MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 30, 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, Tim Francis, Jim Johnson, Jim McKee and Bob Ripley; (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 September 18, 2008. Motion for approval made by McKee, seconded by Beecham and carried 6-0: Beecham, Berggren, Francis, Johnson, McKee and Ripley voting ‘yes’; 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 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: October 30, 2008

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

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

TWO RELATED APPLICATIONS BY ENGINEERING DESIGN CONSULTANTS FOR DESIGNATION OF THE FOSTER HOUSE AS A LANDMARK IN ACCORD WITH LMC 27.57.120 AND A SPECIAL PERMIT FOR HISTORIC PRESERVATION FOR THE FOSTER HOUSE, 1021 D STREET IN ACCORD WITH LMC 27.63.400

PUBLIC HEARING: October 30, 2008

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

Ed Zimmer stated that this property is located in the Everett Landmark District. It needs to be designated as an individual landmark to qualify for the special permit. Bill Wood of Everett Neighborhood Association submitted a letter in support of these applications.
Zimmer presented photos of the property. The house was built in the 1880's. It is one of the earlier Queen Anne style houses. It is in spectacular condition and was maintained as a single family home by the current owners. It has been on the market for quite some time. The current zoning is R-7. Built apartments are located to the west and a house converted to apartments sits to the east. Zimmer believes this house meets the qualifications for a landmark. The challenge becomes how best can the property be maintained. The Planning Dept. analysis is that while residential owner occupancy would be the most desirable, these applications would keep the residential look. Staff has recommended a condition in the special permit that a cap be placed on the number of employees so as the firm grows, the property might be outgrown. The residential configuration would be maintained rather than turned into a commercial building.

Pam Dingman stated that she is CEO of Engineering Design Consultants. The company is 10 years old. EDC has always been renters. She spent a sizeable amount of time looking for commercial real estate for her business. The commercial prices continue to remain high, even in today's market. This property would be owned under a separate limited liability company. She believes EDC has done a lot of exciting things for Lincoln.

They have surveying equipment and two trucks for construction management that would be stored in the garage. Zimmer laid out some provisions for a sign. She does not have any problem with those conditions.

There would be about 10 or so employees on the site. Dingman and her partner have no intention of flipping this property. Should EDC do well and outgrow this property, they would like the ability to have another small company rent this house from them. Zimmer noted that the staff recommendation is that the offices be owner-occupied.

McKee inquired how many employees are at EDC. Dingman replied that there are currently 5 employees. There is room for expansion. They have no intention of moving walls or changing the interior layout.

Zimmer stated that special permits for historic preservation are typically recommended with conditions specific to the request. An employee cap could be placed on the permit along with conditions for parking locations. Beecham wondered about the specifics of parking. Dingman replied that there is access off D Street back to the garage. That is where they would store their two trucks and equipment.

Zimmer stated that Public Works and Building and Safety have stated concerns with the lack of on-site parking. They prefer that parking requirement be waived rather than no-standard parking stalls be approved as meeting standards. Planning staff believes there is potential for some off-street parking. This is a daytime use. There would be a condition that the gravel spot beside the garage be paved for some parking. Staff's recommendation is to preserve the potential for converting the property back to a residence.
Dingman stated that the existing driveway is in rough shape. They would like some time for the weather to warm up before pouring concrete. It can be tricky to try and cure concrete this time of year. Zimmer has recommended 6 months to install the concrete. Dingman would prefer 8 or 9 months.

Dingman noted that as an engineering company, she rarely is visited by her customers—they usually go to the client.

Johnson wondered if there are any ADA requirements for converting residential to a business. Dingman replied that there are no requirements since this would be designated as a historic property. If they would have any handicapped employees, they would probably accommodate the required access in the rear of the house.

Zimmer informed the Commissioners that Dingman has not designed the sign yet. Zimmer would recommend a non-illuminated sign. There is the possibility of a sign on the fence. The sign would have a maximum area of 10 square feet per face. He has also suggested that since this property is being retained for residential potential, that any interior changes be subject to review. There are a few interior designations. The Commission wouldn’t be reviewing for appropriateness but simply a check on maintaining the residential potential.

Dingman noted that they would have to upgrade some of the wiring in the house to accommodate the many printers and equipment that they have.

**ACTION:**  

*October 30, 2008*  

Johnson moved approval of the landmark designation and preservation guidelines, seconded by McKee. Motion for approval carried 6-0: Beecham, Berggren, Francis, Johnson, McKee and Ripley voting ‘yes’; Jones absent. Motion for approval carried 6-0: Beecham, Berggren, Francis, Johnson, McKee and Ripley voting ‘yes’; Jones absent.

**DISCUSSION:**

- **Grand Manse/Old Federal Building**

Zimmer stated that Grand Manse would like advice on the space next to the Blue Orchid. It is the remainder of the mailroom space. It will be an interesting space. It will be a function room. Monte Froelich inquired if it was desired to have the Blue Orchid awning continued over this space also. Zimmer would suggest not having a continuous awning. Perhaps a different color would be better. He also pointed out that perhaps the exterior lighting system should be replicated. The gooseneck lights over the Blue Orchid would look nice over this awning.
Froelich has acquired a historic light that he would like to install in the corner of the planter box. It is a five globe fixture. It would be a sculptural ornament. It is a kind of neo-classical piece.

Berggren has noticed a new light on the southwest corner that he does not remember approving. There is no scheme for the lighting surrounding this building.

Ripley stated that lights like this can have deflectors.

Berggren likes what Froelich is trying to do with the building, but this property needs to be taken care of.

Beecham wondered what happened with the grease trap from the restaurant. Ripley replied that there was a condition to have no grease vat visible. Berggren has not seen or smelled a grease vat.

Zimmer stated that there is also a question with the southwest corner. Froelich would like to convert his apartment to a restaurant at some point. He wondered about an outdoor eating area. Zimmer suggested no access from the front stairs.

Beecham and Berggren like the grass area. Beecham believes it breaks up all the concrete.

• **West Haymarket**

Zimmer stated that discussion and design work goes on. He will keep the Commission informed. He has done a closer examination of the canopies at the station. One is free standing and one is cantilevered. He is concerned about how the traffic will inter-relate.

• **14th and New Hampshire**

Zimmer stated that there is a small building that used to serve the railroad tracks. It is a Standard Oil distribution spot from the teens. It is being converted to a church. It is in the corner of the flood plain. The question is whether the basement would have to be filled. Building and Safety would like this to proceed, but building codes are tricky. If this was historically designated, it would solve the problems. He will bring this before the Commission next month.

There being no further business, the meeting was adjourned at 2:50 p.m.