

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 28, 2011, 1:30 p.m., Conference Room 210, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Cathy Beecham, Tim Francis, Jim Johnson, Jim McKee, Greg Munn and Bob Ripley; (Berwyn Jones absent). Steve Henrichsen 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 acknowledged the posting of the Open Meetings Act in the room.

Ripley then requested a motion approving the minutes for the regular meeting held March 17, 2011. Motion for approval made by Johnson, seconded by Munn and carried 4-0: Francis, Johnson, Munn and Ripley voting 'yes'; Beecham and McKee absent at time of vote; Jones absent.

Ripley requested a motion approving the minutes for the special joint meeting with Urban Design Committee held February 24, 2011. Motion for approval made by Johnson, seconded by Beecham and carried 5-0: Beecham, Francis, Johnson, Munn and Ripley voting 'yes'; McKee absent at time of vote; Jones absent.

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

### **APPLICATION BY BUZZARD BILLY'S FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 247 N. 9<sup>TH</sup> STREET, THE H.P. LAU BUILDING, IN HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:** April 28, 2011

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

Steve Engel appeared for the Buzzard Billy's sign. A design of the proposed sign was submitted. One half of the current sign lights up and it barely flickers when it is very cold outside. They were on a limited budget when they first moved in. They believe the proposed vertical sign blends with the Haymarket better. They consulted with Ed Zimmer on the design. He helped steer them in the right direction.

Beecham questioned the sign in comparison to the Brewsky's sign. Engel replied that this sign is about the same size, perhaps just a little smaller.

Munn wondered if the letters are inset and if the lighting can be seen. Engel replied that it is can lighting, lit from behind.

Beecham wondered if it is neon tube. Engel replied that the neon is in the tube.

**ACTION:**

Munn moved approval of the sign as presented today, seconded by Johnson.

Ripley noted that this neon is semi concealed. The neon tube sits in the channel.

Beecham noted there have been concerns in the past about not having plastic back lit neon tubing.

Motion for approval carried 5-0: Beecham, Francis, Johnson, Munn and Ripley voting 'yes'; McKee and Jones absent.

**APPLICATION BY WILLIAM J. AND MYRNA L. WOOD FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 720 S. 16<sup>TH</sup> STREET, THE YATES HOUSE, A DESIGNATED LANDMARK**

**PUBLIC HEARING:**

**April 28, 2011**

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

Marcus Zettler appeared. He stated that a second exit out of the building is needed. This property is becoming a sorority. Right now, there is a staircase from first to second floor in the front of the building. You go down a hall to the back of the building and there is another staircase from second to third floor. Most of the changes are within the house and not visible from the exterior. There are three options for the stairs that they are looking at. A second exit stair is what is needed. Two of the schemes involve inseting a stair and taking out a bedroom. Proposal one and two have a stairway and a new fire rated wall that is being installed. The third scheme minimizes the damage to the interior of the house. This comes out the back with a metal stair from third floor to grade. This is the option they prefer. The second floor already has two exits.

Beecham noted that the back is the east side.

Zettler noted that there is one metal fire stair already, the stairway on the north side is existing. They are trying to get an easement. This would come down right on the lot line. Everything they would be doing is towards the back of the lot. They are also showing some future proposals such as a back porch on the northeast corner. There could be a chair lift installed to gain some accessibility. There is currently nowhere for people with mobility

issues to enter the building. If needed, they will be removing the steps into the carport. There would be a new stair coming off the porch, facing east.

Ripley wondered about the bedroom at the top of the stairs. Zettler replied that they will be losing one or two bedrooms, depending on which scheme they go with.

Beecham questioned how much they would encroach into the easement. Zettler is talking to neighbors about going right up to the lot line. They may have to go one foot over. The old carriage house has been converted into a single family home. It was subdivided and owned by someone else.

Francis believes it looks as good as it could probably get.

Beecham clarified there would be no modifications to the exterior walls. Zettler agreed.

Munn stated it looks as though Proposal Two affects a window. Zettler replied that one of the windows could possibly have a fire rated wall installed on the inside, but the outside would look the same.

Zettler would like to know if any of the proposals are unacceptable and if the Commission has a preference to which option they prefer.

Munn commented that he prefers Proposal One as submitted. It leaves the windows untouched. Beecham agreed.

Beecham hates to see exterior staircases, but tucking it away as best you can without hurting the building is preferable.

Beecham inquired about the plans for the parking area. Myrna Wood believes there could be about ten cars parked on the area to the north.

Ripley thinks it would be nice if they could preserve as much as possible with regard to the footprint of the drive.

**ACTION:**

Francis moved approval with a preference for Proposal One from Berggren Architects as submitted today, with the request that the applicant investigate tying the two exits together to minimize the amount of site that the stair consumes, seconded by Munn.

Beecham questioned if is this reversible. Zettler replied it could be rebuilt but it would involve structural framing to rebuild what they are doing.

Motion carried 6-0: Beecham, Francis, Johnson, McKee, Munn and Ripley voting 'yes'; Jones absent.

**APPLICATION BY LARRY BULLER FOR DESIGNATION OF 2943 GARFIELD STREET, THE FORMER HAC GROCERY/a.k.a. "THE CHIMES" AS A DESIGNATED LANDMARK IN ACCORD WITH LMC 27.53.120 AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION TO REHABILITATE "THE CHIMES" AS A DUPLEX, WITH ADJUSTMENTS OF A YARD REQUIREMENT AND PARKING REQUIREMENTS**  
**PUBLIC HEARING:** **April 28, 2011**

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

Ripley stated that this application is for the rehabilitation of "The Chimes" which was recently purchased. The special permit will be for the use of the property as a duplex. He believes there is an issue with Public Works asking for four parking stalls as opposed to two stalls. Currently, the property has the capacity for two stalls. One lot is really not built on. There is essentially fifty feet of open land, but there is an elevation change. Ripley believes this is an obvious choice for landmark designation.

Larry Buller stated that the first floor used to be a grocery store. He will be using it as his personal space. The second floor will be an apartment. It is zoned R-2 and there is an unimproved alley next to the property. It has never been vacated. His application would reduce the side yard to 2.5 feet on the east, adjacent to the alley.

Beecham believes there is plenty of street parking available in the area. She commended Buller for giving life back to this building. She thinks two stalls would be acceptable. Street parking would be adequate.

Johnson commented he attends Sunday evening concerts at the bandshell. It gets crowded during that time, but two more cars is not going to make a difference.

Buller has monitored the cars parking on the street during the day and at night, and there aren't many cars parked on the street. It seems silly to plow up the back yard for cars.

**ACTION:**

Approval of landmark designation and special permit with two parking stalls and a side yard of 2.5 feet, seconded by Johnson. Motion carried 6-0: Beecham, Francis, Johnson, McKee, Munn and Ripley voting 'yes'; Jones absent.

**APPLICATION BY ANNE BURKHOLDER FOR A CERTIFICATE OF  
APPROPRIATENESS FOR WORK AT THE BURKHOLDER PROJECT, 719 P STREET  
IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**April 28, 2011**

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

There was no information to present.

There being no further business, the meeting was adjourned at 2:00 p.m.