

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 19, 2015, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Hewitt, Jim Johnson, Liz Kuhlman, Jim McKee, and Greg Munn; (Berwyn Jones absent). Ed Zimmer, Stacey Groshong Hageman and Amy Hana Huffman of the Planning Department; Kevin Abourezk from the *Lincoln Journal Star*.

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 requested a motion approving the minutes for regular meeting held December 18, 2014. Motion for approval made by Johnson, seconded by Kuhlman and carried 6-0: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn 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.

Zimmer invited Father Jarod McCambridge from St. Francis of Assisi Chapel, formerly a wing of St. Elizabeth hospital, to make a presentation. This is a landmark property, but is unique in that the designation is on the interior. While it has a nice exterior, it was hidden behind the hospital. The work they need to undertake is restoration of their windows. The project is very well planned and enhances the interior. This will likely qualify as No Material Effect, but it is such a prominent feature of the building, it should not proceed without this Commission being aware of the project. If it needs a full review, it will have one.

Father Jarod McCambridge, St. Francis of Assisi Chapel, said his order has had custody of the church since 1998 when it was purchased from the County. It has been restored to sacred use and is available for visitation. People want to see the beautiful windows and many acknowledge they are some of the most beautiful in Lincoln. They were created and installed by the Emil Frye Company of St. Louis Missouri. Frye was an immigrant from Munich, where there was a long tradition of stained glass produced by the Myer Company. The family business is now being taken over by Aaron, Frye's great-great grandson.

The windows depict typical scenes of angels and evangelists surrounding Christ, the Annunciation of the Virgin Mary, Nativity of Christ, and many other notable saints and religious scenes. Images of special note include a depiction of Christ caring for the sick which includes an African American figure, unusual for a white congregation of that time period; Saint Martha and Mary Magdalene, who represent two aspects of the nursing sisters' work at St. Francis, the active work of caring for sick, and religious contemplation; and the only known depiction of Saint Roch in the hundreds of churches the Frye company installed windows for.

Fr. McCambridge showed examples of other structures that have undergone similar renovation of their windows. The outer protective glass often becomes nearly opaque over time and doesn't match the shape of the inner window, which really detracts from the appearance. The new protective outer window is 1/4" tempered glass. It will match the interior, gothic shaped tracery and will minimize horizontal divisions. Stained glass windows require horizontal bars to support the soft leadwork. The supports at St. Francis have been well preserved, probably because it was protected from the elements by the surrounding hospital; they have almost no distortion or sagging that one would normally expect in century old windows. The new horizontal, aluminum members are about 2" wide and will be painted a dark color and will look like the stone tracery so the exterior shape and vertical appearance of the windows will remain intact. The glazing compound has been falling out of the windows, so this is an opportune time to repair them. It will not change anything on the interior, other than making the windows more visible. He said he hoped the Commissioners will agree this modern method of preservation will add to the beauty of the church.

Munn stated the treatment is virtually invisible and wonderful to bring back the character, while still protecting the windows from weather or vandals.

Fr. McCambridge said that is the reason they chose this tempered glass. The outer window is strong enough to withstand any storm driven event. Even if a rock were thrown, it would likely only break the tempered glass. The windows were valued at approximately \$2,000 per square foot.

Kuhlman agreed this is a very sensitive approach to protecting them and she looks forward to seeing it.

McCambridge said you are welcome to see it. They really are beautiful and they tell a story about the church and who used it. Most of those sisters are gone now, so it is good to have a reminder of their history.

Johnson asked what the appropriate action for this commission would be.

Zimmer answered that this falls under “ordinary maintenance”, even though this is a project only done once a century. But it is well conceived, going back to the original company to repair their own windows, and enhancing both the interior and exterior appearance, so it is not a design issue. But with the scale of the project, he felt the Commission should be aware of it.

McCambridge added one final design change that will take place, which is that while the glass is removed, their frames will be painted a limestone color, which is in line with what the church would have used if they had the funds.

Munn stated this is an example of how to do a project right.

McCambridge thanked the Commission for their time and consideration.

**APPLICATION BY MATT TAYLOR FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT 814 P STREET IN THE HAYMARKET LANDMARK DISTRICT.**

PUBLIC HEARING:

February 19, 2015

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

Hewitt asked why the awning looks so deep in the image.

Zimmer clarified that is a shadow in the image. The owner will be using the existing frame. It will be dark, “Haymarket” green and not black, since that looks very dirty, very quickly.

Munn asked if the new awning will be the same size.

Zimmer said yes.

ACTION:

McKee moved approval of a Certificate of Appropriateness for work at 814 P Street in the Haymarket Landmark District, seconded by Francis. Motion for approval carried 6-0: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Jones absent.

**APPLICATION BY LINCOLN PATIO & AWNING FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT 6125 HAVELOCK AVE. IN THE HAVELOCK
AVENUE LANDMARK DISTRICT.**
PUBLIC HEARING:

February 19, 2015

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

Zimmer said he wished this applicant had alternate proposal to present, but it is not in hand yet. This tiny Mission-front building has housed a doctor's office, a dentist's office, an insurance company, and a jewelry store. The color of the sign could be better; it is a dark purple with a yellow web address.

McKee asked if the awning hides the tile above.

Zimmer replied that it does not, though you would not see it at the door.

Hewitt stated that people driving down the street will try to figure out what it says and that will be difficult.

McKee added that a phone number on an awning is a waste.

Zimmer said we do not have a rule that says signs must tell you the name of the business, although we do say the purpose of signs is identification. Maybe this business is called by its web address. Perhaps if the size and shape were acceptable, the sign design could be considered, but as it is, we should work with the awning company to see if it could be more like a building sign.

McKee said the size and shape do not bother him too much, but he would like further comment on the colors; they sound on the garish side. Would this be another thing to chat with the applicant about?

Zimmer replied that there is a lively set of signs on Havelock, and they do not all have the same character, but this one is not really hitting the target.

McKee added that since the awning is not to provide shade, he questions whether it really accomplishes what they want to do.

Munn stated it has a blade sign now. The awning kills the front of the building and if it isn't for shade.

Zimmer said the key message of this commission is that a sign is not to interfere with the key architectural features of the building. This one is in the right place, and from across the street you do still see the roof, but it does war with the tile roof, which a flat panel or blade sign would not.

McKee added that driving by, no one can absorb the information fast enough to have it do any good. Hewitt agreed.

Munn said that with a multistory building, this would be a small detail, but this purple awning is going to overpower this small building. It is a very attractive little building, but you need to see the whole thing together.

Kuhlman asked if the height is and size of the letters are appropriate.

Zimmer said it might give you greater visibility than you have distance to actually view it.

Munn asked if the Commission can suggest a sign on the wall.

Ed said that it can empower him to negotiate with the applicant.

Johnson added that whatever is decided with the design, it should come back.

Munn said that architecturally, this building should not have an awning. They are meant for taller buildings. The tile roof in itself is its own feature. We will give this back to Zimmer to work with the applicant and then bring it back.

Commissioners agreed.

**APPLICATION BY CLAUDE REYMAN FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT 705 S. 30TH STREET IN THE WOODS PARK
BUNGALOW DISTRICT.**

PUBLIC HEARING:

February 19, 2014

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

McKee said he understands where the applicant is coming from in terms of the long life and economy of the project.

Hewitt said he is unsure of how economical it is.

McKee clarified he meant in its lasting power.

Zimmer said that Mr. Reyman was unable to attend today's meeting. He asked for guidance so that when he returns to Lincoln in the spring, he can begin work on his roof. It is not one of the Gehrke bungalows, but is a nicely featured, entirely typical bungalow in the district. It has great exterior features and the applicant says it also has a good interior with nice woodwork. He is mostly trying to position it for being in more durable conditions for his heirs. He is therefore wishing to put the metal roof on. I asked if he was interested in metal shingle, many of which look like any other roof and would probably be No Material Effect, and he said he hadn't decided yet. It comes before the Historic Preservation Commission today to see if there is a strong opinion about the direction he should take, particularly if he opted for standing seam. Looking at the broad characteristics of the building, it accentuates them rather than clashing with them; it creates more vertical lines. The roof of this building is a big deal, with a big pitch.

Francis said he would be particularly interested to know what color he would be using. Munn agreed, since this is such a long term material.

McKee stated that he is unfamiliar with metal shingles, how they look and are fabricated.

Zimmer said there is a whole variety of shapes, textures and colors.

McKee wondered the difference in cost between the standing seam and metal shingles.

Francis said he would prefer the shingles. They have more texture and follow the shape of the roof; they are pretty roofs. But this will be the only house on the block with this treatment for a long time.

Munn stated that normally, one thinks of metal roofs as being used in commercial or industrial settings.

Francis said there is a good example of a blue metal roof at 23rd and R Streets.

Zimmer agreed there is the possibility for use of either some very unusual or very typical colors.

McKee reiterated that he would like the applicant to investigate the cost of metal shingles. It might be similar to standing seam.

Hewitt said he has seen the installation of metal roofs in large panels and they go on quickly. He asked if these are installed the same way or more like a traditional asphalt shingle.

Munn answered that they have a clipping system, so it installs fairly quickly, but it is still shingle by shingle.

Zimmer added that the installation cost is not too much above that of composition shingles, which are done individually, but the materials cost more. He suggested that he can guide the applicant towards that traditional looking metal shingle, which will probably lead to No Material Effect, according to Preservation guidelines. If standing seam is preferred, then the Commission will need to see more information about color and type.

Munn and Kuhlman stated that they would be not be inclined to support standing seam.

Zimmer said the current roof is near the end of its predicted life, but it has not failed.

McKee said that, as he understands it, with metal shingles there could be a color that would be more historically accurate. That would be desirable as well.

Zimmer said it would be slightly unusual looking in this neighborhood simply because you don't see this much texture or color on other houses at this time, but originally, you would have.

DISCUSSION:

Update on rehabilitation project, 747 O Street in Haymarket, Hargreaves/Schwarz Building:

Kuhlman came forward to state that the last time this item was seen by the Historic Preservation Commission was in April, 2014 and when it received a Certificate of Appropriateness for the work on the old Schwarz Paper Building. At that time the new owners of the building were planning to pursue tax credits for part of their financing for the project, which would have involved review by the Parks Service. They have since then changed direction and are not going to pursue that, but still they will be very sensitive to the work they are doing in the building.

The addition to the south is still being worked through. The one story addition that was built in the 1950s will be demolished and the new structure will be four stories. The residential portion will now be condominium units to sell. The first floor will have an office use tenant and will have the large windows. Upper floors will be condos with balconies on the south end. We are proposing is to open up the windows on the first level all the way down.

Munn asked if the windows on the 3rd level were ever built up to the arch.

That is a strange aspect in this warehouse where the brick is such that it looks like it was infilled. The sill height has been brought down because the 3rd Floor is challenging since it is low, at only 10 feet. We wanted to present today the direction we are going to get comments for when we return next month with the final design. Munn asked if on the main floor, the windows will be brought all the way down, and if there will be doors.

Kuhlman replied that on the north elevation, we are maintaining the existing storefronts from 1884 and restoring them, including replacing the blocked windows. On upper floors, we will also replace windows, but will retain original ironwork as we can. On the east we will open up one or two entrances, but the rest will all be windows.

Hewitt asked if there is that much elevation drop from O street to the back of the property?

Kuhlman said yes. The dock will be treated similarly to what is further down on 8th street. We will be restoring all of the iron work.

Zimmer also agreed that it is about 3 or 4 steps at the end of the dock. Much of the north facade has cast iron work. This building is unusual in that the original windows were atypical, but the original brickwork is very consistent. These tall high windows do not occur on the other warehouses in the district, and don't serve residential tenants. When you gave your initial review, you gave a lot of leeway in working within the design of the brickwork, but making the windows function. He added that he doesn't feel we are getting a lesser project, in fact we are getting a higher quality unit and they will invest more in order to sell the condo units.

McKee asked if it will be all condos.

Kuhlman said yes.

Zimmer added that there are some condos in the Haymarket, but not very many. This is one of the housing types that is not well met yet.

Hewitt said there will be more when they build the structure on top of the garage on the south side of O Street.

Zimmer clarified that those are assisted and independent living units.

Munn stated the design thus far looks nice.

Zimmer said that this is why we have local review. It is part of the financial requirement of the federal tax credits that residential units be "income-producing," not owner-occupied. They've gone a different direction and it should come out with as good or better result.

Munn asked about the awning. Kuhlman replied that it is also still in discussion. Do we take it all the way down, or all the way to the end of the dock? The new addition has a gap to separate the new from the old. It is contiguous. We are also reopening a north entry.

Munn stated that if the awning remains, he prefers it below the transoms, where it lets sunlight in. He went on to say that he understands the idea of changing the brick color on the new addition so there is a differentiation between the old and new. He is personally moving away from that idea and choosing to make it stand out too much. A good example is the Tool House, where they took down an original wall, and then put it back in the original configuration. They did a very nice job, but you can tell that is the new portion. If the new brick matches the old, the structure will still look new.

Zimmer added there is no way to make it not look new so you don't have to go very far to achieve the purpose of making the visual distinction between old and new.

Munn went on to say that there is a texture to the old building that can't be replicated in the new, so it will still be a sharp enough contrast, but will also blend in.

Kuhlman said that is good to know because the project is currently going a different direction.

Zimmer said making additions look like a separate building was an original direction the tax credit process was pushing, but it is a better idea to make it look like a thoughtful addition.

Hewitt noted that it is possible to an addition that looks very much like the original, for example First Plymouth Church.

Zimmer said that is exactly the example he was thinking of. First Plymouth is of such a standard that they have done a spectacular job in keeping it in character with the exquisite, complicated brickwork.

Munn added you can even match the windows more closely, because again, it will still look new.

Staff Report

- Zimmer stated there was a request from the Historical Society who are sponsoring a biennial conference in May here in Lincoln and they requested to list this Commission as sponsors and participants. They are not asking for money, they just want to use your good name, so I wanted to seek your permission. I want to get their permission to pay your fees, but I don't have that yet.
- Zimmer presented the new and improved annual report that Stacey helped to work on. He reviewed the notable projects, outreach talks, historic designations and projects for which the Historic Preservation Commission advised on, through the date of December of 2014.
- Zimmer said he and Stacey have been working on the Wesleyan Hospital building at

N. 48th and Madison Streets. It was a hospital first and we found great materials in Wesleyan yearbooks. We also found State records from 1909 and 1911 from the nursing school. It was built in 1905 and operated by Dr. C. E. Coffin as Wesleyan Hospital and Nurses Training School. There was a wonderful dissertation from 1987 about nursing education history in Nebraska and it brackets this building. Most of these small hospitals styled themselves as nurses training, which meant that there were low-paid or unpaid staff. Efforts to standardize nurses training meant many of these small hospitals could not meet the standards and closed. When it first closed in 1912 or 13, it operated as Johnson's Boarding House.

There were probably around a dozen hospital of this scale around this time. We've been approached by an owner who plans to repair, finish and convert the building into apartments. The Historical Society questions whether it meets eligibility for the national register.

In answer to McKee's question, Zimmer replied that the property has already been sold, not to Wesleyan. They do not see a big historic district in the cards. A Speedway affiliate bought it. If we can't get it listed individually, we will proceed with the buyer to get a local historic designation. I think it has good significance, though it doesn't have interior integrity. If we can get a local designation, they will still be eligible for a State credit. This kind of hospital and the story around it are important and this is one of the few places that reflects that in Lincoln.

- Zimmer said that Quinn Chapel African Methodist Episcopal Church at 9th and C Streets is part of the National Registry as part of south bottoms and is individually on the registry as the oldest black congregation in Lincoln, with continuity back to 1871. They would like to rent out the parsonage and they need the income. As a parsonage, it is considered an accessory building to the church. As a rented house, it is a primary use and Building & Safety says they can't do that because you are not allowed two primary uses on the same parcel, unless you are a Landmark. This property seems it would be an easy local landmark, and all they are asking is that they can use the house the same way they would if their pastor chose to reside there. They also need the income, which is exactly what Landmark special permits should be about. The step beyond this, is that if willing, the Commission has sponsored groups worthy of Landmark designation. We don't have the whole package yet, but we can start the process if you are willing. The Commission unanimously offered support of this idea.

There being no further business, the meeting was adjourned at 2:45 p.m.