MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 18, 2007, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee and Bob Ripley; (Carol Walker and Terry Young absent).

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the meeting held November 30, 2006. Motion for approval made by Helwig, seconded by Berggren. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting ‘yes’; Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY TRINITY UNITED METHODIST CHURCH FOR LANDMARK DESIGNATION OF 1345 S. 16TH STREET (WITH REQUEST FOR ACTION AT SAME MEETING)

PUBLIC HEARING: January 18, 2007

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Ed Zimmer stated that the congregation has voted to apply for landmark designation and National Register nomination via a formal letter--clear indication of the owners’ intent. Sometimes, this Commission has decided to sponsor an application. This owner would be pleased if the Commission would sponsor this application.

Ripley would encourage the Commission to consider being the sponsor of this application.

McKee wanted to know the interest of the congregation. Zimmer replied that when the congregation voted to move to a new location, they also formed a committee to address what could and should happen to the existing property. The move is not scheduled to occur for a few years at least. They care what happens to the building and are trying to guide the process.
George Reichenbach stated that the number one goal of the church would be to keep the building as a religious facility.

Zimmer stated that another aspect of the landmark designation is that if an appropriate alternate use came forward, this is zoned R-6, churches are allowed in residential districts. If it transitioned into another mix of uses, landmark designation is a way of saying the congregation does not wish for the building to be demolished. It is a positive step toward that direction.

ACTION: January 18, 2007

Berggren moved to waive the rules and take action on this application today, seconded by Helwig. Motion carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting ‘yes’; Walker and Young absent.

Helwig moved to recommend approval of landmark designation, seconded by Berggren. Motion carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting ‘yes’; Walker and Young absent.

McKee made a motion to sponsor the application, seconded by Francis. Motion carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting ‘yes’; Walker and Young absent.

APPLICATION BY SPEEDWAY PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE H.P. LAU BUILDING IN THE HAYMARKET LANDMARK DISTRICT, 247 N. 8TH STREET. January 18, 2007

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Ken Fougeron appeared as applicant. He and Craig Smith showed Ed Zimmer the building and the canopy. He believes there was a desire from the Commission to shorten the canopy from the north and east face. The north face appears to be easily shortened. The east face is not quite as easy. It seems to line up to the other canopy to the south. The distance that they come out from each building seems to be consistent.

Zimmer stated that one thing discussed that becomes challenging is the existing railing and dock. The corner post comes to the corner. In terms of shortening it back off the doorway, the post could probably be left where it is, but leaving a support to the post. It would visually line up with what it shelters. The extensions off the major beam are all bolted on. They can come off. It is harder to shorten it up.
Ripley believes the connection of the canopy to the building was the main issue.

McKee wondered if there is a vault underneath. Fougeron believes the vault is under part of it.

Helwig questioned how the fascia will be treated. Different solutions were discussed along with ideas for the gutter and downspout.

Fougeron believes the framework of the previous awnings were discussed. They have been removed.

Berggren inquired if the end of the canopy lines up over the end of the railing. Fougeron believes it is very close to the edge of the dock.

**ACTION:**

January 18, 2007

McKee moved approval of shortening the canopy on the north face, seconded by Francis.

Berggren stated it makes sense to have the canopy come out to the columns. He is not sure the face of the canopy couldn’t be pulled back. He is not comfortable. It appears to be a makeshift solution. He does not have a better suggestion.

Ripley noted the street fascia aligns with the next tenant beyond. These canopies, as historic elements, were somewhat makeshift. He does not want it to be structurally unsound. In general, the fact that it is not a precise solution, it is a little more acceptable.

Berggren stated that if we were starting from scratch, the height of canopy would be addressed. The situation with the east end of the canopy is beyond the area you are trying to protect. He cannot think of a better solution.

Zimmer understands these canopies were an added feature to a lot of these buildings. There is some variation in dimensions in the different areas of the dock. The railing does let you know that there was a unified design in the rehabilitation. It has a bit of Haymarket character to it.

Ripley sees this as a bit of random character. Most canopies were add ons to begin with. Zimmer stated the Armour building and Grainger building had canopies to start with. No other buildings had canopies originally.

Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting ‘yes’; Walker and Young absent.
APPLICATION BY SPEEDWAY PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER SALVATION ARMY BUILDING IN THE HAYMARKET LANDMARK DISTRICT, 151 N. 8TH STREET.

PUBLIC HEARING: January 18, 2007

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Ken Fougeron appeared as the applicant.

Zimmer stated that he had a visit from Mr. Fougeron and Speedway's architect from Bahr, Vermeer & Haecker to discuss the rooftop addition. He was having trouble connecting the roof to the addition visually. He thought it needed a visible compatibility. He wanted to see more emphasis to the vertical elements. There is a 1930's portion of the building to the south and the mid 1960's building on the corner. To his eye, it is the 1960's building that is the dominant one. It has strong pilasters and window in-fill. There seems to be a correspondence of the revised addition to the existing structure. He believes the design submitted today is a better solution that what he has previously seen.

ACTION: January 18, 2007

Berggren moved approval of the canopies as presented, seconded by Helwig. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting ‘yes’; Walker and Young absent.

Berggren is not comfortable making a decision on the two-story addition yet. He is unsure of the composite panels. Schematically he likes it, but until he sees some samples of the material, he would like to forego a vote.

Fougeron stated they are trying to finalize the bids next week.

Berggren would imagine there would be a variety of composite panels to choose from.

Helwig would also like to see the composite compared to the existing.

Zimmer stated the Commission could approve the design concept but withhold approval on the materials and color.

Berggren would like to see the whole color pallette.

Ripley observed that the design is very nice and tidy. It fits the existing building very well. He likes the existing fascia. There are a lot of really nicely thought out details. This is a complimentary addition. Berggren agreed.
Berggren moved approval of the design concept as submitted today and reserving review and approval of specific materials and colors, seconded by Francis.

Helwig noted that signs would come back for approval at a later date. Zimmer agreed.

Motion for approval of the design carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting ‘yes’; Walker and Young absent.

APPLICATION BY JEFF LEWIS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SULLIVAN BUILDING IN THE HAYMARKET LANDMARK DISTRICT, 311 N. 8TH STREET.
PUBLIC HEARING: January 18, 2007

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Zimmer stated that there was no information to be presented. There is a new tenant in the building who is doing a 1970's concept bar. He has not seen the sign package yet.

MISCELLANEOUS:

Berggren stated there has been occasion with the Harris Overpass that he has experienced regret. Some things are being done a little hastily and sometimes inappropriately. We frequently set aside the rules and take action on an item when there has been no information previously supplied to the Commissioners. He has a mild regret. He was in Council Bluffs three days after the vote on the Overpass. The pilasters in Council Bluffs have lighting. While there is nothing really wrong with the lights, the lights for Harris Overpass were not even discussed. This will be an avenue of light. There may not be another opportunity to discuss lighting with the designers. There are examples of more historic looking lighting around town. There are also examples of sympathetic lighting that is not historic looking. He hopes this will heal itself. He is concerned that action was taken without a whole lot of opportunity to review all the details.

Ripley doesn’t necessarily see the character of antique looking lights tying into the overpass, but he agrees that this should have been considered more carefully. Fixtures need to have light directed downward.

Berggren noted there have been a few other occasions where he wishes we could have seen more information. Around the Capitol, there are three different distinct light sources and they all work. Sometimes the Commission does not give itself enough opportunity for a full review. We need to think twice if we want further review on some applications. The other Commissioners agreed.
Another thing to bear in mind is that the Overpass was originally expected to have banners that the highway department won't allow.

Zimmer does not want to see a lot of banners on an overpass. Ripley and Helwig agreed. Ripley does not think a highway is a place for banners.

Ripley does not disagree with Berggren’s observations. We need to be reminded sometimes if something is not complete. Harris Overpass was a big design job.

**STAFF REPORT:**

* Zimmer stated that at the State Historic Preservation board meeting, there were three Lincoln buildings on the agenda to be removed from the National Register. The Baldwin Terrace building was demolished in 1983. The Townsend Studio was demolished in 1998 and the Metropolitan Apartments was demolished in 2003. These buildings no longer exist and were removed from the National Register. Overall, he doesn’t think it is completely negative. Only three have been lost in the last 25 years.

* Zimmer stated that the Historical Society will be doing a survey of Lancaster County. They have done a request for proposal. There will be a GIS component. This will be an innovation. The Planning Department will work closely with the company selected.

* Zimmer stated there will be an upcoming National Register nomination for an abandoned stone house in the County and the Old Federal building will be back for review next month.
* Berggren is concerned for the Whitehall building. The tenant has moved out. Ken Fougeron is probably the reason the building was maintained for the last two or three years. Whitehall can’t seem to get any support. There is too much furniture to be stored in the basement. If anyone has an organization that would be interested, he would appreciate someone letting him know.

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