MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

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

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Jim Johnson, Berwyn Jones, Jim McKee and Greg Munn; (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

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held August 20, 2009. Motion for approval made by Johnson, seconded by Jones and carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; 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 MARILYN B. HUTCHINSON FOR DESIGNATION OF 3249 HOLDREGE ST. AS A LANDMARK IN ACCORD WITH LMC 27.57.120

PUBLIC HEARING: September 17, 2009

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

Ed Zimmer stated that this is an application for a landmark designation. This is an unusual circumstance in that this property has been moved. That is not typical for a National Register nomination. This house was moved 54 years ago and moved from the City Campus, near to the east campus of University of Nebraska Lincoln. The porch deck was not rebuilt until decades after the house was moved. The Hutchinsons bought the house almost 20 years ago and have refined the finish considerably. Part of this story is the growth of historic preservation as an urban development tool.

McKee recalls that this has been discussed before with this property. Zimmer stated this was discussed about one year ago. Historic Preservation Commission requested more information. Zimmer has done more research on the property.

Jones questioned the rear section. Marilyn Hutchinson stated that the area in question was a porch it was converted to a breakfast room. Zimmer believes it was there before the house was moved. Hutchinson agreed.
Francis inquired if the Commission was interested in sponsoring the application.

Beecham wondered if the house has always been single family. Hutchinson replied that in 1930 until 1990, one family owned the house. The daughter was a teacher in Colorado and rented out the basement when she was not in Nebraska, but she came back to live here in the summer.

**ACTION:**

Beecham moved approval of local landmark designation with Historic Preservation Commission sponsorship, seconded by Jones. Motion approved 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; Ripley absent.

**APPLICATION BY HDR, INC. FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:** September 17, 2009

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

Zimmer stated that the applicant is asking for 2nd floor transom window signs.

McKee inquired if there is a sign package for this building yet. Craig Smith replied there is not. This is a three year lease on this space.

A representative of HDR replied that it will be simple vinyl letters on the glass.

**ACTION:**

Jones moved approval of the sign as presented with vinyl letters on the window glass, seconded by Johnson. Motion carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; 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:** September 17, 2009

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

Zimmer stated that this is the oldest building in the district at 1881. It was originally Seaton & Lea iron works. The longest use was as a moving and storage facility. The building is very soft brick that has been painted a long time. It has been a series of restaurants over recent years. The proposed sign seems very similar to what has already been approved previously.
Randy Jones stated this is a simple sign. The letters will be slightly raised. It sits at a 45 degree angle. There is an existing “wound” on the brick from a previous sign that will be repaired. They are researching to locate some similar bricks. Jones started speaking with Zimmer some time ago. The interior decoration will show a lot of photographs of today's Haymarket. They will also be using the train car as a dining car also.

McKee questioned any lighting of the sign. Jones noted that there is a lot of light on this corner. He is not sure any additional lights will be necessary, but if it is, he foresees a downlit external fixture.

Zimmer thinks it would be helpful if the wall mount was permanent so if the name of the establishment ever changes, the same sign bracket could be used again, limiting damage to the soft brick.

McKee is concerned with adhering the sign to the building.

**ACTION:**

Jones moved approval of the sign as presented, seconded by Munn. Motion for approval carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; Ripley absent.

**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**

**PUBLIC HEARING:** September 17, 2009

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

Zimmer stated that this building dates to about 1887. It was a cracker bakery. By 1905, Hinkle and Joyce operated a hardware store in the building. By 1923, they have added a covered canopy and rail service. You can still read the hardware sign on the side of the building. The earlier Sanborn maps show residential in the area. By 1928, several changes have been made. An addition has been added on. By 1931, it has the appearance it has today. Historic Preservation Commission has seen the conceptual drawings. The canopy details, the dock details and a representation of the proposed building envelope addition will be shown today. The other portion concerns the north end of the block. It used to be an antique mall. The proposal would vacate the alley and remove the back addition of the Henkle and Joyce building.

Craig Smith stated that the mortar in that section of the building is just dust. It has deteriorated badly.
Zimmer stated that the proposal does not involve the DelRay Ballroom, marked on the Sanborn map as “beer storage.” It remains in separate ownership. There will be a link to the parking garage.

Smith stated that the 3rd floor of the garage would be for people staying at the hotel and the first and second floor would be available for public parking.

Smith stated that the alley would be abandoned. They have had a lot of success with a trash compactor. There will be a pedestrian walkway north-south through the block. Covered outside dining would be available. There is a structural issue with one portion. They would like to use some TIF funds. There would be an elevator with access to the buildings. Access would be secured and limited to people staying at the hotel or who live in the building.

Beecham inquired about a possible timeline. Smith stated they have not gotten the hotel developer to sign yet. The application appears before Planning Commission first and they hope to have the redevelopment agreement around the 1st of December, 2009.

Beecham and McKee agreed that it would be great to see what is below the buildings. Smith proposed that they could call someone to come inspect after the earth is scraped. Beecham would like to take pictures at least. Smith could have the dirt loaded and taken away separately so it can be sifted and explored.

Smith presented some drawings of the proposed addition and how they would relate to the existing buildings. He has taken design elements from around the Haymarket and tried to incorporate them. The entrance to the hotel is on “R” Street. The other openings will be shops.

McKee likes the industrial look to the awning.

Smith showed the possible apartments in the upper floors and in a penthouse addition to the two “Tool House” buildings. He was thinking titanium-colored cladding to the rooftop addition.

Beecham is not sure titanium is the way to go. Munn questioned the choice also. Jones and McKee are also unsure of the choice of metal. The Commissioners agreed that they don’t believe the new addition should be red brick, but they are not sure metal is the way to go.

Munn thinks that the character and the brick are defining factors in the Haymarket. He thinks that two over two windows on the addition would help relate to the windows on the existing building.

McKee would like to see the ghost signs remain. Smith is in favor of the idea if it can be done.
Beecham questioned what Zimmer thinks of demolishing the building on the 8th & R corner. Zimmer does not think there is much historic resource there. It lacks integrity and was identified as a “non-contributing” building in the original designation of Haymarket. It has been further altered since then.

Smith noted that everything pulled out of the buildings will be salvaged or recycled.

Munn wondered if there are materials in the smaller building that Smith anticipates using. Smith reiterated that absolutely everything possible has been saved and will be reused and recycled.

Jones is willing to concede demolition.

McKee is sorry to see buildings in the Haymarket slipping away piece by piece, but he realizes that they need to be useful.

Beecham likes the designs that were presented.

Beecham and Jones are still unsure of the new rooftop addition. Smith noted this is just the first drawing. He will take their suggestions into consideration.

Smith clarified that he is asking for action on the streetscape on 8th St. and “R” St., the hotel and concept, the awnings on the side and all of the streetscape as presented.

**ACTION:**

McKee moved approval of the concept as presented in the Commissioners packet of September 17, 2009, seconded by Johnson. McKee clarified that this consists of demolition of the noted building, Johnson concurred.

Johnson inquired if this will take away any street parking. Smith replied that this will actually add spaces to the street parking. There will not be a loading dock section anymore. All of the spots in front of the building will be gained.

Motion carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting ‘yes’; Ripley absent.

Smith will be back with more details on the new upper addition and on the hotel.

Dallas McGee noted that Urban Development involvement is TIF related.
APPLICATION BY SCOTT SULLIVAN ON BEHALF OF URBAN DEVELOPMENT DEPARTMENT FOR CERTIFICATES OF APPROPRIATENESS FOR FACADE IMPROVEMENTS THROUGHOUT THE HAVELOCK LANDMARK DISTRICT, INCLUDING PROPERTIES AT 6209, 6213/6215 AND 6102 HAVELOCK AVENUE
PUBLIC HEARING: September 17, 2009

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

Scott Sullivan appeared. This is a follow up to the facades in Havelock. He will be updating the Commission monthly as facades are being planned and done. Shingle style externally lit type signage is what they have been working towards on most buildings. 6209 and 6213/6215 Havelock have submitted designs for signs. Sullivan gave a visual presentation of the proposed signs.

Zimmer stated that this is not the Haymarket and the signs should be appropriate for a “Main Street” commercial district. This was built as an all commercial area.

ACTION:

Jones moved approval of the signs as presented for 6209 Havelock and 6213/6215 Havelock, seconded by Johnson. Motion for approval carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting ‘yes’; Ripley absent.

Sullivan stated that Joyo Theatre presented plans for a low voltage recessed fixture. The owner thought about neon briefly he is now proposing recessed cans. He is trying to create the same light effect with cans.

McKee thinks this is somewhat out the venue of this Commission. It is almost no material effect, in his opinion.

McKee moved approval of the Joyo signs and lights as presented, seconded by Beecham. Motion carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting ‘yes’; Ripley absent.

APPLICATION BY PHI DELTA THETA FRATERNITY COR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1545 R STREET
PUBLIC HEARING: September 17, 2009

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

No information to present.
APPLICATION BY U.S. PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE OLD FEDERAL BUILDING, 129 NORTH 10TH STREET

PUBLIC HEARING: September 17, 2009

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

No information to present.

MISCELLANEOUS

• Zimmer stated that the house on 34th and "O" St. was purchased just a few weeks ago. The whole block was owned by a Mr. Tuttle, an early attorney in Lincoln. In 1902, he sold the two lots on the southwest corner of the block and the house in question was soon built there. There are now limestone apartment buildings and a limestone church on the remainder of the block, dating from soon after WWII. The woman who purchased this building has it under renovation. She is an interior designer. It has commercial zoning. She is exploring a landmark designation to help negotiate her parking issues. The asbestos siding will be removed and hardi plank installed. Some features have been lost. It has some quirky detail on the east side. The interior has only the staircase left.

Francis thinks renovation of a house should be encouraged. McKee agreed. He believes it has every potential to be saved.

• Zimmer stated that there is a house in the Hawley district at 26th and "T" St. It is an American four square. The owner would like to add a conservatory garden room on the back of the house. Zimmer would consider that no material effect if it weren't a corner property. The address is 605 N. 26th St. Zimmer advised the owner that it looks like a nicely designed addition, but make sure to choose materials that look like it is drawn off the main building.

• Francis inquired if Zimmer has heard from the owner of 26th and "S" St. Zimmer stated that the property is an American four square with an apartment jut out over the front porch. They are taking away the jut out and Zimmer advised them that it is no material effect and did not need action from this Commission.

• Zimmer is considering asking for a joint meeting between Historic Preservation Commission and Urban Design Committee in October regarding West Haymarket.

There being no further business, the meeting was adjourned at 3:30 p.m.