MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 21, 2007, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Bruce Helwig, Jim McKee, Carol Walker and Terry Young; (Jerry Berggren, Tim Francis 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

Acting Chair Bruce Helwig called the meeting to order and requested a motion approving the minutes for the regular meeting held April 19, 2007. Motion for approval made by McKee, seconded by Walker. Motion for approval carried 4-0: Helwig, McKee, Walker and Young voting 'yes'; Berggren, Francis 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 BY HAVELOCK BUSINESS ASSOCIATION FOR LANDMARK DISTRICT DESIGNATION OF HAVELOCK AVENUE LANDMARK DISTRICT, GENERALLY DESCRIBED AS THE PROPERTIES FROM 6024 HAVELOCK AVENUE TO 6242 HAVELOCK AVENUE AND FROM 6033 HAVELOCK AVENUE TO 6245 HAVELOCK AVENUE

PUBLIC HEARING: June 21, 2007

Members present: Helwig, McKee, Walker and Young; Berggren, Francis and Ripley absent.

Ed Zimmer made a photo presentation of historic Havelock. The proposed district stretches from Misty's on the east to just short of the gas station on the west. There is one National Register property in the district, the Lancaster Block. He received one objection from the property owner on the northeast corner of the district. A written objection was received regarding the Tobacco Shack. District designation is only stopped if the Commission receives at least 50 percent objection from the proposed district. The Commission can vote to exclude this property if they so desire. Excluding a property in the center of the district can create problems. This is on the edge and regulating their signs could prove to be a challenge.
McKee believes it makes more sense to leave it in the district and have some regulation over their signage. The other Commissioners agreed.

**ACTION:**

Motion for approval of landmark district designation as proposed by staff made by McKee, seconded by Young. Motion for approval carried 4-0: Helwig, McKee, Walker and Young voting 'yes'; Berggren, Francis and Ripley absent.

**APPLICATION BY NEIGHBORWORKS, INC. FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 600 N. 26TH STREET IN THE HAWLEY LANDMARK DISTRICT**

**PUBLIC HEARING:** June 21, 2007

Members present: Helwig, McKee, Walker and Young; Berggren, Francis and Ripley absent.

Zimmer stated that he has received the plans from NeighborWorks with a few changes. This would be done under a program called Youth Build. 18-24 year old at-risk youth will build the house and receive their GED.

The Commissioners reviewed the plans.

**ACTION:**

McKee moved approval with the condition that the porch be extended 7 feet, seconded by Walker. McKee strongly recommended the roof design. Motion for conditional approval carried 4-0: Helwig, McKee, Walker and Young voting 'yes'; Berggren, Francis and Ripley absent.

**APPLICATION BY RICH FARLEY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SULLIVAN BUILDING IN THE HAYMARKET LANDMARK DISTRICT, 311 NORTH 8TH STREET**

**PUBLIC HEARING:** June 21, 2007

Members present: Helwig, McKee, Walker and Young; Berggren, Francis and Ripley absent.

Zimmer presented a graphic of the proposed sign. The proposal is for an acrylic face backlit sign. Building and Safety raised the question about what kind of sign it is and they don’t believe it is far enough above the sidewalk. The owner would accept a blade type sign. It is a difficult space. The district talks about signs attached to railings. Plastic faced, back-lit signs are specifically excluded. An externally lit sign on the end or on the wall would be acceptable. A marquee sign was approved for the previous tenant.
ACTION:

The Commission agreed that the proposed sign does not conform to the guidelines previously established for signs at this location.

Young moved to deny the proposed sign, seconded by McKee. Motion for denial carried 4-0: Helwig, McKee, Walker and Young voting 'yes'; Berggren, Francis and Ripley absent.

APPLICATION BY ELIZABETH KATT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1308 N. 38TH STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT
PUBLIC HEARING: June 21, 2007

Members present: Helwig, McKee, Walker and Young; Berggren, Francis and Ripley absent.

Elizabeth Katt stated that the addition that she proposed last year had to be revisited. When they started to tear down walls, they realized that some structural adjustments had to be made. The new addition will be sitting on its own foundation. The upstairs window will be utilized as the doorway to the addition. It was originally done as a full two stories. Seeing it in 3-D made that seem too imposing.

McKee inquired about the footprint. Katt replied that the footprint will remain pretty much the same. They tried to pick up some details from the house so it looks consistent.

Zimmer stated that this request is for something smaller than was previously approved. This takes less pavement and keeps the garage doors facing the direction they previously were. Many of the period revival houses have attached garages. This is also a lot that stretches south and orients more towards the long dimension. There is a lot of space between the garage and the north property line.

Katt stated that the original plans show a covered porch on the north end with lattice work.

Michelle Penn stated that they are going to do the original design shutters, cornice work and anything else that needs done. They are keeping the historical details. The trellis work will mimic what is there.

McKee likes the way the porch supports are reflected.

ACTION:

Motion for approval made by McKee, seconded by Walker. Motion for approval carried 4-0: Helwig, McKee, Walker and Young voting 'yes'; Berggren, Francis and Ripley absent.
APPLICATIONS BY MATTHEW AND LISA INNIS FOR DESIGNATION AS A LANDMARK IN ACCORD WITH LMC 27.57 AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION IN ACCORD WITH LMC 27.63 400 FOR PROPERTY AT 1204 PEACH STREET, THE HEIDENRICH HOUSE/FORMER TRINITY LUTHERAN CHURCH PARSONAGE
PUBLIC HEARING:

June 21, 2007

Members present: Helwig, McKee, Walker and Young; Berggren, Francis and Ripley absent.

Zimmer stated that this item will be before the Commission next month. It is a 1908 prairie box home. The house used to be the parsonage for Trinity Lutheran Church. It is now a tea room. It has been in operation for a few years. Building and Safety informed the owners that a restaurant can’t be run in the R-2 district. This could potentially be under the same special permit provision as a bed and breakfast, if approved. The owners have agreed to not operate while they are rebuilding their kitchen this summer. They believe they have very strong neighborhood support. The hours of operation would be limited. They have about 20 seats. Zimmer believes their operation has been mostly by reservation. They have no off site parking. They only operate on weekdays during the day. Zimmer discussed this with the Planning Director and he was supportive of a low key mixed use with neighborhood support.

The Commissioners were supportive of the application.

STAFF REPORT:

• The State Historical Society is receiving more funding than they previously thought and have not received the applications they thought they were going to. Zimmer has talked about what steps might be involved in the West Haymarket Arena. He does not believe there are historic resources above ground by the railroad tracks, but he believes there might be archeological resources. He is suggesting in conjunction with Peter Bleed, the first step be done in the rail yard. This would utilize volunteers in coordination with Sanborn Maps to identify physically anything of interest. There was the Immigrant House which provided lodging to travelers and to immigrants while they were looking for land. A test hole could be made to know the subsurface condition and to get a sense of what the ground is like. If it looks like there is knowledge beneath the ground, the next phase is a full environmental and historical assessment of the area. This could become a larger project.

• Zimmer has talked to people from the former Citizen State Bank at 48th St. and St. Paul. This is one of the better small town bank buildings.
• Zimmer was contacted by Crete Carrier regarding the Woods Brothers building. They would like to restore the three arches. The limestone veneer was put over the detail of the three arches. They would like to spend some money and reclaim them.

Helwig wondered about the Humane Society fountain. Zimmer stated that it will be installed and dedicated in July, 2007.

There being no further business, the meeting was adjourned at 2:30 p.m.