MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 17, 2011, 1:30 p.m., DSC Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Jim Johnson, Berwyn Jones, Jim McKee and Greg Munn; (Tim Francis and 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

Acting Chair Jim McKee called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McKee then requested a motion approving the minutes for the regular meeting held January 20, 2011. Motion for approval made by Johnson, seconded by Jones and carried 5-0: Beecham, Johnson, Jones, McKee and Munn voting ‘yes’; Francis and Ripley absent.

APPLICATION BY GARRY MARTIN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1548 S STREET, THE PHI KAPPA PSI FRATERNITY HOUSE

PUBLIC HEARING: February 17, 2011

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

Ed Zimmer stated that very little exterior work has been done on this property. The only exterior effect would be an air conditioning unit that will only be visible from the adjoining unit in the back. This is the oldest of the Greek houses in Greek Row. The applicant wants to replace some of the windows. Some of the Greek houses identify some of the interior features in their nominations. They have had tax deductible donations from the foundation. The main work they want to do to this house is taking out the cove ceiling and drop lighting. He doesn’t see any issues arising on this project.

ACTION:

Jones made a motion that the removal of the ceiling and cove lighting and constructing a rear deck for mechanicals is of no material effect, seconded by McKee. Motion approved by Beecham, Johnson, Jones, McKee and Munn voting ‘yes’; Francis and Ripley absent.
APPLICATION BY JENNIFER BUXTON ON BEHALF OF NEIGHBORWORKS LINCOLN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 205 S 29TH STREET IN THE EAST LINCOLN/ELM PARK LANDMARK DISTRICT

PUBLIC HEARING: February 17, 2011

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

Jennifer Buxton, Director of Real Estate Development with NeighborWorks appeared as applicant. NeighborWorks just purchased a neglected home at 205 S. 23rd St. They would like to tear it down and build something new. They would like some feedback on what the Commission thinks is acceptable. The lot is 45 feet across and 110 feet deep. It is a corner lot. She passed out some examples of houses they have done in the past.

Beecham questioned if the interior materials from the existing house are salvageable. Danny Hawkins replied that he does not believe there is anything to be salvaged.

Munn wondered about the foundation. Hawkins does not think the foundation is acceptable. It would have to be redone.

Buxton noted this would be a house that goes to a low income buyer after homebuyer education.

Munn wondered about the size. Buxton replied it would be at least 1 ½ story with a full unfinished basement, rough plumbing, no floodplain considerations, at least 1 ½ baths.

McKee questioned if the footprint would be about the same. Hawkins replied the footprint would be roughly the same.

Beecham questioned what the houses look like on either side. Zimmer showed pictures of houses in the neighborhood from the Lancaster County Assessor website.

Munn thinks it would be important to have a porch, given the neighborhood. Beecham and Jones agreed.

Beecham asked if this would include a garage. Buxton responded they were thinking a one stall detached garage, but she does not have anything definite in mind at this point. Munn and Jones thinks that the plan shown for 710 N. 25th St. would look very nice on the lot in question.

The Commissioners also expressed interest in the plan shown for 2600 “R” St. It was noted that it might be more acceptable for a corner lot.

Buxton stated that they are not on a tight timeline. She just wanted to get some input from
the Commission.

Beecham questioned if the neighborhood association has been notified yet. Buxton replied that she is the Vice President of the Woods Park Area Neighborhood Association. She hasn’t brought this officially before the association yet, but she will.

Zimmer stated that this is in the Woods Park Historic Neighborhood. He could easily make a recommendation that demolition is justified. He will keep the Commission updated as this goes along.

**OTHER**

**Brownbilt**

Zimmer had 40 individuals who attended a neighborhood meeting Friday night. He had been asked by some of the neighbors if this was a possible historic district. Someone in Building and Safety Dept. copied the building permits for the area. He has an intern who has been working on compiling the owner information. The area in question in “D” St. to “A” St., 40th St. to 37th St.

Jones does not want to see the area to the north get orphaned due to it being too small.

Zimmer stated that the earliest plat was in 1925, the same date as the school building. Two more plats were added in the late 1930’s. He gave a presentation of houses in the area. The school could be included. There are good stories in the neighborhood. There are similar houses to the north and west. He recommends this as a national district. There was a strong show of hands from the neighbors that they would like to proceed with the national nomination. He would bring the formal nomination before the Commission at a future date.

**Meadow Gold**

Zimmer forwarded his draft nomination on the Meadow Gold complex. The Nebraska Historical Society disagrees with him on the period of significance. This needs to be settled. He thinks the company and complex remain significant beyond 1939, but salvage operation took out too much in the interior.
West Haymarket

Zimmer stated they are still waiting to hear from the Army Corp. of Engineers on the 106 process. There will be a joint meeting next week of Historic Preservation Commission and Urban Design Committee to discuss West Haymarket.

There being no further business, the meeting was adjourned at 2:10 p.m.