MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

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

MEMBERS IN ATTENDANCE: Jim Johnson, Berwyn Jones, Jim McKee and Greg Munn; (Cathy Beecham, 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 February 17, 2011. Motion for approval made by Johnson, seconded by Munn and carried 4-0: Johnson, Jones, McKee and Munn voting 'yes'; Beecham, Francis and Ripley absent.

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

1109 NEW HAMPSHIRE

March 17, 2011

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

Ed Zimmer stated that Steve Werthmann from Urban Development and Annette McRoy are present today. McRoy is a North Bottoms resident. 1109 New Hampshire has been rehabilitated before and is in trouble again. They are proposing to take down the house and replace it. North Bottoms is not the designated district but has some federal involvement in the program. This property is not National Register eligible. A certified local government reviews something that will go on to the State Historical Society. Urban Development Dept. has a standing agreement on most of their property that when it involves demolition, it goes to the Historical Society as a Memorandum of Agreement.

Steve Werthman stated that 1109 New Hampshire has been in a tax credit project for the last sixteen years. The City of Lincoln inherited this building. The tax credit was run by the Indian Center. After 15 years, the city ended up with all the properties. This was one of them. During the time it was a tax credit property, there was no rehabilitation done to it. One problem unseen from the outside is the entire basement needs to be replaced, it is caving in. The issue they run into with the basement replacement, they would have to jack
this house up and re-dig the basement. It is also in the floodplain. It would have to be a
floodplain proof basement with the front door above the floodplain. Another issue is the
lead based paint. This property has been a rental for at least the last 16 years. Before
that, it was vacant and abandoned. One of the goals of Urban Development has been to
stop the movement of the North Bottoms neighborhood to rentals. There is a high
percentage of rentals in this area. Even with substantial rehabilitation, they don’t know if
it would be enough for owner occupancy. They are going to use the existing footprint of
this property when it is rebuilt. There is a detached garage that is going to be red tagged.
It is ready to fall down. All the wall studs are completely rotted out. They weighed
substantial rehabilitation versus reconstruction. It was estimated at $106,000.00 for rehab
or $125,000.00 for a whole new house. There will be no basement, just a type of crawl
space for flood waters to flow through underneath the house. He presented a design for
the house.

Zimmer thinks the design works well with the North Bottoms neighborhood.

Annette McRoy stated it is their goal to fit in with the existing neighborhood. Toward the
west, the houses start to be 1.5 story. She feels this is a good transitional design. It will
be sold to a first time home buyer. This will meet the neighborhood goal of less rentals.
It will only be sold to an owner occupant and they must go through owner training through
NeighborWorks. Urban Development will assist with the down payment.

Zimmer showed the scale of the neighboring houses to the west. The new house will be
similar in height to the neighboring houses. It will look like there is a basement underneath.
The crawl space will look like a basement. This is a request for advice and a
recommendation to the Nebraska State Historical Society.

The Commissioners voiced their approval to proceed as planned.

ACTION:

Jones moved approval of a Resolution, seconded by Johnson and carried 4-0: Johnson,
Jones, McKee and Munn voting ‘yes’; Beecham, Francis and Ripley absent.

FY11 APPLICATION TO HISTORIC PRESERVATION FUND (APPROVAL REQUIRED
FOR SUBMISSION) March 17, 2011

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

Zimmer there are now 5 certified local governments to apply for funding. He reviewed his
application with the Commissioners. Ripley has suggested to him attending the National
Trust Conference in Buffalo. His application includes the Indian Village survey project,
Brownbilt nomination, local landmarks as requested, update of historic preservation element in 2040 Comprehensive Plan and community education on 5City TV. He would consider adding the trust conference or another conference under other activities.

**ACTION:**

Munn moved approval of the application including additional funds for the conference, seconded by Johnson and moved 4-0: Johnson, Jones, McKee and Munn voting 'yes'; Beecham, Francis and Ripley absent.

**STAFF REPORT**

**Cultural Resource Discussions on West Haymarket**

Zimmer has submitted two drafts of the area of affect to the Corp. Of Engineers as they requested. This is the first step of the 106 review process. The State Historical Society also added four more buildings that they want him to consider, along with a proposed south Haymarket District. One building is the former Police station on 9th St. He has evaluated one building as not eligible. It used to be an auto garage. They also suggested the parking garage at 9th and “O” should be eligible. In regards to the Haymarket, it is his recommendation to include the railroad canopies. He presented a map showing proposed additions to the Haymarket district.

There was a discussion of specific buildings in the area.

The State Historical Society has invited Zimmer to talk to a larger group of their staff.

There being no further business, the meeting was adjourned at 2:30 p.m.