MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 21, 2010, 1:30 p.m., Conference Room 106, 1st Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Jim Johnson, Berwyn Jones, Jim McKee and Greg Munn; (Bob Ripley absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held December 17, 2009. Motion for approval made by Johnson, seconded by Jones and carried 4-0: Francis, Johnson, Jones and McKee voting ‘yes’; Beecham and Munn absent at time of vote; Ripley 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 MARK HUNZEKER ON BEHALF OF B & J PARTNERSHIP FOR A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OR RELOCATION OF THE E.J. DIAL HOUSE, A DESIGNATED LANDMARK AT 2033 SOUTH 16TH STREET

PUBLIC HEARING: January 21, 2010

Members present: Beecham, Francis, Johnson, Jones, McKee and Munn: Ripley absent.

Mark Hunzeker appeared on behalf of B & J Partnership. They would like very much to move the house to another lot to be determined. They have had a conversation with the Parks Dept. There may be a site on Washington St. around 29th St. along the vacated railroad line/Rock Island Trail. The lot may be made available, but he doesn’t know yet. There may be a large 24 inch water line running on the east side of the parcel. They have made an application for demolition in the alternative. They have been thinking about this for about a year. They have looked around for suitable locations to move the house. There are very few vacant lots to work with in the city that are appropriate. The parcel of land for possible relocation is part of a larger Parks Dept. parcel.

Ed Zimmer stated that the Parks Foundation has acquired the former hardware store on “A” Street with the intention of conveying it to the Parks Dept. for parking for the Lincoln Children’s Zoo. It includes a 27 foot lot on Washington St., but there is full right-of-way adjacent to that. The question is if the two can be combined to create a lot. His recommendation is to hear testimony this month and take action next month. Maybe there
will be more information in another month. Parks Dept. would like to not own the small piece. This is residentially zoned on Washington. It seems to him that the scale of this neighborhood would fit this house. This is a good idea, it may not be a workable idea. The lot now faces Washington St.

Beecham would suggest talking to the neighborhood association where the Dial House stands (Near South Neighborhood Association). Partnering with the association will make this a much easier project. The neighborhood that this house may move to would probably be appreciative to be involved also.

Hunzeker is unsure about the location of the water line. He doesn’t think they would be able to provide Public Works with the size of an easement that they are used to.

Zimmer stated that the Planning Dept. is in discussion with Public Works.

Beecham believes that the Preservation Association might be willing to write a letter of support to the city, instead of seeing a house torn down.

Hunzeker believes they can get this worked out with the city.

Johnson understands 16th and South St. is a good location for business.

Zimmer stated that when this house was landmarked in 1988, the owner at that time obtained a permit to open a craft shop. It was one of several special permits on the edge of residential zoning.

This item will have continued public hearing at the regular meeting next month on February 18, 2010.

APPLICATION BY KAROLYN HOWARD FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION (IN ACCORD WITH LMC 27.63.400) FOR PROPERTY AT 3008 O STREET

PUBLIC HEARING: January 21, 2010

Members present: Beecham, Francis, Johnson, Jones, McKee and Munn: Ripley absent.

Karolyn and Mike Howard appeared. Karolyn Howard stated that they have been working with Ed Zimmer. They would like to restore the house back to original condition. The porch was rotting. She has re-done 17 homes. She loves Victorian houses. She has one in Beatrice, Nebraska. She has another one in Holmesville, Nebraska. She designs quilts and floral arrangements. She lives in China about 100 days out of the year. The store name is Good Things.

Beecham inquired if anyone would live in the house. Karolyn Howard replied that this will be just a store. She lives in Beatrice and no one will be living in this house.
Zimmer stated that up until the Howards' purchase, the house was apartments for many years. By its zoning, the house could have been business, but a building permit was never obtained. The applicant is seeking some adjustments to the site. The applicant can't provide quite as many parking stalls as they need. Parking is one of the adjustments that can be made with a landmark special permit. There is a garage on the northeast corner of the lot. Parking on the street can't be counted. There is an opportunity for some off site parking. The garage can be torn down but they would like to use it for storage and unloading. The most recent plans changed some of the annotations. Zimmer raised some concerns to the architect about decorative shingles in the gable ends. Zimmer believes the Commission can support this application, but perhaps they would like to reserve judgement on the final details as they come in.

ACTION:

McKee moved approval of the landmark special permit conditioned upon Historic Preservation Commission review of the details, seconded by Jones.

McKee sees “O” St. developing commercially further east. This house has great potential. He would like to encourage this.

Zimmer stated that the applicant has been working closely with Building and Safety.

There was discussion on the interior details of the house.

Motion for conditional approval carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting ‘yes’; Ripley absent.

APPLICATION BY B & J PARTNERSHIP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE LINCOLN FIXTURE BUILDING, 826 P STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: January 21, 2010

Members present: Beecham, Francis, Johnson, Jones, McKee and Munn: Ripley absent.

Kent Fougeron from Speedway Properties appeared. They would like to put windows back on the east and west facades and enlarge the existing openings. They have a tenant who will put offices in the building. A software developer company wants to use both upper floors. The access is from the southeast corner of the building. There was an elevator installed some time ago.

Zimmer stating that they will be reusing what was once a primary entrance.

Beecham wondered about the white outline on the east. Zimmer believes there was once a building attached to this point that has long been removed. There used to be a billboard in front of this space.
Window designs were discussed.

Munn moved approval of larger window openings and inserted windows, seconded by Beecham.

Munn believes the proposed windows look good.

Motion for approval carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; Ripley absent.

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Fougeron would like input from the Commissions on possibly painting a type of mural on the east side of the building. He presented the Commission with a mock up.

McKee believes the colors are too light and stand out way too much. He would also like to be careful about this turning into a giant billboard. He doesn’t want to see it become too garish.

Beecham likes the idea of having something there, but she would also hate for this to turn into advertising space. It is more about ‘welcome to the district’.

Zimmer believes Craig Smith floated this idea about 15 years ago. The ideal design would have some elements of a traditional Haymarket sign, perhaps with a black border. Zimmer suggested some ideas.

The Commissioners agreed that a light color background would not work.

Staff Report

Zimmer stated that every year the Historical Society, on behalf of the Parks Service, has an annual report. He will draw up a report for the Commission’s approval. Eight landmarks were designated in the last fiscal year. There were about 67 reviews. No property was acquired.

Miscellaneous

• Bob Puschendorf with the State Historical Society asked Zimmer to brief the Commission on LB799. He is not sure about Building and Safety’s view of the code.

Beecham stated that there is a group called Lincoln Policy Network working on codes enforcement. They are working with City Council members to try and pass the International Housing Code. She suggested they visit with Ed Zimmer and the Preservation Association of Lincoln. They haven’t addressed historic properties yet and this would be a good opportunity.
• Zimmer will have a meeting with the Historical Society on starting the Section 106 review of the West Haymarket development.

  McKee believes he is hearing more favorable comments about the arena.

• Beecham noticed an article regarding the disposal of the buildings at State Fair Park. McKee stated that Camp Creek Threshers is interested in some of the buildings. Parks and Recreation is looking at moving one of the buildings. The trails are interested in one of the buildings.

There being no further business, the meeting was adjourned at 2:50 p.m.