MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 20, 2008, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Berwyn Jones, Bruce Helwig and Jim McKee; (Jerry Berggren 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

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held February 21, 2008. Motion for approval made by McKee, seconded by Helwig and carried 4-0: Beecham, Francis, Helwig and McKee voting ‘yes’; Jones abstaining; Berggren and 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 FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAND MANSE (FORMERLY OLD FEDERAL BUILDING) 129 N. 10TH STREET

PUBLIC HEARING: March 20, 2008

Members present: Beecham, Francis, Helwig, Jones and McKee; Berggren and Ripley absent.

Greg Munn appeared to present the application. He presented a picture of the interior of the building. He stated that Monte Froelich’s overall goal is to add more commercial space to the building. He would like to have the west end residential and the east end as commercial space. There is an issue with the door on the south side. That would lead to the corner unit. The apartment is empty. He would like to open up the space and get ready for a potential client. Froelich would like to supply half the space to Blue Orchid Restaurant and the other half would be part of the new commercial area. There are teller windows that he would like to make into serving windows. There is a code issue with the “20 foot rule.”

Beecham requested explanation of the 20 foot rule. Munn replied that you can’t have a dead end corridor any longer than 20 feet for safety and fire reasons.
Munn further stated that the window would need to be replaced with channels and possibly panels. There is also the issue of the doors need to be fire rated. He presented a drawing of the door assembly.

Jones wondered why the door is off center. Munn replied that the pilasters are off center.

Jones asked what is on the other side of the door. McKee stated that the old postal windows on the west wall seem to be already gone. Ed Zimmer believes that some remain but some are gone.

Zimmer stated that the reason the Commission looks at the interior of the Old Federal building is a preservation easement was retained for the main corridor, through the elevator and stairway, up to and including the old courtroom. It is more binding than the typical review. It is an easement and requires City approval.

Jones wondered if there is a way to get a waiver of the 20 foot requirement. Helwig is unaware of any waiver available. The 20 foot rule is required for safety in case of a fire or emergency.

Zimmer believes the Commission could make a recommendation as to their preference. The Code states that alternate solutions may be accepted for designated historic properties. Zimmer could engage in that conversation with the applicant’s approval. Another option would be to say it is a public easement and shouldn’t be divided in any way.

Munn presented a picture of the doorway with various glass and paneling options. The Commission preferred glass to the right and directly above the door.

**ACTION:**

Beecham moved approval of the doorway design as presented, with glass to the right and above the doorway at 39 feet and further moved that the design is acceptable and respectful of the character of the building, seconded by Helwig.

The Commission agreed with the motion and stated that due to irreconcilable code issues that do not allow the door to be placed at the 39 foot point, they will reluctantly allow it at or near the 20 foot point behind the pilaster

Motion carried 5-0: Beecham, Francis, Helwig, Jones and McKee voting ‘yes’; Berggren and Ripley absent.

Zimmer stated that Building and Safety is working with Monte Froelich on qualifying the courtroom as a place of assembly in the code. There are separation concerns. There needs to be a door at either end of the courtroom. An email received from Froelich states the doors will be done simply. Zimmer believes the Commission needs more information
than that. Froelich is proposing rather than a community room for the apartments, it would be available for rental use. The City can use the space also. There is a challenge on the right location for any additional doorways.

**HP FUND APPLICATION 2008/2009**

**PUBLIC HEARING:**

March 20, 2008

Members present: Beecham, Francis, Helwig, Jones and McKee; Berggren and Ripley absent.

Zimmer stated that every year we have the option of applying to the State Historical Society for Dept. of Interior funds. 10% of the funding must be distributed to certified local governments. It used to be the funding went to Omaha and Lincoln. Now there are more certified local governments across Nebraska so this year is different. Lincoln’s 10 year average is about- $20,000.00 a year. The Planning Dept. has never earmarked these funds to Zimmer’s salary. It has been used mostly for interns and contractual work.

Zimmer noted we to get good effect in the education area through Channel 5. Last year during Preservation Week, Zimmer did a Wyuka Tour which has been shown all year. PAL has been funding those tapings out of their budget. We could assist in those tapings and the cost. He thinks this would be a lot of value for a little bit of funds.

Zimmer stated that another key activity would be to work with the Eastridge Neighborhood on a National Register nomination. He would prefer a National District that celebrates the 50's story as opposed to a local designation. He questioned whether the Historic Preservation Commission wants to be involved with every modification of the houses.

Jones moved a resolution of approval of applying for $21,000 to be match with $14,000 of Zimmer’s time/salary, seconded by Beecham. Motion for approval carried 5-0: Beecham, Francis, Helwig, Jones and McKee voting 'yes'; Berggren and Ripley absent.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT
SCOOTER’S COFFEE HOUSE, 151 NORTH 8TH STREET IN HAYMARKET LANDMARK
DISTRICT
PUBLIC HEARING: March 20, 2008

Members present: Beecham, Francis, Helwig, Jones and McKee; Berggren and Ripley absent.

Zimmer stated that last month the Commission voted three to one in favor of the vinyl signs on the windows at two thirds the size as presented. In order for a motion to carry, at least four votes need to be received either in favor or opposition. Since the motion did not carry, it is back for consideration at this meeting.

Helwig thought the signs were too large for the space.

ACTION:

Beecham moved approval of the vinyl window signs at two thirds the size as presented, seconded by Jones.

Beecham stated that she believes the applicant has cooperated with the Commission and tried to work within their suggestions. Francis agreed.

Motion for approval carried 4-1: Beecham, Francis, Jones and McKee voting 'yes'; Helwig voting 'no'; Berggren and Ripley absent.

Staff Report

• Zimmer stated that next Thursday afternoon is the joint meeting of the Urban Design Committee and Historic Preservation Commission at 3:00 p.m. at the Sinclair Hille office.

• Zimmer noted that the last of the meetings on Downtown Design Standards is being held next Monday night at St. Paul at 7:00 p.m. There have been about one dozen meetings about downtown. There hasn’t been a huge turnout. He is working closely with the Downtown Lincoln Association. There is one concept regarding existing buildings. The language he has written so far says the building can’t deviate any further from existing conditions. There are appeal rights.
Miscellaneous

• Helwig stated that he saw an article in the newspaper about murals on the Old Federal Building. He is concerned that the Historic Preservation Commission did not have any input. Zimmer believes the Commission should have input. Space in the building was leased to a company that does wall paintings. A painting was done on the north end of the courtroom on the blank plaster. Zimmer will speak to the owner since this is a space protected by the City and the historical designation.

• McKee wondered about the brick that Magnolia defaced. Zimmer replied that City Council approved installation of the sign, but the applicant has to go back and repair what needs repaired. There wasn’t much discussion at City Council as to their decision.

• Zimmer stated that final approval has been received from the railroad to do an archeological test excavation. The test hole will be near the location of the immigrant house. Peter Bleed will be doing the work.

There being no further business, the meeting was adjourned at 2:35 p.m.