MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 20, 2018, 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, Jim McKee and Greg McCown; Greg Newport absent.

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman, Amy Huffman and Chelsey Pounds of the Planning Department; Hallie Salem of the Urban Development Department, Nate Buss of Olsson Associations, Jeff and Sharon Koepke, Nolan Graham and Ryan Haffey of Nebraska Sign Co.; the media and other interested citizens.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

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

McKee requested a motion approving the minutes for the meeting of November 15, 2018. Motion for approval made by Johnson, seconded by Hewitt and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee voting ‘yes’; Newport absent.

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

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 747 O STREET, IN THE HAYMARKET LANDMARK DISTRICT (UDR18079) PUBLIC HEARING: December 20, 2018

Members present: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee; and Newport absent.

Nolan Graham from Nebraska Sign Co. appeared. This is straightforward request for a wooden sign with a steel frame that will hang from the I-beam. Ryan Haffey of Nebraska Sign Co. stated the sign is non-illuminated.
ACTION:

Gengler moved approval of a Certificate of Appropriateness for the sign, seconded by Bavitz and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee voting ‘yes’; Newport absent.

RECOMMENDATION ON DESIGNATION OF THE STRODE BUILDING, 1600 O STREET, AS A LANDMARK (UDR18033)
PUBLIC HEARING: December 20, 2018

Members present: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee; and Newport absent.

Hageman noted that a thorough write up was provided in the packet, but she will review some refinements that have been made since it was sent out. More current photographs have been added, as well as a short description of the interior. This is a significant location along the old DLD Highway and now on a prominent downtown corner at 16th and O Streets.

Zimmer said the building has served as auto dealerships for most of its history. This was one of the earliest buildings that made the clear statement that cars had arrived and were a big deal. The building is especially nicely designed, by the prominent architect Ferd. C. Fiske.

Jeff Koepke came forward as the developer of this project. The structure will be renovated compliant with historic standards. The vision includes 13, 1- and 2-bedroom studio apartments on the 2nd floor. The main floor will include around 5,000 square feet for commercial retail space. There is also 8,000 square feet of indoor parking, which will be appealing in that part of downtown. Their goal is to give something beautiful back to Lincoln, and to have this location serve as a “feather in the cap” to historical renovation in the area.

McCown asked how many stalls fit into 8,000 square feet. Koepke said 15 stalls. McKee asked if these will be for use by the apartments. Koepke said that is the intention. Those details are still being worked out, but they will try to get as many stalls as possible. They hope for one stall per dwelling and possibly a couple more for retail management.

McCown asked if any specific retail tenant is in place. Koepke said not yet.

Hewitt asked if the car elevators are still in place. Koepke said they have been kept operational and still work, but they will not be able to use them since they are not up to code and cannot be inspected. Zimmer said there were two lifts.

Gengler declared a conflict of interest since she is working on this project and recused herself from the vote. She said the developers plan to pursue the State and Federal tax credits, so this will be considered a certified historic rehabilitation project. It is a unique location and hopefully
this will induce some kinetic energy in the area. McKee said this is a major building. Zimmer agreed. There are many windows that can be opened up the south and west. Gengler added that they are considering using all of the history for the branding of the project.

**ACTION:**

Johnson moved for a recommendation of approval for the landmark designation; seconded by McCown and carried, 5-0: Bavitz, Hewitt, Johnson, McCown and McKee voting ‘yes’; Gengler abstaining; Newport absent.

**CERTIFICATE OF APPROPRIATENESS FOR REVISION TO SITE/MASER PLAN FOR CORDNER COURT (UDR18080)**

**PUBLIC HEARING:** December 20, 2018

Members present: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee; and Newport absent.

Zimmer said this is a small adjustment to Cordner Court, which is the remaining acre or so of the original Cordner estate tucked in at 50th and L Streets. The renovation of the main building and small cottages around the site were approved. The first cottage home is built and it looks very much like it was shown. The market is not showing much interest in what is currently shown for the east side of the site due to the smaller, single garages. The developer came up with a good solution which is to combine the dwellings into a townhouse arrangement in order to expand the garages. The initial design presented to staff had a flat front and roofline, which was a different concept from what was approved. The developer came back with a design that is very much like the original design, just with the three units cozied up together; this is much truer to the pocket neighborhood originally approved.

McKee commented that this is a very clever use of a restrictive property. Zimmer agreed. Lots of work has been done on the main house and it is better for it and will survive. This is a testament to the strength of the landmark special permit process. McKee agreed that the house would otherwise have continued a slow decline. Zimmer said the site has now turned a corner and is being used. These types of projects are not cheap to accomplish.

Mckee asked what motion was needed. Zimmer said if HPC approves the Certificate of Appropriateness on the proposed redesign, the adjustment can be made to the site plan.

Bavitz asked if the west properties are staying as-is from the initial plan. Zimmer said they offer small car dual garages, a little wider than the single. The developer, Kelly Langer, is making the east group more comparable to that.

McCown noted that as you approach the site, the units to the west will be more visible; the proposed townhomes to the east are tucked in more on the site. Zimmer agreed adding that he felt this was a substantive enough change from the original approved site plan to be reviewed.
again by this body. McCown asked if the developer still plans to occupy the main home. Zimmer said they have not decided yet.

**ACTION:**

Gengler moved for a recommendation of approval for the modification; seconded by Johnson and carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee voting ‘yes’; Newport absent.

**CBOC (VA CLINIC ON NE CORNER, L STREET AND S. 70TH STREET) (UDR18081)**

**PUBLIC HEARING:** December 20, 2018

Members present: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee; and Newport absent.

Zimmer said the VA has selected the site to build a new clinic on the VA campus. Much attention has been given to this site, overall. The winners of the proposal will show their design concept. This is under a Memorandum of Agreement and we know a lot about what it will look like. There are several stakeholders involved with the site, which has been approved by the State Historical Preservation Office. This is also major redevelopment project with the City. The Mayor ultimately signs off on the design, but he requested input from the appropriate advisory body. That is the role of HPC today.

Nate Buss, Olsson Associates, stated this new clinic is adjacent to 70th with visitor parking and the main entrance to the south. Employee parking is to the east and north, and receiving will also happen to the north.

McKee asked if this will impact the Chief of Staff’s house. Zimmer said those original residential buildings all stay. One could potentially be for Aging Partners.

Buss went on to say this building will complement the VASH building and the hospital, with the red brick and limestone caps. Zimmer said the screening to the north and east is important. It reinforces the main landscape layout, with the arc along the road. Buss said the screening will be from their lot to the south parade ground.

McCown said his concern is fitting into the historical context of this campus. It would be nice to pull the building to the south to have parking behind to offer the same exposure and feel. Buss said there is an access that will be a kind of boulevard. McCown said his concern is the first house along the parade ground. Buss responded that they added more green space and a larger landscaped area to soften it more and pull it back from the entrance.

Buss said that in certain elevations, the pharmacy is visible on the south facing façade. All of it has a drive-under canopy to the front door. From the 70th Street view, the limestone will stand apart from the rest of the brick.
Bavitz asked for confirmation that the design materials are in keeping with the existing buildings. Buss said they are. The project has been moving through various bodies for some time so they are now fairly advanced in the design process; it is more than just a concept.

Bavitz asked for more information about the landscape plan. Buss said it is done and submitted to the City for review. Bavitz wondered if there were discussions about keeping the parking and more landscape at the back. Buss said will probably be the same as along 70th Street. McKee commented that Victory Drive seems more critical than 70th Street. Buss noted that more stalls were added at the back. An important aspect is patient access, which is why patient parking is up front. Overall, the building has been pulled back from the front yard 20-25 feet and there is a water quality feature along the south, with parking setback another 25 feet.

McCown asked if the small triangular feature of the site plan is green space. Buss said it is. The idea is to enhance the screening. Some of the larger trees are being kept along Victory Drive. Both Bavitz and McCown agreed that is helpful. Buss said they look to start the prep work on the site soon.

McKee asked if there is a basement. Buss said no. Zimmer said there are six planned phases to this project with this being the second, after the VASH housing.

**ACTION:**

Hewitt moved to advise that the submitted plan is acceptable, in keeping with the historic character of the site, and includes reasonable efforts to address site specific issues; seconded by Johnson and carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee voting ‘yes’; Newport absent.

**MISCELLANEOUS AND STAFF REPORT:**

Zimmer said an annual report for 2018 will be coming soon. He recommended that with six members present, it will be appropriate to elect a new Chair and Vice-Chair.

**ACTION:**

Bavitz nominated Greg McCown as Chair and Jim McKee as Vice-Chair, seconded by Johnson and carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McCown and McKee voting ‘yes’; Newport absent.

There being no further business, the meeting was adjourned at 2:19 p.m.

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