

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, March 15, 2012, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Cathy Beecham, Jim Johnson, Liz Kuhlman, Jim Kuhlman, Jim McKee and Greg Munn; Tim Francis and Berwyn Jones absent. Ed Zimmer, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department; Stephanie Brady; Jordan Pascale of the Lincoln Journal Star 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 February 16, 2012 and the joint meeting held February 16, 2012. Motion for approval of both made by Johnson, seconded by Beecham and carried 5-0: Beecham, Johnson, Kuhlman, McKee and Munn voting 'yes'; Francis and Jones absent.

Munn announced that he attended a meeting last week where Ed Zimmer was honored with the Helen Boosalis Award for outstanding effort in promoting historic preservation. It was very well deserved.

### **APPLICATION BY LIZ KUHLMAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 301 N. 8<sup>TH</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:** **March 15, 2012**

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

Kuhlman stated there was no new information to present.

**REVIEW OF FY12-13 FUNDING APPLICATION TO HISTORIC PRESERVATION FUND,  
THROUGH THE NEBRASKA STATE HISTORICAL SOCIETY**

**PUBLIC HEARING:**

**March 15, 2012**

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

Ed Zimmer stated this is the annual application for funding. He brings it before this commission for review and approval. We have received funds every year since about 1983. The State Historical Society passes along ten percent of their funds to certified local governments (CLGs). There are about five or six across the state. Typically, Lincoln receives somewhere in the neighborhood of \$20,000.00 to \$30,000.00. Funds in the past have been used for survey work, Brown Bag lectures, interns, walking tours and about 100 hours of television time. He plans to continue with those uses. He would like to start moving paper files to a GIS coordinated system. There are about 20,000 site files that his current intern, Stephanie Brady, will get started on. In recent years, a database has been created. Those will translate pretty readily to the GIS format. This will be a major emphasis this year.

**ACTION:**

McKee moved approval, seconded by Johnson and carried 5-0: Beecham, Johnson, Kuhlman, McKee and Munn voting 'yes'; Francis and Jones absent.

Zimmer noted that a 60-40 funding split, while generous, can be challenging for smaller communities. Some of them share staff with the local historical societies.

**NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES OF "MISSION  
ARTS" BUILDING**

**PUBLIC HEARING:**

**March 15, 2012**

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

Zimmer stated he found this building eligible for National Register nomination doing West Haymarket surveys, under Criteria A for history. Stephanie Brady has done a masterful nomination. This will be her Master's project.

Stephanie Brady stated that the first building on this site was a two-story home. Lydia Stewart purchased the home in 1873 and operated it as a brothel. Her legal name was Mary Wallace and she was one of the most prominent madams in Lincoln. After she died, her daughter inherited the house and then sold it to Rose Dillon. She tore down the house in 1903 and built the brick structure that is still there today. It was operated as a brothel until 1908 where a news clipping shows she was arrested. The brothel was sold in 1909 to People's City Mission. W.B. Howard created the People's City Mission.

Zimmer stated that the side alley and entrance seems very deliberate. There is physical evidence of the original layout.

**ACTION:**

Kuhlman moved approval, seconded by Beecham.

The Commissioners thanked Brady for all her work on this project.

Motion for approval carried 5-0: Beecham, Johnson, Kuhlman, McKee and Munn voting 'yes'; Francis and Jones absent.

**NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES OF "BROWNBILT HISTORIC DISTRICT", GENERALLY LOCATED BETWEEN A AND D STREETS, AND S. 37<sup>TH</sup> AND S. 40<sup>TH</sup> STREETS, INCLUDING RANDOLPH ELEMENTARY SCHOOL**

**PUBLIC HEARING:**

**March 15, 2012**

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

Zimmer stated that the Brownbilt nomination is incomplete at this point. He hopes to have the final paperwork done in April 2012. He would extend the boundaries beyond what has been shown previously. He has toured the area with Audrey Mohr, the new National Register Coordinator at the State Historical Society. He has looked at comparable neighborhoods and recommends that this is an outstanding Lincoln example of residential construction of the late 1930s and WWII years, when Federal Housing Administration (FHA) financing first came into effect.

He is nominating the district based on National Register Criteria A and C–A for “association with an event”—namely early FHA financing of residential construction as a New Deal program, and Criterion C—architecture—for the exemplary and high quality residences of the 1930s to '50s. FHA was significant in expanding opportunities for home ownership but did not extend those opportunities to all citizens, encouraging race restrictions in housing developments where the agency had financing. There were other Lincoln neighborhoods with race restrictions and Zimmer said this aspect needed to be part of the nomination. He has had two neighborhood meetings and residents are very interested.

**DISCUSSION:**

**Design discussion of modifications to plans for west (rear) side of Weil Mansion/Phi Chi Phi House, 1149 S. 17<sup>th</sup> Street**

Munn gave an update on what has been done to the house thus far. There was quite a lot of rot along the soffits. They found that the original wooden deck was still under the

concrete. Some joists were rotten. The new deck will be self supporting. The stone has been repointed. The new decking is boards of a composite material. Phase two will consist of adding a sprinkler system throughout the house, provide a recreational space in the basement, remodel the kitchen, reconfigure bedrooms and baths on the second and third floor and provide a second exit on the third floor. The exterior will be painted and the yard landscaped. They would like the house reconfigured so it would sleep about 20. An addition on the back of the house would allow for this. They would also like a bigger kitchen. The bathrooms would be remodeled. He would like to raise the roof between the two dormers. The west (rear) sunroom needs to be removed. It is unsafe and not original to the design of the house.

McKee inquired about parking. Munn stated that this lot can hold three spaces. They are looking at offsite parking.

Zimmer stated that in the current code, a fraternity can lease its parking offsite. Three blocks away is the limit. The former Trinity Church is farther than that. There may be an opportunity to alter the parking requirement with a landmark special permit.

Beecham wondered about the balcony/portico roof on the front. Munn noted that it will not be usable. The window will be nailed shut so there will be no access to it.

Beecham believes this is a creative solution to a cut-up house.

Zimmer believes the addition is in the right spot. He likes the reference to the detailing of the building. He likes the direction this is going.

Beecham questioned if this can be inhabited now. Munn replied that this can be inhabited by six people now. They will be working on fund-raising and would like to start construction around January 2013. The final design provides for 20 people to live here.

Zimmer noted that as a landmark, this comes to this Commission for design approval. A special permit would also be needed, and would come before this Commission first.

Munn made a presentation to the Near South Neighborhood with a couple of the fraternity brothers. They seemed happy the house was being rehabilitated.

## **STAFF REPORT**

- Zimmer showed a J.C. Wood and Co. Cleaners and Dyers postcard that helped him identify the building next door, which John Johnson photographed in the 1910s.
- Beecham heard from the editor of the Preservation Association of Lincoln newsletter. They contacted the Mayor's office and got confirmation that they have decided to pursue the location across O Street for a "south Haymarket" parking garage. The fate of the Crawdaddy's building lies with the owners. She met with Robert Scott and had a good

conversation.

Zimmer will follow up.

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

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