MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 15, 2011, 1:30 p.m., Conference Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for the regular meeting held August 18, 2011. Motion for approval made by Beecham, seconded by McKee and carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent at time of vote.

The opportunity was then given for persons with limited time or with an item not on the agenda to address the Commission. No one appeared.

APPLICATION BY KAPPA FOUNDATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 3611 HOLDREGE, AND 1358, 1400 AND 1430 IDYLWILD DR. IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

PUBLIC HEARING: September 15, 2011

Members present: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn.

Kent Seacrest is representing the neighbors. He requested that the people present for the public hearing introduce themselves. In attendance were Dan Grasso of Sinclair Hille; Mary Eisenhart, a resident; Keith Carlson, Kappa Foundation; Roger Wehrbein; Lisa Warren, a resident; Ryan Striman, a resident; Linda Striman, a resident; Cindy Loope, East Campus Community Organization and Jordan Berger.

Liz Kuhlman declared a conflict of interest. Her firm is working on this project so she will refrain from discussion or voting.

Keith Carlson of the Kappa Foundation (owners of AGR Fraternity) appeared. He explained that the foundation board meets occasionally. About five years ago, they realized the house was deteriorating and was not competitive with university housing.
About three years ago, a Wesleyan student was killed in a fire at his NWU fraternity house.

It became evident to the Kappa board that the AGR fraternity needed some updating. This building has the original boiler, no air conditioning, the original wiring and a flat roof which would be expensive to fix. Remodeling would cost more than a million dollars. They also want to install sprinklers for obvious safety reasons.

The other alternative is to build a new fraternity house. The board looked into the cost of building new. They met with the East Campus Community Organization board and informed them of the choices they were considering. They involved the Sinclair Hille firm and decided on the size of the building. The bought a property of four duplexes across the street thinking they needed it for parking. Another property then became available and they thought it would be enough for the required parking. A building for 60 students was considered, but there was not enough parking. Across the street, there was too much. They reoriented the house to face the east campus. They met with everyone and two additional properties sold to them. To face the fraternity to the north, they needed to place the building in the corner and they needed to purchase one more lot. They worked out a deal with that owner and they have purchased that property. They were ready to proceed if the neighborhood liked it. They met with the neighborhood. He believes it was overwhelming to the neighbors. They aren’t going to go ahead with anything unless they have everyone behind them. The second meeting went better. The third meeting was outstanding. A meeting last night was overwhelmingly wonderful. He feels like they have accomplished something and feels like the neighborhood is behind them. They have made changes with the suggestions of the neighbors. They are going to build a sound barrier wall. Many changes have been made and they are proposing a restriction to Lot 48 (adjacent to the east on Holdrege).

Dan Grasso of Sinclair Hille presented images of the proposed building. Current parking for the fraternity is about 35 stalls. They will give up the three curb cuts on Holdrege St. They tried to make the footprint as compact as possible so the scale is more compatible with the neighborhood. The current building is about 15,000 square feet and two stories tall. It is falling apart. He presented a proposed site plan. The driveway would be off Idylwild, with parking of about 51 stalls. There will be a five-foot berm on the west side of the parking lot with a wall on the south and east sides. The first floor will be dining, a parlor space and the house mother quarters on the northeast corner of the building. The main entrance is on the north side of the building. The basement is a computer study area, laundry and mechanicals. The second story is living units with restrooms and a common lounge. A balcony on the north overlooks the campus. The third floor is the same as the second with the balcony and a common lounge. There is a great opportunity for this to be a transition piece between the neighborhood and the campus. They looked at architecture on campus and in the neighborhood. He showed a concept drawing of the proposed building. The neighbors were concerned about the height of the building. He was struck by all the trees in the district.

Beecham questioned if any of the trees will be taken out during construction. Grasso
replied that they will do everything they can to not take out the trees. If they do have to remove one, it will be replaced.

Grasso further stated that zoning requirements dictates a building height of 35 feet or less. They meet that requirement. He discussed the wall material and lighting. In talking about scale with the neighbors, they looked at the eaves of the building. He feels it connects it to the campus. He showed pictures of eave options; no eave, one, two or three-foot.

Beecham inquired about the landscape plan. Has it been discussed what kind of trees would be used as replacements? Grasso learned yesterday that each area of town has a certain kind of street tree. He will come back and add street trees for the Commission’s review.

Kent Seacrest submitted a document of consensus points. It describes the application process and the permits that will be needed. Conditions are listed that the fraternity has offered to comply with; parking grades, etc. Olsson Associates is working on the drainage, parking lot lighting, setbacks, the wall surrounding the parking and street trees to comply with the City’s design standards. He is proposing that these requirements go into the special permit and a zoning agreement. This allows the city to enforce these conditions. The neighbors have agreed to support this application with these conditions.

Ed Zimmer stated that since this entire property is in the East Campus Neighborhood Landmark District, these items appear first before Historic Preservation Commission, then go on to Planning Commission for a change of zone and special permit on Sept. 21, 2011. The Planning Dept. has proposed a zoning agreement that covers the entire project. It addresses street trees and increased side yards. Seacrest will propose a set of conditions that match what the neighbors have agreed to. This will create an enforceable set of conditions. The applications will move onto the City Council for final decision.

Mary Eisenhart appeared on behalf of the Committee for Preservation of East Campus Historic District. The committee is in full support of the submission today and submitted a letter with points and concerns regarding the project.

Cindy Loope appeared on behalf of the East Campus Community Organization. ECCO is in full support of the submission today and submitted a letter with points regarding the project.

Jones questioned if there is any possibility of moving the houses. Zimmer replied that the owners appear to be willing to work with anyone who wanted to move the bungalow. Seacrest has contacted NeighborWorks. They did not have an immediate idea, but were going to look around and see if there was an infill lot somewhere to place the houses on.

Beecham appreciates the Kappa Foundation working with the neighborhood to such a great extent. This is a great example of the neighbors working with the applicant.
Zimmer cannot recommend the demolition would have no effect, but as a package, this project appears to be a gain to the neighborhood. Therefore, his overall recommendation is that this should be found appropriate.

**ACTION:**

McKee made a motion for approval of a Certificate of Appropriateness, seconded by Jones. Motion approved 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; Kuhlman declaring a conflict of interest.

McKee made a motion to endorse the change of zone and special permit, seconded by Johnson. Motion approved 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; Kuhlman declaring a conflict of interest.

**APPLICATION BY CRAIG SMITH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:** September 15, 2011

Members present: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn.

No information to present.

**APPLICATION BY MONTE FROELICH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 129 NORTH 10TH STREET, OLD FEDERAL BUILDING/GRAND MANSE.**

**PUBLIC HEARING:** September 15, 2011

Members present: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn.

Natasha Salem appeared. She is the property manager for US Property. This proposal is for architectural and safety lighting for the exterior of the building. She used to be a lighting specialist. The main purpose is to highlight the details and architecture of the building. She presented the specs on one of the proposed lighting options. The east side of the building is the most beautiful and is going to be their focus. Lights would be focused upward inside the archways for illumination. They are proposing a warm white color. They are considering three sconces on the south side in the future.

Zimmer stated that the 1905 building picture shows very large sconces on the north and south sides of the building. McKee stated that it seems in general, there is a lot of lighting going on the south side.

Beecham believes there would be a lot of interest in seeing the proposed lighting for the south side. Salem noted that this would be back before the Commission.

Jones inquired as to the location of the lights in the first floor arches. Munn believes it
would be more of a glow. It just needs a small ledge to be placed on. Zimmer indicated
the ledges the lights would be placed on.

Salem stated that for the door itself, LED tape would be placed on the door ledge. They
are proposing LED tape for the handrails also. They looked at Whittier for a lighting
example. The goal for this building would be to also have uplighting at the base of the
building highlighting the columns. LED lights would be used to light the columns. They
would be more of a traditional LED fixture. The lights would be placed as close as possible
to the column to try and minimize light pollution beyond the building. They would also like
uplights to light the cartouche at the top of the building.

McKee stated that it sounds like the applicant is investigating lighting schemes for the
columns and he is not willing to approve anything without a specific proposal. He is
concerned with where the illumination is going, what type of fixture is proposed and how
much light spill there is going to be. It sounds like something that needs to be investigated.

The Commissioners stated that they want to see specific fixtures that will be used, the light
throw and the exact location and placement of the fixtures. They are concerned with the
visibility of the fixtures, the ability to control the light wash and deliver enough effective light.

McKee is in favor of the concept of lighting the building. Jones agreed. Francis also
agreed and stated it would really make the building stand out.

Zimmer noted that the flow of light needs to be controlled to the second floor tenants.

**ACTION:**

Beecham moved approval of the proposed lighting for the windows and railings, seconded
by Johnson. Motion carried 7-0: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and
Munn voting ‘yes’.

**APPLICATION BY JEANNE HEIM FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 611 S. 31ST ST. IN THE WOODS PARK BUNGALOW LANDMARK DISTRICT
PUBLIC HEARING:**

Members present: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn.

No information to present.

**Staff Report**

- Restore Omaha has a site tour coming up on Oct. 2, 2011.
- September 16, 2011 is the Fall State Preservation Board meeting. He does not
have an item on the agenda, but hopes to have the nomination of the Brownbuilt neighborhood for the January, 2012 meeting.

• Regarding the Boulevards Historic District, Public Works is preparing an application for a potential transportation enhancement grant for historic features on Sheridan. A condition would indicate the bridges need replacement.

• Munn is working on a project. He just met with the client on Saturday. It is located on S. 17th St. and “C” St. A fraternity is living in it. Some work will be done in phases. The porch railings no longer exist. A lot of the wood deck has been replaced by concrete. The railing at the top is missing also. Part of the deck is rotted and falling through. They want to replace the steps and the deck with wood and replace the two railings where they used to be. Since this property is on the National Register, the railings do not need to be three feel tall. The railing on the top does need to be three feet tall though. They want to take the front of the building back to the original condition. They want to make the house wheelchair accessible. He is considering a wrought iron ramp on the south end of the building. There is a parking problem. They have four spaces but need to have eight. They are going to try and find parking off site. The other big issue are the two staircases from the 2nd floor but only one existing stairway to the third floor dormer. He presented a concept for the emergency stairs on the west side of the building.

Beecham would highly recommend talking with the neighbors. The other Commissioners agreed.

Zimmer stated that this is in Mount Emerald National Register Historic District and the Capitol Addition Landmark District and it is also an individual landmark due to the previous bed and breakfast use.

There being no further business, the meeting was adjourned at 3:45 p.m.