Meeting Record

Name of Group: Historic Preservation Commission

Date, Time and Place of Meeting:
Thursday, April 16, 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, Jim Johnson, Jim McKee and Bob Ripley; (Jerry Berggren and Berwyn Jones absent). Ed Zimmer, Marvin Krout 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 March 19, 2009. Motion for approval made by McKee, seconded by Johnson and carried 4-0: Francis, Johnson, McKee and Ripley voting ‘yes’; Beecham absent at time of vote; Berggren and Jones 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.

Review of Appropriateness of Additions and Modifications to the Former Northeast Branch Library, 2121 N. 27th Street, a Proposed Landmark

Public Hearing: April 16, 2009

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

John Sinclair and Dan Grasso from Sinclair Hille Architects presented the project.

Sinclair stated that Matt Talbot Kitchen has entered into a Redevelopment Agreement with the City of Lincoln for an expansion to the former Northeast Library. The original library will be used for administrative purposes. They hope to begin construction about mid July, 2009. Matt Talbot has to be out of their current building by March, 2010. A preliminary schematic of the addition will be submitted today. It is further developed from what was originally shown to the Urban Design Committee.

Ed Zimmer stated that this building is in the process of being landmarked by the City Council. The applicant is appearing voluntarily before this Commission and Urban Design Committee. They are looking for advice on the design.
Sinclair believes the library is a very interesting building in the sense that it is very small. They are trying to design an addition that does not engulf this building.

Grasso stated that this is a neoclassical building with great detail. He presented a slide show of the proposed building. They didn’t want to detract from the existing building. A lot of cues were taken from the architecture. Some of the corner brick details will be replicated on the new addition. There is a glass link connecting the two buildings. There is a main entry on the west. There will be a kitchen and dining room in the new addition. Ripley wondered about the east side courtyard that is shown. Sinclair noted that there is a downward slope.

Grasso noted that the library was built on a mound to help retain the original front steps. Zimmer noted that a basement was built under the building when it was moved in the 1990s due to the very small size of the library. This added much needed usable space.

McKee inquired what percentage of Matt Talbot’s clients have an automobile. Sinclair replied that about 75 percent of clients have a car. There is a misconception about who Matt Talbot’s clients are. The majority of the people they serve are the working poor, not the poor of years past. He believes that most of the homeless that currently use Matt Talbot will probably stay downtown and find another resource. He does not see them walking this far to the new site.

Sinclair stated the building will be re-roofed and some tuck pointing will be done.

Zimmer noted that a bike trail is currently in place under the bridge.

Beecham inquired how many parking spaces there will be. Sinclair replied that Matt Talbot wanted about 100 spaces. The site plan shows about 75 spaces. There are some issues with overhead power lines and power poles that impede the amount of available parking spaces.

Ripley thinks the new addition is very respectful of the existing building.

Beecham inquired if once the addition is added to the landmark site, if the whole building would become a landmark. Zimmer replied that the landmark will still refer to where the existing building sits.

Ripley stated that this is a great addition to a fabulous building. The lines and detail of the proposed addition are wonderful. The other Commissioners agreed.

Marvin Krout questioned if any of the TIF money is being used to pay back the Federal government, who originally owned this site. Sinclair replied that Urban Development is looking to obtain a waiver on the premise that Matt Talbot is a non-profit agency. There is a fund drive going on. They are hoping to raise a total of 2.5 million dollars. This is a
human service agency serving the working poor, not a soup kitchen.

Zimmer sees a kind of relation to the former Salvation Army building at 8th and P Street in Haymarket. It was a human services agency built in the middle of a declining industrial area that enhanced, rather than detracted from, the character and quality of its setting. This building will have that kind of an impact to this area.

Sinclair stated they will continue to keep this Commission informed of their progress.

**ACTION:**

McKee moved for a Resolution approving the plans as submitted today, seconded by Beecham. Motion carried 5-0: Beecham, Francis, Johnson, McKee and Ripley voting 'yes'; Berggren and Jones absent.

**APPLICATION BY U.S. PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE OLD FEDERAL BUILDING (129 NORTH 10TH STREET)**

**PUBLIC HEARING:** April 16, 2009

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

Zimmer is in discussions with the owner regarding the content of the digital sign. There are also issues with some other signs.

**Update on Havelock Avenue Landmark District facade improvement program**

Scott Sullivan appeared. He stated that there is $400,000.00 funding from Urban Development available to all the building owners along Havelock Avenue in the landmark district. There was an initial meeting that invited property owners to talk about the program. There was the task of meeting with the property owners individually to talk about the buildings. Late 2008 was the initial public meeting. They have taken a photo of each building and done before and after imaging and cost estimates. The buildings varied from good condition to not so good. Many things will be paid for 100 percent. Awnings and lighting are some items. Significance to the neighborhood, structural and maintenance issues are all taken into consideration. Other items are being paid for at 50 percent.

Krout believes there is a restriction on the percentage of wall or window that can be used for signage. Zimmer believes there might be some enforcement that can be done for those who have excess signage.

Sullivan stated that improvement items range widely. There is a smaller shop that wants to keep their metal awning. It was suggested the existing sign be replaced with a new shingle type sign. Arnolds will have a dramatic update along with Los Dos Hermanos at
6117 Havelock. This is a work in progress. They have made a list of things that can be paid with the available funds. Sullivan went through slides of the many building fronts and what is being proposed.

Zimmer believes Sullivan has been careful with his consideration of signage and awnings.

Sullivan believes that there is a high percentage of 2nd floor residential occupancy in Havelock.

Zimmer stated that most likely, each of these components will be dealt with on a building by building basis.

**Staff Report**

* Zimmer stated that landmark designation of the former Northeast Library received approval from Planning Commission and he expects favorable action at the upcoming City Council.

* The City Council approved the Weese Farmstead application. The applicant is cleaning up the site.

* Heritage Nebraska is having their annual meeting in Scottsbluff May 1-2, 2009.

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