reasonable approach to say that, given where this house sits on this site and in the middle of Greek Row and desiring to retain its presence and use, that it is undersized for that use, and is therefore a matter of hardship rather than appropriates of this particular addition to this structure.

Bavitz agreed that helps her feel more comfortable. Munn said even if they did follow Secretary of Interior standards, the old house would still be surrounded.

Francis made a friendly amendment to his motion, including the language suggested by Zimmer regarding the nature of hardship for this particular property. Johnson agreed to the second.

Motion carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

DISCUSSION OF AN AMENDMENT TO THE SPECIAL PERMIT FOR THE YATES HOUSE, 720 S. 16TH STREET, TO PERMIT A MONUMENT SIGN IN THE FRONT YARD. **DECEMBER 15, 2016**

Members present: Bavitz, Francis, Johnson, and Munn; Gengler, Hewitt, and McKee absent.

Zimmer said he is seeking advice in order to direct the occupants. The house is being used as a sorority. A parent of a member would like to have a nice, limestone sign in their front yard near the alley. Signs are not allowed in the front yard in that district. They have an approved site plan for their use. If this were on their special permit site plan, it could be permitted at a low height. It would cost them \$900 to seek that permit. Depending on the comments from this

body, he could either encourage them, or suggest that they abandon the idea and save their money.

Munn observed that it is not a location that needs to draw people in.

Francis asked if there was ever a sign for the bed and breakfast. Zimmer said that would have required the same special permit. It is a difficult location to place a sign. The Roger's House has a sign, but not at the front edge of the property. Many of the Greek Houses have a banner. Bavitz noted that chapter house signs are normally on the house.

Francis asked if this had ever been a Greek House back in the teens or 1920s. Zimmer said it was; most of the big houses were. Francis reiterated they do not need to draw in business. Johnson said maybe during rush week they would want to draw attention to the house, but he is also skeptical about a sign at that location.

Zimmer said he would advise them that there was not much support for the sign and he would discourage them from applying when the formal vote would likely not be in their favor.

Munn asked if Near South Neighborhood is aware they asked about this. Zimmer said it is just across their neighborhood boundary, but they would still comment on anything nearby. They are not aware of this request.

**SPECIAL PERMIT TO REDUCE YARD FOR PERGOLA/CAR PORT, BARBARA PHELAN,
WOODSSHIRE.**

DECEMBER 15, 2016

Members present: Bavitz, Francis, Johnson, and Munn; Gengler, Hewitt, and McKee absent.

Zimmer said three is not a formal drawing for this specific design, only a rendering of something similar. Phalen proposes a free-standing pergola at the end of the driveway with high beams and a wood rafter roof with some solid cover. It would appear as an open backyard structure. It would have a concrete floor so she could still drive under it in the winter, and would serve as a patio in summer. The only reason it would need special indulgence is that it is closer to the rear property line than otherwise permitted. The application suggestion came from the neighbor, Peace Studio. The solution is acceptable for them and they are almost the only neighbor impacted. Because it is a special permit in a National Register District, you are asked for comment. You do not technically have design review authority.

Francis asked if the house is on a corner lot. Zimmer said it is tucked at the back of the corner lot. Francis likes the notion of having a structure that serves more than one purpose.

Munn said her neighbor is right behind her so the structure will not impede on them.

Francis said he would like to encourage her.

Zimmer the proposed design would be a simple, clear, contemporary statement.

Francis asked why the cover was needed. Zimmer said her garage is unworkable due to its angle and the size of her car.

Francis noted how much care and time the applicant has spent on finding the right design. Zimmer said she has been working with the neighbor to find something acceptable to them.

Francis asked if the application has been pending. Zimmer confirmed it has. The applicant asked to hold it back until she could bring suitable design forward.

Francis asked what motion was necessary. Zimmer said he recommends that it be sent on to Planning Commission at this point.

ACTION:

Francis moved to encourage the proposed design; seconded by Johnson.

Munn added that the design they last saw was heading in the right direction and was appropriate.

Motion carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

Staff Report:

Zimmer said that the Telegraph District are not planning to ask for National Register District designation on the LT & T Warehouse. Allo is already installed and has been done quite sympathetically. They are not planning to acquire the Muny building. It is losing reason to ask this body to meet a second time since it is becoming primarily an Urban Design issue. If that changes, it will be brought back. Stacey is staffing the Liner Building project at the edge of the Haymarket. The 9th and O hotel changes would come back again if there are changes.

Kelly Bacon introduced herself as the new CLG Coordinator in SHPO office. Bob Puschendorf is retiring January 6th, so duties have been shuffled. Ruben Acosta had been the CLG Coordinator. For years, Zimmer has worked with a single person and now it will be a team effort.

Jessica Fortney introduced herself. She is the new National Register Coordinator and runs the Historic Marker Program. She hails from Minnesota, received her B.A. in anthropology/archaeology from the University of Minnesota in Duluth, and her M.S. in Historic Preservation

from Clemson. Bacon added that her research thesis was on sod houses.

Commissioners welcomed both.

There being no further business, the meeting was adjourned at 3:00 p.m.

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