MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 18, 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, Greg Munn and Bob Ripley. 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 18, 2010. Motion for approval made by Johnson, seconded by McKee and carried 6-0: Beecham, Francis, Johnson, McKee, Munn and Ripley voting 'yes'; Jones absent at time of vote.

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.

APPLICATIONS BY PLANNING DEPARTMENT FOR LANDMARK DESIGNATION OF PROPERTY AT 29TH & WASHINGTON STREETS, AND A SPECIAL PERMIT FOR HISTORIC PRESERVATION TO ADJUST THE WEST SIDE YARD OF SAID PROPERTY. THE SUBJECT PROPERTY IS A POTENTIAL SITE FOR THE RELOCATION OF A DESIGNATED LANDMARK, THE DIAL HOUSE, CURRENTLY LOCATED AT 2033 S. 16TH ST.

and

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS TO RELOCATE THE DIAL HOUSE FROM 2033 S. 16TH STREET TO 29TH AND WASHINGTON STREETS, THE NEW SITE BEING PROPERTY LEGALLY DESCRIBED AT LOT 18, BLOCK 2, ZEHRUNG AND AMES SUBDIVISION AND THE VACATED WEST 34 FEET OF S. 29TH STREET

PUBLIC HEARING: March 18, 2010

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

Ed Zimmer stated that the application for demolition of the Dial house was denied by Historic Preservation Commission at a previous meeting. The application for landmark designation and special permit to move the Dial House to this location will appear before Planning Commission next week on March 27, 2010. There is a petition to vacate a portion of the adjacent unpaved street, to be attached to the house lot. There would be an easement to access the water main in that right-of-way. A five foot side yard is required on the east and west sides of the lot. The east side would have four feet as the side yard
once the house is moved onto the property. The landmark and special permit would allow the yard to be reduced. The whole purpose of this is to adjust the side yard from five feet to four feet. Zimmer stated in his staff report to Planning Commission that he is recommending these applications not go forward to City Council until agreement has been reached to move the Dial house to this property. This all involves the development project at 16th & South St. We are trying to give the house all the chance we can to have it moved. If the applications are withdrawn to move the house, all we have done at 29th and Washington is create a buildable lot. He does not believe this would be a negative outcome.

McKee questioned if the development of 16th and South St. has been delayed. Zimmer replied that the application has been put on hold. The applicant has had some difficulties. Zimmer would like action on these applications so he can move forward if everything else falls into place. He will not take this before City Council until everything else moves ahead.

**Landmark Designation of property at 29th & Washington Streets and Special Permit for Historic Preservation to adjust the west side yard of said property**

**ACTION:**

Jones moved approval, seconded by Johnson and carried 7-0: Beecham, Francis, Johnson, Jones, McKee, Munn and Ripley voting ‘yes’.

**Certificate of Appropriateness to relocate the Dial House from 2033 S. 16th Street to 29th and Washington Streets**

**ACTION:**

Beecham moved approval, seconded by Jones and carried 7-0: Beecham, Francis, Johnson, Jones, McKee, Munn and Ripley voting ‘yes’.

**REVIEW OF FY 2010-2011 HISTORIC PRESERVATION FUND APPLICATION**

**PUBLIC HEARING:** March 18, 2010

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

Zimmer stated that every year for the last 27 years, we have applied to the Historic Preservation Fund of Nebr. State Historical Society as a certified local government (CLG). The Dept. of the Interior requires pass-thru of at least 10 percent of their funds. The total allocation to NSHS is about $750,000. They have typically given more than 10 percent to local governments—$100,000 this year. The program requires a 40/60 match. We match it with Mr. Zimmer’s hours. Throughout Lincoln’s time as a CLG, Mr. Zimmer’s position has never been funded by this grant. There are various activities that are funded; research on landmark applications, National Register nominations, Comprehensive Plan and public participation, amongst other things. He has some Wesleyan interns. They are required to log their hours. He will be working on the West Haymarket. This would be the parts involved in historic resources. He has had some strong interest from the Witherbee area
for a possible designation. He has been working on the Woodshire designation. He would like to have some historical landscape planning done. He has been getting four to five local landmark requests a year. For the last two years, he has written in grant money for televising walking tours and brown bag lunches. The total proposed to be requested this year is $25,200, to be matched with $16,800 in Ed’s hours and donated intern time.

**ACTION:**

Johnson moved approval, seconded by McKee and carried 7-0: Beecham, Francis, Johnson, Jones, McKee, Munn and Ripley voting ‘yes’.

**STAFF REPORT**

- **Annual Report**

  Zimmer put together an annual report for the Planning Director. The Historic Preservation Commission met every month last year plus three times for the Haymarket. The Boulevards District was mentioned. The Haymarket area got the Great American Neighborhood designation. The Reimers bungalow is a unique early project of F. C. Fiske which is now protected by landmark designation. The Ricketts house at 400 S. 33rd has had the railing and porch stabilized.

- **West Haymarket Studies**

  The Section 106 review of the West Haymarket area is getting underway. A federal agency needs to come forward for the review. This will be a federal undertaking, they are just not sure which agency it will be. The survey work of the surrounding area has almost been completed. Zimmer will bring in his suggested eligible properties next month. Pershing Auditorium will be included as an affected property, even though it is outside the area. This is a long process without a known outcome for Pershing.

- **Young-Faulkner House Nomination**

  Zimmer will have a draft for further review at the meeting next month. He has talked with McKee. It feels initially like an association with a significant person. Faulkner founded a large insurance company. Mr. Young built the house, but he is not a significant figure. Architecturally, the property is very significant. There might be the possibility of criterion in association with an event. This house was built and lost to the original owner during the crash of 1893.

- **Miscellaneous**

  All members agreed to keep the current Chair of Bob Ripley and Vice-Chair of Tim Francis. No nominations or votes needed to be called.

There being no further business, the meeting was adjourned at 2:20 p.m.