MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, April 17, 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 and Jim McKee; (Jerry Berggren, Bruce Helwig 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 March 20, 2008. Motion for approval made by Jones, seconded by Beecham and carried 4-0: Beecham, Francis, Jones and McKee voting ‘yes’; Berggren, Jones 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 LANDMARK DESIGNATION OF THE SLATTERY - PEGRAM HOUSE, 4900 NORTH 14TH STREET, WITH ASSOCIATED PROPERTY

PUBLIC HEARING: April 17, 2008

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

Ed Zimmer presented pictures of the Slattery-Pegram house. It is a large C-shaped house, designed by Fiske & Meginnis and built in 1921 for Dr. William Slattery. It used to operate as a nightclub in the late 1940’s, early 1950’s. The porch was enclosed at some later date. The application notes two parcels. There is the main acreage and one lot on the west side of the street with the well house. They are both under the same ownership. The well is still functional. Ten years ago, there were questions about subdivision work going on in the neighborhood. The well is on its own lot which helps to clarify things.

McKee questioned if the applicant intends to continue using the well. Danja Siders replied that they intend to keep using the well for heating and cooling purposes. The well is artesian.

Zimmer noted that there is not another well in the inventory of landmark properties. The well is long associated with the property. He believes that the preservation standard would be that it is of interest with the house.
McKee likes the house and can’t remember why this wasn’t designated before. Zimmer remembers the house parcel was much larger—10 acres, rather than two—and was in divided ownership before. In 1998, there was communication from Seacrest and Kalkowski Law Firm about an interest to develop in the area. The house parcel and the well parcel have been clearly designated now.

**ACTION:**

April 17, 2008

McKee moved approval, seconded by Beecham. Motion for approval carried 4-0: Beecham, Francis, Jones and McKee voting ‘yes’; Berggren, Jones and Ripley absent.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAND MANSE (FORMERLY OLD FEDERAL BUILDING) 129 N. 10TH STREET**

**PUBLIC HEARING:**

April 17, 2008

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

Greg Munn stated that the owner of the Grand Manse wants to use the corridor as a gathering space for receptions. They are proposing that two walls with double doorways be constructed. There are fire codes that would apply. There is a 25 percent rule of glass and wall. At the beginning of the corridor, a wall would fit with the coffer. A light would need to be moved. A pipe would be enclosed. Looking south down the corridor, there is an apartment.

Jones stated that after the last meeting of Historic Preservation, he went to the Grand Manse and a very nice woman showed him around the building.

Munn showed detail of the interior woodwork. The building has a stack of doors that match. Whenever possible, the doors have been reclaimed. The doors at the end of the hallway will be used as the doors for the entrance to this space. He is proposing a glass transom above the doors. He would like to see glass vision panels on either side of the door. The door has glass windows on top and he feels it will match much better.

Zimmer questioned if it would make sense to have this north doorway similarly positioned like the door at the other (south) end of the hallway. The door at the other end is set back from the coffer. Munn thinks that would be preferable. He believes that the building owner would like the idea also.

There was discussion of construction alternatives.

Zimmer believes Building and Safety has agreed to the deeper location of the doorway on the first floor proposed at last month’s meeting.
The applicant amended his application for a north doorway outside the coffer.

Dianna Lierz appeared. She is the sales agent for U.S. Property and her office is in the Grand Manse.

**ACTION:**

April 17, 2008

McKee moved approval of the doorway design as presented and set back from the coffer, seconded by Beecham. Motion for approval carried 4-0: Beecham, Francis, Jones and McKee voting ‘yes’; Berggren, Jones and Ripley absent.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR WORK AT SCOOTER’S COFFEE HOUSE, 151 NORTH 8TH STREET IN HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

April 17, 2008

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

No one appeared and there was no new information to present.

**STAFF REPORT**

**Emigrant Home**

There was a successful archeological exploration of the Emigrant Home in the Burlington Railroad yard. The subsurface is very clean. There is a top layer of gravel, coal and soil; a distinct clay layer with very few artifacts in the clay, and below that is a very clean line of dark prairie soil. There was no evidence found of a foundation at the test location. In the end, the pit was about 9 feet by 9 feet wide and about 5 feet deep.

Beecham was involved with the dig. At one point, they thought they had found a footing--It turned out to be a cast iron pipe.

Zimmer stated that the subsurface looked very clear and distinct. He believes there would be very good reason to go back and further explore. There were railroad workers around who talked about the many items they have dug up in the past. If the City moves ahead with the arena, we would like to build in the opportunity for archeology. On the west side of the hole, you could see a series of dips along the top of the clay layer. It was rails that were pulled out. He believes there is an 1870 surface about five feet below. He believes they found the line between organic process and human activity.

Zimmer noted that Kent Morgan of the Planning Dept., the city’s West Haymarket project manager, wanted this information so he can build future archeological activity into the arena budget. Money from Preserve America might be available. This is a transportation site,
so state transportation enhancement funds might be available. Morgan believes history should be built into the project.

**DLD Post**
Zimmer stated that the funding is in place to preserve and interpret the DLD post at 2nd and “P” St. It will protect the post.

There being no further business, the meeting was adjourned at 2:40 p.m.

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