MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, August 21, 2008, 1:30 p.m., Conference
Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Jerry Berggren, Berwyn Jones and
Jim McKee; (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 Jim McKee called the meeting to order and requested a motion approving the
minutes for the regular meeting held July 17, 2008. Motion for approval made by
Beecham, seconded by Jones and carried 4-0: Beecham, Berggren, Jones and McKee
voting ‘yes’; 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 SUITE ONE FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT THE SULLIVAN BUILDING IN THE HAYMARKET LANDMARK DISTRICT,
311 NORTH 8TH STREET
PUBLIC HEARING: August 21, 2008

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

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

APPLICATION BY WATERPARK CONDOMINIUMS FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT THE FORMER LINCOLN LIGHT AND WATER
BUILDING, 2901 A STREET, A DESIGNATED LANDMARK
PUBLIC HEARING: August 21, 2008

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

No one appeared and there was no new information to present.
APPLICATION BY CITY OF LINCOLN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 850 Q STREET (HAYMARKET PARKING GARAGE) IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: August 21, 2008

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

Ed Zimmer stated that the City of Lincoln Parking Services is moving into the office park at 850 Q Street and has submitted a design for a window sign.

Berggren can’t envision what is located there. He questioned if the City is going to want their office hours on the sign. Zimmer replied that the applicant hasn’t asked for anything other than the proposed sign.

ACTION:

Berggren moved approval of the window sign as submitted, seconded by Beecham. Motion for approval carried 4-0: Beecham, Berggren, Jones and McKee voting ‘yes’; Francis and McKee absent.

APPLICATIONS BY CHARLES AND NANCY OGDEN FOR A CHANGE 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

PUBLIC HEARING: August 21, 2008

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

Architect John Badami appeared and submitted a new site plan for the property. He took the Commission’s comments from the last meeting into consideration. Reducing the footprint seemed to be a concern. The front part of the proposed garage has been reduced by about 100 square feet. The original spaces and structure have been kept. The garage area has been reduced. A second floor bedroom has been removed altogether. In keeping with the French Eclectic style of the house, they have kept the dormers and gabled end. A front covered entry porch has been added. He believes they have kept true to the style of the house.

Charley Ogden noted that the east roof has been pulled out a bit to allow for windows with egress in the back bedroom.
Zimmer stated that the Commission has already recommended approval of the house as a landmark. This application is for the carriage house to be constructed as proposed. The text change is due to the height restriction of the district and adding another living unit in a separate building in the back yard. He noted that the zoning district would allow two dwelling units on a lot of this size, just not in separate structures. The design of the carriage house is also being reviewed in relation to the landmark special permit.

Jones inquired why the building cannot be moved one foot out of the side yard. Ogden replied that it is due to access to the garage.

Zimmer stated that a portion of the garage encroaches into the side yard. Accessory buildings are acceptable in the rear and side yard setbacks, not primary buildings. Beecham understands it is not the size of the building, it is the usage. Zimmer replied she was correct. If this was a shed or merely a garage, it could be closer to the lot line than a residence.

Jones understands that the ten feet side yard setback wouldn’t be an issue if this was an accessory building. Beecham believes the changes made by the applicant look very thoughtful.

Berggren questioned why the special permit couldn’t address the setback issues rather than a text change. Zimmer replied that landmark special permits allow for uses not normally allowed in a district. It also specifically allows Planning Commission to waive parking and sign requirements. Yards and height are a different matter not referred to in the zoning ordinance and therefore can’t be waived. Regulations are somewhat different in Lancaster County than in the City.

Jones inquired how large a lot is required for a duplex. Zimmer replied that in this district, both extra frontage and area are required, which this lot has. Ogden believes the lot is about 150 feet wide in the front and varies from 185 to 195 feet in depth.

Berggren asked about the height of the existing house. Badami believes it is around 125-130 feet base elevation.

Jones noted that the cupola would make the carriage house appear taller. Berggren believes the lot rises in the back so the carriage house would look even taller. Ogden stated that the carriage house will be set in the ground a foot or two.

Berggren has been concerned with the size and height of the carriage house. He would be more comfortable if the carriage house was a little shorter with respect to the house.

1In the R-1 district, 9000 square feet and 60 feet of frontage is required for a single family house; 14400 square feet and 96 feet of frontage for a duplex.
It is hard to tell which is the dominant building.

Ogden stated they have contemplated narrowing the garage two feet. If that is done, the ridge comes down 14 inches. Badami stated the front of the house has a lot of landscaping that hides the garage behind it. He thinks it might be difficult to even see the carriage house behind the landscaping.

Zimmer noted that the depth of the lot from the public way to the front of the garage is over 150 feet.

Beecham appreciates the applicant addressing the Commission’s previous concerns.

**ACTION:**

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

Beecham moved approval of the special permit as shown in the site plan submitted today with the caveat that if the garage is narrowed and the roof height is lowered, the application does not need to come back before the Historic Preservation Commission, seconded by Jones. Motion carried 4-0: Beecham, Berggren, Jones and McKee voting ‘yes’; Francis and Ripley absent.

**REVIEW AND RECOMMENDATIONS ON A NOMINATION OF THE NATIONAL REGISTER OF HISTORIC PLACES OF A HISTORIC DISTRICT CENTERED ON SHERIDAN BLVD. FROM SOUTH STREET TO THE ROCK ISLAND TRAIL**

**PUBLIC HEARING:** August 21, 2008

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

Zimmer has been working on this district for quite a long time. The State Board will review this in September, 2008. He doesn’t think it is a big question of whether or not Sheridan is a historic district, it is choosing the edges. 33rd St. is the historic east edge of Lincoln in this area and seems to be a clear distinction. The other boundaries were harder to define. The south part of the district extends to Calvert, where the Woods Bros., platted “Capitol Hill” in 1894. South Street is the northern boundary and the west edge follows various Woods Bros. plats of the 1900s-1920s.

The layout of the streets follow a lot of the topography of the area. This is the first place in Lincoln that someone successfully deviated from the grid and still oriented the properties nicely. Woodcrest and Woodsdale neighborhoods are included.

McKee inquired why the Country Club isn’t part of the story. Zimmer replied that he had difficulty with that part. The clubhouse has been fairly altered. The recreational space
clearly promotes residential neighborhoods around it, but he feels it is a distinct development.

Zimmer stated that it is hard to draw a period of significance for this neighborhood. There are the same builders for completely different styles of buildings. 60 percent of the houses were built from 1919 to 1958. The west edge of the district is hard to decide. At one time, he placed the edge of the district at 22nd St. but decided to go to 24th Street, since 24th St. to 27th St. was the original Woods Bros. Sheridan Place that began the whole district

There was discussion about the proposed boundaries of the district.

Beecham inquired why a National Register District was being requested and not a local district. Zimmer replied that typically a neighborhood organization asks for local designation. He felt it more appropriate for the City to request a national district and he has concerns about the administrative burdens of design review in an area as large as this.

Berggren really likes the idea of a National Register nomination. In the City of Lincoln, this is the first for benchmark planning. He believes Zimmer has drawn a district that makes a lot of sense.

Zimmer is going to a neighborhood meeting next week. There is a state tax incentive program available to properties in a historic district, whether locally designated or National Register.

**ACTION:**

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

**DISCUSSION**

- Zimmer announced that Commissioner Bruce Helwig has moved out of state and resigned from the Commission. Zimmer informed the Mayor’s office that a landscape architect would be desirable for the open position. There was a discussion of various names for possible recommendation.

There being no further business, the meeting was adjourned at 2:40 p.m.
27.11.080 Height and Area Regulations.

The maximum height and minimum lot requirements within the R-1 Residential District shall be as follows:

(a) General requirements:

<table>
<thead>
<tr>
<th></th>
<th>Lot Area (Sq. ft.)</th>
<th>Avg. Lot Width</th>
<th>Req'd Front Yard</th>
<th>Req'd Side Yard</th>
<th>Req'd Rear Yard</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, single-family</td>
<td>9,000**</td>
<td>60**</td>
<td>30**</td>
<td>10***</td>
<td>Smaller of 30'</td>
<td>35'</td>
</tr>
<tr>
<td>Dwelling, two-family**</td>
<td>7,200 per family**</td>
<td>48' per family**</td>
<td>30**</td>
<td>20', 0' if party wall***</td>
<td>or</td>
<td>35'</td>
</tr>
<tr>
<td>Other permitted uses</td>
<td>9,000</td>
<td>60'</td>
<td>30**</td>
<td>10***</td>
<td>of depth</td>
<td>35'</td>
</tr>
</tbody>
</table>

* See subparagraphs (b) and (c)
** See subparagraphs (e) and (h)
*** See subparagraph (h)