MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 19, 2017, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Liz Bavitz, Melissa Dirr Gengler, Jim Hewitt, Jim Johnson, and Jim McKee; (Tim Francis and Greg Munn absent); Stacey Groshong Hageman, Rachel Jones, and Amy Huffman of the Planning Department.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair Jim McKee called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

McKee requested a motion approving the minutes for the meeting of December 15, 2016. Motion for approval made by Johnson, seconded by Bavitz and carried 5-0: Bavitz, Gengler, Hewitt, Johnson, and McKee voting ‘yes’; Francis and Munn absent.

McKee requested a motion approving the minutes for the joint HPC & UDC meeting of November 17, 2016. Motion for approval made by Johnson, seconded by Gengler and carried 5-0: Bavitz, Gengler, Hewitt, Johnson, and McKee voting ‘yes’; Francis and Munn absent.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2121 N. 27TH STREET, THE FORMER NORTHEAST BRANCH LIBRARY, NOW MATT TALBOT KITCHEN & OUTREACH. (UDR16092) JANUARY 19, 2017

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee; Francis and Munn absent.

Bavitz stated that as an employee of Sinclair Hille, she would abstain from all discussion and the vote.

Nolan Schaffer, Sinclair Hille, came forward as architect. The proposal is to add two levels totaling 2,500 square feet at the southwest corner of the existing building. There will also be site improvements including the addition of nine parking stalls at the north and a curb cut to alleviate circulation issues. The addition includes five offices in the lower portion. The main level has a single-loaded corridor, four offices, a file storage room and a conference room at the
southwest corner.

The exterior design will use similar building materials, elements, and details to keep the language consistent and to respect the quality and character of the last addition. The same style of windows will be used. It is also desirable to prevent the newest addition from appearing massive from the streetscape, so the ground elevation was dropped down and the building stepped back. Sliver windows at the corner create a less dense appearance. The entryway and conference rooms are focal points now and will remain the prominent features.

Bavitz asked if the conference room is located at the cross. Schaffer said yes. He added that the main entry retains prominence by stepping back the addition and by strategically placing notches in the design.

Johnson asked how much of the original building would be lost from view if he were walking along 27th Street. Schaffer said the Carnegie Building is still prominent. The addition will be most noticeable from the south.

Gengler asked why the addition is needed.

Dan Grosso, Sinclaire Hille Architects, stated Matt Talbot Kitchen received new funding so the addition will house new staff.

**Action:**

Motion for approval made by Gengler, seconded by Johnson and carried 4-0: Gengler, Hewitt, Johnson, and McKee voting ‘yes’; Bavitz abstaining; Munn and Francis absent.

**APPLICATION FOR SPECIAL PERMIT 16060 FOR EXPANSION OF NONCONFORMING USE AT 2340 WOODSDALE BOULEVARD. (UDR16093)**

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee; Francis and Munn absent.

Trent Reed came forward as architect to answer questions.

McKee noted the project includes the garage area with a room above and possibly a slight movement towards the fence. Reed clarified the addition does not move towards the fence. The current garage addition was built in the 1980s and was surveyed incorrectly. The corner of the diagonal is 3'-8" from the property line when it should be 5'. The addition will be tucked in to be in compliance.

McKee observed it is almost No Material Effect. Hageman noted the addition of the 2nd floor.
Hewitt asked if this was the Hancock House. Reed said yes.

Reed said the exterior elements will all match what is there now, including the stucco finish and brick base. It will have the same architectural language of the original house.

Gengler asked if these are true divided windows. Reed said yes. Gengler asked if it is setback, or flush with the roof line. Reed said there will be a bump out on the east side of the garage stall to break up the facade. Currently, it is a 25-foot, flat wall.

Gengler asked the size of the addition in comparison to the entire house. Reed said the addition is approximately 750 feet and he believes the house is around 2,400 square feet.

Gengler asked if there has been any input from neighbors. Reed said nearby neighbors Todd and Connie Duncan, Pat Linder, and Clay Smith all expressed excitement about the project.

Hewitt noted the Tallmans did the same thing a few years ago. Reed said Tallman was also excited and this project will even be using the same contractor used by the Tallmans.

Bavitz asked if the exterior treatments will go all the way around. Reed said yes.

Hageman said the vote and comments of this body will advise the Planning Commission.

Commissioners agreed this is a straightforward project.

**Action:**

Motion for approval made by Hewitt, seconded by Johnson and carried 5-0: Bavitz, Gengler, Hewitt, Johnson, McKee voting ‘yes’; Francis and Munn absent.

**Staff Report and Misc.**

Hageman stated Zimmer has drafted the Annual Report. The report was handed out to Commissioners.

McKee asked if there is a vote to approve the report. Hageman replied that it may not be a requirement, but it is the usual practice.

Hewitt asked Bavitz how the Schwarz building was coming along. Bavitz said very well. Tenants will be moving in soon.

There being no further business, the meeting was adjourned at 1:49 p.m.