MEMETING NOTES

HISTORIC PRESERVATION COMMISSION
Thursday, October 21, 2010, 1:30 p.m.
Conference Room 214, 2nd floor
County-City Building, 555 S. 10th St., Lincoln, Nebraska

Members present: Jim Johnson, Berwyn Jones and Jim McKee; (Cathy Beecham, Tim Francis, Greg Munn and Bob Ripley absent). Ed Zimmer and Teresa McKinstry of the Planning Dept.

Bryan/LGH, former Sophy Teeters Nurses’ Home, 1650 Lake St.

David Reese from Bryan LGH appeared. The Sophie Teeters Nurses’ house needs a new roof. The current roof is slate. They are proposing to re-roof it in asphalt.

Don Sheets stated there has been some ongoing issues with the roof. Tiles have slid off. They have had a difficult time finding craftsman who will work on the building. It would be very expensive to redo the slate.

Ed Zimmer stated that slate has a long life but there are challenges that the applicant noted. The main building front faces west. It is difficult to even see the roof from the ground. The east side parking lot is the only place you can see the roof. Historic Preservation Commission usually doesn’t need to review roofs except in the case of long-lasting roofs such as slate and tile. A new roof is a significant investment in the property. If this commission were to vote denial for this application, 90 days later, the applicant could install the roof anyway.

Sheets noted they would like to install the roof before winter time.

McKee thinks it is practical to replace the slate with asphalt. McKee would like to see the shingles as close in color and composition as possible to the existing slate roof.

The Commissioners agreed that this replacement will have little visible effect on this property.
Ken Hiatt, relocate a house from 926 South Street to 904 E Street

Bob Snyder stated they are moving the house from 926 South Street to 904 “E” Street. They would like a brand new foundation, improve the house, and upgrade the utilities.

Zimmer noted that the corner lots have front yards on both streets, leaving a limited area to build or place a house.

Windows and design elements were discussed.

John Turner and Elizabeth Sterns for work at 3832 Orchard St.

Elizabeth Sterns appeared. Behind the privet is a small screen porch. The floor has dropped and it is used very little. They are proposing a two story addition on the east.

Scott Sullivan presented plans for the expansion. They are looking at doing a combination of brick and fiber cement lap siding. The roof shingles would be the same.

Sterns stated that they have done a lot of interior remodeling. This is the first they have done to the exterior. She believes this will add to the house.

Zimmer thinks this is a carefully considered addition.

Design elements were discussed.

Sullivan noted the applicant would also like a new deck out back with composite decking. The Commissioners agreed the deck is no material effect. The applicant will return with more details.

N. 14th St. improvement project-mitigation of impacts on site of Dr. Slattery House (a designated landmark) at 5230 N. 14th Street

Danja Pegram Siders would like advice on the impacts to her property from the N. 14th St. improvement project

Devin Biesecker presented a site plan. Zimmer inquired about blocking the south driveway rather than removing that feature. Biesecker replied that they are trying to minimize the impacts as much as possible.
Jones is very concerned about 23 tree removals. He questioned if there will be any mitigation with the owner. Biesecker replied that there is not a lot of room for trees once the road is improved.

Pegram Siders is not completely thrilled with the idea of removing so many trees. Biesecker noted they are still negotiating with the owner regarding the street trees.

McKee would like to see some replacement of trees. Jones and Johnson agreed. Zimmer noted that north of the driveway is a chain link fence. Typical preservation guidelines don’t smile at a chain link fence, but keeping the yard fenced is desirable and the overall character of this site is not urban–Dr. Slattery built a mansion in the country beyond the edge of the urbanized area.

Pegram Siders stated that many trees will have to be removed and the driveway will no longer be the way it was.

McKee noted that this will extremely impact this property.

Jones stated that this is very unfortunate. Johnson agreed.

Pegram Siders would like to see a tree replaced with a mature tree, not a sapling.

Zimmer stated that there is some indication that a smaller tree will catch up after 5 years and a more mature tree could go into shock if moved.

Jones questioned if the wetlands are impacted with this project. Biesecker stated they have obtained a wetland mitigation permit. Biesecker is the manager for the wetland bank.

**Woodsshire district**

Zimmer is proposing all of Woodsshire for the National Register nomination. He would emphasize landscape architecture. He is hoping to have the draft by November, 2010.

**Meadow Gold block**

Zimmer is working on the period of significance. Lazlo’s/Empyrean Ales is developing this project. He went through the history of the block, Beatrice Creamery and Meadow Gold Dairy with the Commissioners.

Meeting adjourned at 3:40 p.m.