

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, March 15, 2007, 1:30 p.m., Conference Room 206, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Jim McKee, Bob Ripley and Carol Walker and Young; (Jerry Berggren and Bruce Helwig absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**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 regular meeting held February 15, 2007. Motion made by McKee, seconded by Walker. Motion carried 5-0: Francis, McKee, Ripley, Walker and Young voting 'yes'; Berggren and Helwig 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.

**ZION CHURCH AT 848 D STREET - SPECIAL PERMIT TO EXPAND NON-CONFORMING USE**  
**PUBLIC HEARING** **March 15, 2007**

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

Ed Zimmer stated that the Planning Dept. has received an application. Zion Church is requesting an expansion of a non-conforming use. Churches are allowed in the R-6 zoning district. As an older church, it does not conform with the present setbacks that a new church might use. The application involves an addition to the west. The applicant would like to position the addition with the present building. This would use more of the front yard than would otherwise be allowed. The question is if the applicant should be compelled to have a deep front yard on the addition.

Jeff Downing appeared. He is a member of the church, a member of the church board and he is also a local attorney. They would like to make the best use of the ground that they have. They want to build a building that is an aesthetic fit with the current building. He introduced Steve Cook who was also present. Mr. Cook is the architect of the addition. He also introduced Jack Way who is the head of the building committee and has overseen all the

building projects since the church moved to 8<sup>th</sup> and “D” St. They want to be considerate to their neighbors. When they first started the project, they hoped for a large and grand two level structure. The plan before the Commission is a one level structure. The original plans were met with understandable opposition. A large addition meant that they lost some parking and that would have pushed cars onto the street. They went back to the drawing board. There is a little more breathing space with the new design. The south setback which is the front of the church, they are trying to build flush with the existing building. If they are forced to push the south side of the educational wing to the north, they feel it would look very odd. With a great deal of thought to the historic beauty, they feel they have hit upon a design which addresses all interests. This design is acceptable to the 8<sup>th</sup> St. neighbors. The neighbors want to see some nice landscaping. They agree with that.

McKee wondered if a future addition has been considered for a 1<sup>st</sup> level below grade or a 2<sup>nd</sup> level above the proposed. Downing replied that they did look at going deeper. Going taller is a problem because one of the most beautiful features are the stained glass windows.

Jack Way stated that the south elevation has been raised two feet to keep it in step with the facade of the existing church. He presented a site plan to the Commissioners.

Downing noted that Wayne Howlett was also present. He is a member of the church and involved in the building process.

Ripley is aware of the windows on the west side of the church. He wondered if there wasn't a way to take advantage of two of the three bays. Perhaps there would be a way to gain some space with a second level, but one structural bay away.

Way stated that funds are a limiting factor.

Ripley observed you could put the building further back, but the way it has been designed looks to be the logical way. The setback is being reduced from 20 feet to 9 feet.

Zimmer stated that he believes the support of this application hinges on the design and setback and the Commission can link its response to what is presented to the Commission.

Ripley thinks the location as proposed is appropriate. He believes you would lose the value of the street wall if the addition were set back as required.

Zimmer stated that there is a separate request to the City Board of Zoning Appeals for the setback to the north.

Young wondered about the west side. Downing replied that the west side will not be parking or paved. It will be landscaped appropriately.

**ACTION:**

McKee moved approval as presented today, noting that landscaping is the stated use on the west edge along the alley, seconded by Francis. Motion for approval carried 5-0: Francis, McKee, Ripley, Walker and Young voting 'yes'; Berggren and Helwig absent.

**STAFF REPORT:**

Zimmer gave the Commissioners a tour of the new Historic Preservation section of the City of Lincoln Planning Dept. website.

There being no further business, the meeting was adjourned at 2:15 p.m.