MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, July 19, 2012, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn (Cathy Beecham absent). Ed Zimmer, Stacey Groshong Hageman, Marvin Krout 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 special public hearing held July 9, 2012. Motion for approval made by Johnson, seconded by Jones and carried 6-0: Francis, Johnson, Jones, Kuhlman, McKee and Munn voting ‘yes’; Beecham absent).

HOLDREGE/IDYLWILD REDEVELOPMENT PLAN

PUBLIC HEARING: July 19, 2012

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

Zimmer stated that this application scheduled to go before the Planning Commission and that Preservation Commission’s advice is part of that process. This is the corner of the East Campus neighborhood. The project will produce two new three-story buildings. They are proposing to build the east one first. It will be subject to design review as the new building includes property in the East Campus Neighborhood Landmark District. The Vals building is not in the first phase. Their intent is to first build the eastern building, move the restaurant into it, then demolish the existing restaurant. This commission will give their recommendation on the Redevelopment Plan, since it touches on the historic district. The developers will be back with plans for the demolition of the two duplex buildings. The proposed signs on the east building will also be back for review.

Zimmer recommended that the pizza sign ought to be part of the new project. The sign presently appears to sit in the right-of-way. It can’t be located there under current sign guidelines. A projecting sign from the building would be allowed, or with the building back slightly from the property line, this may create a location for the sign on private property. He suggested using a provision in the code that allows a historic sign a “free pass” in the
sign package. He doesn’t know the designs of the new buildings yet. Those plans will come back before this commission at future date.

Munn inquired if the two duplexes in the vicinity are to be removed. Zimmer replied that is the plan, but that hasn’t been formally requested yet and will have to come back to the Commission. Under the landmark district rules, the applicant could wait a period of time and then demolish them. He would be interested in how the commission might feel about the proposed demolition.

Francis believes it is good news that they will be replacing residential. Zimmer stated that they haven’t promised housing, but the discussion has been for housing above the business. He also feels it will make a better gateway at Holdrege and Idylwild, into the historic district.

McKee wondered about the two-story frame house. Zimmer believes the intention is to rehab it. The applicant doesn’t own the ranch house to the west of that. The developers propose building a garage for that residential property. He feels the two remaining residences provide a better transition into the neighborhood than would a parking lot all the way to Starr St.

McKee stated that it doesn’t look like rehab would be economical. Zimmer stated that all through the project, no one has said they intend to take the house down. Kuhlman questioned which house McKee was speaking of. McKee responded that this would be the house at Idylwild and Starr (NW corner). Zimmer stated that it has asbestos siding, but retains some character. It could be a fairly handsome house. This would make for a much nicer transition.

**ACTION:**

Francis moved approval, seconded by McKee and carried 6-0: Francis, Johnson, Jones, Kuhlman, McKee and Munn voting ‘yes’; Beecham absent).

**AMENDMENT TO 2012/2013 CERTIFIED LOCAL GOVERNMENT WORK PLAN (HP FUND)**

**PUBLIC HEARING:**

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

Zimmer was asked to amend his grant application. There are more funds available. He has increased his proposed budget from $46,500.00 to $71,500.00. This would increase the requested grant funds from $27,900.00 to $42,900.00. The program is a 60/40 matching grant so the City would match $28,600.00, mostly in the form of staff hours. The increased activity would focus on Haymarket, including research, collection of historic images, and new recordation photos. He would produce a National Register nomination to document the area and would also prepare educational new educational/celebratory
materials. The Planning Dept. website would be one means of distributing these materials but he also would like to get the historic photos “out on the street” for Haymarket visitors, perhaps though a smart phone “app” as well as a more traditional publication. The proposed grant would not actually publish a new tour book but he would like to prepare it and publish it either with help from the Haymarket business association, or in a future grant year. The business association is interested but those discussions haven’t advanced far enough to be assured of funding (especially the 40% match) in this grant year, which runs to May 31, 2013.

This would take us to the Summer just before the new arena opens. Ed hopes to celebrate the historic district as the new project comes online.

He will involve the Commission as he looks at boundaries and how to include additional features such as the canopies. He will seek advice on a couple of other adjustments that could be made to the district. There are a few close points to figure out.

**ACTION:**

Johnson moved approval, seconded by Jones and carried 6-0: Francis, Johnson, Jones, Kuhlman, McKee and Munn voting ‘yes’; Beecham absent).

There being no further business, the meeting was adjourned at 2:00 p.m.