

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 20, 2013, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn; (Tim Francis absent). Ed Zimmer, Stacey Groshong Hagemen and Teresa McKinstry of the Planning Department. Bradd Schmeichel of Urban Development; 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 May 16, 2013. Motion for approval made by Johnson, seconded by McKee and carried 5-0: Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

The opportunity was then given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY SCOTT SULLIVAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 6117 HAVELOCK AVENUE IN THE HAVELOCK AVENUE LANDMARK DISTRICT

PUBLIC HEARING: **June 20, 2013**

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

Scott Sullivan appeared as applicant. This is the business front of Los Dos Hermanos. It is part of the Havelock streetscape project. The front of Arnold's Tavern is now complete. This has a matching facade now. Structural problems were discovered. They kept encountering more masonry problems as the building was opened up. The City and the owner have spent a considerable amount of money already. The decision was made to rebuild the facade rather than fix what was already there. They decided to keep the two masonry piers and repair them. They have already reinforced the problem areas. There is a party wall between this business and Arnold's Tavern. The desire is to do this in such

a way that minimizes the cost as much as possible, but remain a good neighbor. They will salvage the steel beam that is already there. They are proposing thin brick, fiber cement siding, a smooth stucco finish, fiber cement for the other two bands and the top is a metal band. They would be losing the arched windows.

McKee questioned if regular brick is that much more expensive. Sullivan replied that thin brick is the same price as regular brick. The thin is used for the lesser weight of the product.

Ed Zimmer report suggested that there are two different avenues. The first would be to approve a straight Certificate of Appropriateness. This would look different if the funds were different. They are running out of money. This might warrant a Certificate of Exception on the grounds of hardship.

Bradd Schmeichel from Urban Development stated that they have a program that has been used for several buildings on Havelock. The scale and scope of the issues they have encountered with this building has stretched their ability to help.

Bob Puschendorf from the Nebraska State Historical Society inquired where the funds are coming from. Schmeichel replied the funds are non-Federal.

Johnson wondered if this has been discussed with the other businesses to see if they are okay with what is being proposed. Schmeichel replied that the preference from the Havelock Business Association and the neighbors is to see the building saved.

Zimmer stated this was an unusual double business block in that one was built before the other. There are three double blocks in Havelock. Arnold's Tavern is one of the most vibrant businesses on Havelock Ave.

Sullivan believes it would not be difficult to bid this out for an alternate price. Porcelain or stucco as shown, would be an option.

Schmeichel stated they are at the end of the grant program and there is a funding cap. If there are alternate ideas, they might be able to spend more funds on the facade.

Sullivan has struggled with alternatives to brick, but there are funding reasons.

McKee would like to see the City explore all the alternatives. The other Commissioners agreed.

Munn stated that real brick is preferable.

Schmeichel noted that the final decision will lay with the property owner.

Munn questioned the timing. Sullivan replied they would like to get this to bid as soon as possible.

ACTION:

Jones moved approval of a Certificate of Exception on the grounds of hardship and financial reasons, with the note that a real brick solution is preferable, and the applicant should match the red color of Arnold's Tavern, seconded by Johnson.

Munn questioned if the building front will be the colors as presented. Sullivan replied yes.

Munn questioned why everything else isn't red on the building front. Sullivan struggled with the stucco.

McKee wondered if the red will fade. Sullivan doesn't know. Arnold's Tavern is painted brick.

Sullivan stated that the entire front could be done in stucco. Kuhlman would be like to see all red stucco.

Munn believes if the building front can't all be done in brick, it would look best to see all red. It would be nice to have another bid and see the proposal.

Jones stated that Havelock has been working on these projects for some time now. He would be okay approving this as an exception. He believes it is the right solution to urge brick if possible, but leaving the decision to all the parties as involved.

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

APPLICATION BY GREG SMITH FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNS AT OLD CHICAGO, 826 P STREET IN THE HAYMAKET LANDMARK DISTRICT PUBLIC HEARING: **June 20, 2013**

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

Dave Conley appeared. He originally wanted a plastic faced marquee sign, but has worked with Ed Zimmer to modify the proposal. His proposal is to remove the old sign and replace it. The new marquee sign would be channel letter with open neon, white letters and an aluminum red cabinet below. The letters would be illuminated with red neon. The sign would be attached the same as the old sign. It would be basically the same size as the old sign. The existing under canopy sign will be replaced in the same location. It will be a flat aluminum sign with a logo, non illuminated. The wall sign is a duplicate of the under canopy sign. Neon is being added. He believes there will be almost no noticeable effect.

ACTION:

Jones moved approval of the sign package as presented, seconded by Kuhlman.

Zimmer noted that three signs are being replaced in the same location and with signs of similar size.

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

REVIEW OF PRESERVATION EASEMENT FOR LEWIS-SYFORD HOUSE, 700 N. 16TH STREET

PUBLIC HEARING:

June 20, 2013

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

Zimmer stated that Joel and Kathy Sartore are the applicants. Rick Peo reviewed the draft easement. The intention is to have more than three unrelated individuals in the house at the same time. This is against City code for a single family dwelling. This can be adjusted by a landmark special permit. This will appear before Historic Preservation Commission, and then on to Planning Commission. This will allow both commissions to review plans for the building. The City Attorney has prepared a draft of the preservation easement. This commission would review any exterior changes. Joel Sartore has requested the City amend the original preservation easement which was granted in 2008.

Joel Sartore appeared. He believes this avenue will allowed them to make repairs to the house. Zimmer concurred. Maintenance is allowed.

Sartore is trying to save this house. His son will live in the house. He believes you need to think long term in order for the house to survive. It needs to be made more relevant, or it is liable to fall into disrepair again. It needs to be more vital. He would like to redo the basement. It would be updated with more appropriate materials for a basement. The house needs a great deal of improvement. He is hoping to streamline the process.

Zimmer stated that Historic Preservation Commission would review any changes. The Secretary of Interior guidelines would stay the same. The reason for the potential amended easement is that Sartore views the 2008 language as so restrictive, he fears the building can't survive. The language can be amended by agreement of both parties. The City is the easement holder and Sartore is the owner.

McKee would like to hear the key points of the amendments. Zimmer replied that the current easement says additions can't be made, even to east side of property. The proposed easement states that additions can be made and approved, if built to Secretary of Interior standards. Historic Preservation Commission would review. The review process

would be the same.

Sartore wants to try and stabilize the structures that are there. It needs to have more of a place on the campus or it will fall into disrepair eventually. Right now, there would be a few carefully chosen tenants, to start. This building needs to generate revenue.

Zimmer stated that the underlying zoning is R-7 and would allow apartments. There would be parking requirements.

Munn wondered if the standards are more lenient on interiors. Zimmer has tried to identify key characters of the interior.

Zimmer listed this for action on today's agenda. He would recommend the Commission not vote on this today. He will prepare more research and will report next month.

Sartore stated there have been repairs done already. The building is in poor shape. Zimmer stated that the owner doesn't need permission for maintenance and repairs.

Sartore needs to create a pair of actual restrooms in the house. There is no tub or shower in the house. Bob Ripley has had some input on this as well. Larry Chilese has drawn up plans for the basement, when that time comes. The roof needs to be repaired and the wrought iron railing must be taken down. It has punctured the roof. A membrane will be laid over the top of the roof. The railing will be put back, but on a different system, so it sets on the roof without penetrating it. It will look just like it did before.

Puschendorf has no standing on what is done with this building. He is one of the co-authors of the original easement. He believes the document was pretty tight. They weren't worried about what was there at the time, but what would happen in the future. In 2008, covenants were granted to the City of Lincoln. There has been severe deterioration of this property. Maintenance should have been addressed since then. He is wondering how this document differs from the original one. The first was based on model provisions from the National Trust. The provisions have been thoroughly vetted by attorneys. We hold to those. He agreed that there needs to be an analysis of what is being proposed, to what would work for the building.

Sartore can't find any photos of this property before 1967. He would like to see something. He believes he could learn a lot.

Puschendorf believes the fabric of the building is remarkably intact.

Temporary modifications to Fairview during Emergency Department upgrade, Bryan Hospital East

David Reese is Vice-President at BryanLGH. They have a project for the near future that involves Fairview. They have been working on development of this for a while.

McKee wondered what will be done with the Bryan statue during the construction phase. Reese replied it will stay where it is. It can be moved if it needs to.

Wade Stange of BryanLGH stated that the proposed improvements will provide a larger parking lot. Screening and landscaping will be installed. There will be a new entrance and canopy.

Reese stated that this is to provide the best place for patients, physicians and staff. The emergency room sees about 40,000 visits a year. They want to move the ER to the north, but keep the entrance on the south because that is what the public knows. They looked at the corner of 48th St. for parking. They have met with the Planning Dept. They do not want to go to the south side of Sumner. This would be a greater impact to the neighborhood. They have talked to the Principal of the school and discussed student safety.

Zimmer stated that this is a National Historic Landmark. There is no easement. This will need to go to Planning Commission for the special permit.

Munn believes there are no remaining original site features for the grounds surrounding the house.

Reese agreed. When the plan for parking goes away, they will do something different. They will work with Kim Todd and are open to ideas. They would like to do some upgrade of the landscape.

Zimmer stated this is one of only two National Historic Landmarks in Lancaster County. It is not a huge list. There are only about 2,500 nationwide. The Nebraska State Capitol and Fairview are the two in Lincoln.

Puschendorf has been intimately involved with this, going back to the 1960's. He was involved in the renovation in the 1990's. He has established a close relationship with BryanLGH. He is offering the Historical Society's resources. He would like to work with Kim Todd to see how a historic landscape can be integrated. There were no formal gardens or anything on this site. He would like to see the historical marker moved to a better location.

Reese is open to those ideas. He has worked with Kim in the past. She has done a lot of landscaping for BryanLGH.

Munn stated that this sounds like a great opportunity. The other Commissioners agreed.

Staff Report

Zimmer stated that the Nebraska State Historical Society held their first Annual Preservation Conference last Friday and Saturday.

Munn found it very informative.

Kuhlman agreed. She found it very enlightening to learn about criteria and the framework.

Munn believes it is very important to polish our skills as Commissioners. Lincoln is changing rapidly. He believes this Commission has done a good job, but the job will get tougher. More development is coming down the road. The first conference was about placemaking. Preservation is placemaking. He believes there is an initiative that can be taken. He would like to see this Commission come up with a master plan and vision statement. What used to be good practice is constantly changing.

Johnson found it very interesting and helpful to talk with preservation people from other parts of the state.

Munn will talk to Zimmer about proposing a special meeting to discuss this on a separate basis.

There being no further business, the meeting was adjourned at 3:00 p.m.