MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, July 18, 2019, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Liz Bavitz, Jim Johnson, Greg McCown, Jim McKee and Greg Newport; (Melissa Gengler absent).

OTHERS IN ATTENDANCE: Stacey Hageman, Rhonda Haas of the Planning Department; Trevor Hull and Robert Way.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

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

McCown requested a motion approving the minutes for the meeting of June 20, 2019. Motion for approval made by Johnson, seconded by Bavitz and carried 4-0: Johnson, McCown, McKee and Bavitz voting ‘yes’; Gengler and Newport absent.

Commissioner Newport arrived.

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 701 P STREET, THE CREAMERY BUILDING IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: July 18, 2019

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

Trevor Hull stated this proposal is for the replacement of the stairs on the north entrance of the Creamery Building, in the Haymarket. In early 1990’s, the present stairs were installed with a central landing and flights going in either direction (east and west). The concrete of the steps has deteriorated and warrants replacement. He stated there are two options for the replacement of these stairs. One option replicates what is currently there, with the landing just outside the door and the stairs exiting in either direction. With this option, they would possibly need to simplify the curve with a straight angle to simplify the construction. For the other option, which is the option the owner prefers, the stairs would be replaced with rounded steps
and there would be an addition of planters. The rounded steps would resemble the steps up to the dock and entrance on the west side. This would allow for a straight exit path to the north. He explained the existing stairs need to be replaced, as their current condition is becoming a hazard.

McKee inquired if the wheelchair access was still on the west side of the building and if City has mentioned they are wanting this access on the north side. Hull said he has not gone to Building & Safety yet with either of these options and he feels that a ramp in this location would be detrimental to the facade.

McCown inquired if the existing balusters and design are the ones that match the interior stairway. Hull replied that yes, the existing ones at the landing match the interior. Bavitz asked where the additional posts would go. Hull stated that the additional posts would be needed and used in the second option.

McCown asked what material they would be using. Hull stated it is cast in place concrete with a cast cap around the planter.

Bavitz asked if they would need a center rail on the stairs. Hull stated they would like to avoid a center rail and will be having discussion with the city on this. He stated the latest building code is not clear on where the intermediate rail is needed, although it does state on monumental stairs that it does need to be on the most obvious line of travel.

**ACTION:**

Bavitz moved approval of the curved option (“Option 1”), seconded by Johnson, on the basis of consistency between the north and west stairs.

Bavitz asked if Hull was needing both options approved. Hull stated Option 1 does go into the right-of-way more than the existing stairs and this will need to go before City Council for approval. He explained if the curved option became a big issue with the right-of-way, the owner would want the ability to go to the alternative.

Bavitz moved to amend the approval of Option 1, to state the approval of both options with a preference of Option 1, depending on discussions with the City related to the right-of-way, seconded by Johnson and carried 5-0: Bavitz, McCown, Johnson, Newport and McKee voting ‘yes’: Gengler absent.

There being no further business, the meeting was adjourned at 1:46 p.m.