MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, July 17, 2008, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Bruce Helwig, Jim McKee and Bob Ripley; (Cathy Beecham, Jerry Berggren and Berwyn Jones absent). Ed Zimmer 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 June 19, 2008. Motion for approval made by McKee, seconded by Helwig and carried 4-0: Francis, Helwig, McKee and Ripley voting ‘yes’; Beecham, 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.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR SIGNS AT SUITE ONE, 311 N. 8TH STREET, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: July 17, 2008

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

Ed Zimmer met with the applicants today. They are not ready with their sign designs yet. They will soon install the sign that was approved last month.

APPLICATION BY PLEASANT VIEW ART GALLERY FOR CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE VEITH BUILDING, 816 P STREET, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: July 17, 2008

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

The door signs are up at the Veith Building. They are crisp and clean. There are many colored doors in the Haymarket. Zimmer presented slides of various door schemes in the Haymarket. The applicant has painted their doors burgundy with green trim. Members thanked Zimmer for the update.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS BY WATERPARK CONDOMINIUMS FOR WORK AT THE FORMER LINCOLN LIGHT AND WATER BUILDING, 2901 A STREET, A DESIGNATED LANDMARK
PUBLIC HEARING: July 17, 2008

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

Zimmer presented a slide of the Waterpark Condos. One of the towers appears to have possibly been damaged by wind or to be in the process of modification. He hasn’t heard from the applicant on the future of this application.

APPLICATION BY JACK McDONALD ON BEHALF OF THE “N” ZONE FOR CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE LINCOLN HIDE & FUR BUILDING, 728 Q STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: July 17, 2008

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

No new information to present.

APPLICATION BY SIGMA NU FRATERNITY HOUSE, 625 N. 16TH STREET, FOR CERTIFICATE OF APPROPRIATENESS
PUBLIC HEARING: July 17, 2008

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

No new information to present.

APPLICATIONS BY CHARLES AND NANCY OGDEN FOR A CHANGE OF ZONE TO THE TEXT OF LMC 27.63.400 (SPECIAL PERMIT FOR HISTORIC PRESERVATION) AND A SPECIAL PERMIT FOR HISTORIC PRESERVATION UNDER LMC 27.63.400 AS PROPOSED TO BE AMENDED, FOR THE PROPERTY DESCRIBED AS THE GRISWOLD HOUSE, PERMITTING CONSTRUCTION OF A CARRIAGE HOUSE AS PROPOSED
CONTINUED PUBLIC HEARING: July 17, 2008

Charles Ogden appeared as applicant. He expressed his appreciation to appear before the Commission today. The architect on this project is John Badami who was unable to attend today. The general contractor is Homer Hoxie who is also present today. Ogden grew up in small central Nebraska. Moving to the city has been an interesting experience. He had a goal to acquire an older home and take care of it. He and his wife feel blessed
to have acquired this house in 1992. In the 16 years they have owned it, there have been many projects. It appeared to him that it needed a carriage house. Most houses in the price range of his house have garages for two or more cars. Originally, the house was built as a three bedroom house. One bedroom was turned into a family room. There is a third bedroom in the basement that is non-conforming. He put together a design and took it to the architect. The plans he put together do not fit the rules. He and his architect met with Ed Zimmer about one month ago. He appreciated the input from the Commission and Mr. Zimmer. He is in the process of doing some redesign work. The proposed carriage house will have a smaller footprint than presented last month. It will have a shorter stature. He plans to come back before the Historic Preservation Commission at their August meeting with John Badami and architectural drawings.

Francis thinks the information received is very encouraging.

McKee agreed. He is glad to see the carriage house become less massive.

Francis inquired about the square footage of the first floor of the main house. Ogden replied that the house is one and 3/4 stories. He believes there is about 900 square feet on the second floor and around 1,800 square feet on the first floor.

Ripley inquired about the location of the driveway. Ogden showed him the location on a map.

This application will have continued public hearing at the August 15, 2008 meeting.

STAFF REPORT:

- Zimmer stated that the Slattery house has received favorable action by Planning Commission. Zimmer talked to Danja Pegram Siders. The Commission might recall that the property line is in the middle of a B-2 lot and the main part of the house is R-3 zoning. The south part of the house lot is B-2. B-2 is a zone for commercial. He believes the B-2 comes from the 1979 zoning update. B-2 states that there must be at least 5 acres in the B-2 district. She has no intention of building commercial. She would gladly like her zoning changed to R-3. If the Preservation Commission would be willing to sponsor the downzone, it would make it a more cohesive package.

Ripley stated that he has been on the Commission for quite some time. This property has come up for landmark status a few times. It has always been a concern that the somewhat rural location be maintained for this property. He thinks this property would be improved with landmark status and all-residential zoning. McKee agreed. He made a motion for the Historic Preservation Commission to sponsor the rezoning to R-3 to be compatible with the existing land, seconded by Francis. Motion carried 4-0: Francis, Helwig, McKee and Ripley voting "yes"; Beecham, Berggren and Jones absent.
MISCELLANEOUS:

• Zimmer stated that Urban Development is working on a Havelock facade program. They are working on a block grant to offer owners some attractive loans. They are hiring an architect to assist owners. There is some vacancy showing to a higher degree than previously in the district.

• Zimmer hopes to present the Commission next month with a National Register Designation for a proposed Boulevards District in the Sheridan area, south to Woodsdale. It would go to the State Board in September, 2008. He attended a meeting of the neighborhood group and got an informal endorsement.


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