MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, July 16, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Jim Johnson, Jim McKee and Greg Munn; (Tim Francis, Berwyn Jones 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 Jim McKee called the meeting to order and noted the location of the Nebr. Open Meetings Act.

McKee then requested a motion approving the minutes for the regular meeting held June 18, 2009. Motion for approval made by Johnson, seconded by Beecham and carried 4-0: Beecham, Johnson, McKee and Munn voting 'yes'; Francis, 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 BY BILL WOOD FOR LANDMARK DESIGNATION OF THE RICKETTS HOUSE AT 400 S. 33RD STREET

PUBLIC HEARING: July 16, 2009

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

Bill Wood appeared. He recently purchased this house in June. The interior renovation was already underway when he bought it. It was started in 2003 and was about 70 percent complete. It retains for the most part, existing doors and trim. Right now, he is working on finishing the interior. That should be complete by the end of August, 2009. The exterior will be more of a challenge. The front porch needs some work. The brick columns appear to be about the third type of column that has been on the house. There are some unusual balustrades. There are basement windows that open under the porch. He is planning to bring the exterior back as much as possible to the original look.

Beecham wondered if anything has been salvaged and sold from this house. Wood replied that he does not see any interior elements that are missing. He has found a lot of small pieces that were missing.
Beecham asked if the third floor butler’s room is still intact. Wood thinks some of the paneling was probably moved up there. He thinks that maybe a ballroom might have been up there at one time.

Zimmer stated that he was in the building around 2003 or 2004. The owner at that time started rehab on the third floor. They used a lot of material from elsewhere. There is a little bit of mix and match. Elsewhere, it is mostly relocation. He saw this interior about 20 years ago in a salvage store catalog. To the best of his knowledge, the salvage sale did not happen.

Zimmer further stated that this is currently zoned R-2 but has a right to continue operating as an apartment house. No special permit is needed. This house did not lose its non-conforming status. This application is about protection for the property and accessing the opportunity for landmark tax advantages.

McKee inquired how much can be done to restore the porch. Zimmer replied that under the landmark status, the Historical Society will be applying the Secretary of Interior standards. You don’t have to receive approval to replace an element but if you do, it should be replaced based on documentation and earlier appearance of the property.

McKee wondered specifically about height and spacing requirements with regard to the porch rail. Zimmer believes you can repair but not replace. What is sometimes done is to put in an appropriate railing that is not that conspicuous with the overlay of the original railing.

Zimmer did a tour with Grant Landreth from the Historical Society. They are very interested in retaining the historic character of this house.

Munn questioned if the windows are original. Wood replied that he believes that the first and second floor windows appear to be original. He believes the third floor windows are replacements.

**ACTION:**

Beecham moved approval, seconded by Johnson.

Zimmer stated that this property has a strong significance through association with the original owner. This is not pristine in terms of integrity of the original design, but has great potential.

McKee stated that this property was owned by Arnott Ricketts, an attorney. His wife was a suffragette and temperance advocate. Mrs. Ricketts and other Methodist followers were going from saloon to saloon. Bar owner T.P. Quick and his attorney Mr. Brown who was also the Mayor, asked them not to enter Quick’s establishment. Mrs. Ricketts entered, the
other ladies did not. Mr. Quick threw Mrs. Ricketts out of the bar head first and her husband was not amused. Mr. E. E. Brown was also the Fire Chief and an attorney. He was the attorney for Mr. Quick. Ricketts sued Quick and won the case. The Ricketts won a minor award of $10.00 or $20.00, but they never collected the money.

Motion for approval carried 4-0: Beecham, Johnson, McKee and Munn voting ‘yes’; Francis, Jones and Ripley absent.

APPLICATION BY CARYL GREATHOUSE FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE ALPHA XI DELTA SORORITY HOUSE, 1619 R STREET
PUBLIC HEARING: July 16, 2009

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

Zimmer received a pdf file from Nebraska Neon Sign Co. Zimmer has been having a discussion with Caryl Greathouse in regards to the proposed sign. Ms. Greathouse agreed with Zimmer that not allowing anything except the letters and pearls to illuminate would be preferred. An aluminum face or opaque film would be used. The proposal is for 7.5 foot sign, aluminum can, interior illuminated but only the pearls and the Greek letters should light-up. The sign would be mounted flush to the wall.

ACTION:

Johnson moved approval, seconded by Munn.

Zimmer believes this sign is very similar to what is on the building today. The existing sign is rusting away and needs to be replaced.

Motion for approval carried 4-0: Beecham, Johnson, McKee and Munn voting ‘yes’; Francis, Jones and Ripley absent.

APPLICATION BY RANDY JONES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SEATON & LEA BUILDING, 301 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: July 16, 2009

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

Zimmer stated that this will be the space of the Capitol City Grill, a new restaurant going in the old Magnolia space. The owner is taking down the sign and would like to go back
to the shingle sign. He hopes he can present a sign that might go along with a past approval.

McKee questioned if the two new brackets on the south elevation were approved by Historic Preservation Commission. Zimmer replied those were approved by City Council.

Beecham wondered if we can stipulate that the large holes be filled if not used.

The Commissioners agreed that they would all like to see the sign before anything is approved.

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

There was no new information to present.

**APPLICATION BY URBAN DEVELOPMENT BY CERTIFICATES OF APPROPRIATENESS FOR FACADE IMPROVEMENTS THROUGHOUT THE HAVELOCK LANDMARK DISTRICT, INCLUDING PROPERTIES BETWEEN 6024 AND 6242 HAVELOCK AVENUE ON THE NORTH SIDE OF THE STREET AND 6039 AND 6211 HAVELOCK AVENUE ON THE SOUTH SIDE OF THE STREET**

There was no new information to present.

**APPLICATION BY SPEEDWAY PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 330 NORTH 8TH STREET AND 800 Q STREET IN THE HAYMARKET LANDMARK DISTRICT**

There was no new information to present.

**DISCUSSION**

• Beecham has some questions regarding the Tool House building. She would like to know if there is brick under the plaster, are they covered in the historic district, etc.

Zimmer believes the owner is thinking of removal of the back addition to the Tool House. They would like to close the alley and take out the building that the antique mall was in. All of this is in the district and under review of this Commission.

Beecham questioned if it is possible to build something on top of the old two story building or if that is structurally possible.

Munn replied that you would have to dig down into the building and sink piers into the ground. It would be costly but not impossible.
Zimmer understands that he needs to do some background on this item and he will supply some information to the Commissioners.

- Beecham inquired if the Bison Books building is in the district also. There are rumors that this building could potentially be torn down.

Zimmer believes that WRK owns the west half of the block, Nebraska Books owns southeast portion and University of Nebraska Press owns the northeast. Zimmer has seen some designs that are very compatible with the district. The Historic Preservation Commission could comment on this in lieu of Urban Design Committee since it is adjacent to the Haymarket district.

Staff Report

Zimmer had a call last week from a lady who left a message that she grew up in a south neighborhood house that had been torn down decades ago. It turned out the John Hawkins home on the northeast corner of 20th and Washington. The woman came to see him and brought color photos of the house.

There being no further business, the meeting was adjourned at 2:20 p.m.