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 October 17, 2019. Motion for approval made by Johnson, seconded by McKee and carried 4-0: Johnson, McCown, McKee and Newport voting ‘yes’; Hove Graul absent at time of vote; Bavitz and Gengler 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 1105 E STREETF IN THE EVERETT LANDMARK DISTRICT**

**PUBLIC HEARING:** November 21, 2019

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

Shawn Ryba appeared with a new design. They considered the Commission’s comments from the last meeting. The floor plan has not changed on the inside. Before, there was more of an enclosed situation. They changed the roofline and made it more traditional. They presented this to the Everett Neighborhood Association on Monday night. The Association suggested adding two or three windows. They had a good conversation. The Downtown Lincoln Board also approved this. They also suggested adding two or three more windows on the east side.
This is meant to be a property for aging-in-place. They want to make sure there is an opportunity if the owner wants to do a live/work space. They want to be mindful of opportunities in the future and remain flexible. Ryba thinks this new plan addresses everything the Commission was concerned about.

McKee likes the addition of the windows.

McCown wondered about the porch. It doesn’t show railings. Ryba stated they wanted to make sure it fits with the style of the neighborhood. They would add railings if the porch height was high enough to warrant it. Newport would encourage railings to fit with the style.

Newport suggested that this won’t be a very energy efficient home.

Ryba believes that traditionally, NeighborWorks does a fantastic job with houses.

Newport stated that the use of the hardboard siding around the entry as a statement of contemporary design bothers him. He isn’t very fond of it. He believes this should be a statement of the homes surrounding it. He would encourage a slight portico for shelter. This is struggling hard for contextual representation. McCown agreed. There isn’t a termination on the left side before it hits the open porch. He believes the interior could flow better as well.

**ACTION:**

McKee moved approval of a Certificate of Appropriateness for a new house at 1105 E Street with the design and materials as proposed, with the recommendation that the applicant consider railings on the porch and a portico over the front door, seconded by Johnson and carried 5-0: Hove Graul, Johnson, McCown, McKee and Newport voting ‘yes’; Bavitz and Gengler absent.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE ROGERS HOUSE, A DESIGNATED LANDMARK AT 2145 B STREET**

**PUBLIC HEARING:**

November 21, 2019

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

McCown was the listing agent on this property. It just recently closed. The new owner is from California. She immediately started going in and making changes. He wonders if he should recuse himself from voting on this. This is for a lower picket fence around the property. He believes it is for aesthetics more than anything. It would connect to a privacy fence. There is a hot tub that they wish to shield.
Nancy Hove Graul doesn’t understand the need for a picket fence. There doesn’t appear to be any picket fences in the neighborhood.

McKee pointed out there isn’t enough detail to vote on this. The other members agreed. More information is needed.

CERTIFICATE OF APPROPRIATENESS FOR WORK IN THE RIGHT-OF-WAY ADJACENT TO 735 O STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: November 21, 2019

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

Matt Will works for Studio 951 Architects. He has been working with Brian Moran. The work at the Schwarz Building is adjacent to the entrance at 735 O Street. There has been a lot of discussion on what to do here. Moran needs a ramp to access the front entry. The challenge is there is a height difference with the lowest step rise and the entrance to his space. This is a small area that needs a simple. There have been a number of discussions. He and Moran came to an agreement that the Schwarz west steps would be closed off to lessen conflict with the ramp at 735 O. The railing added to the west end of the Schwarz north dock will be the same as on the east dock. It will close off the steps. There is a wide sidewalk to walk around the dock. This used to be the Fringe & Tassel space.

Hove Graul wanted to know if there is any concern that there isn’t access to the Schwarz Building from the east. Brian Moran stated the space is a high end cocktail bar. They wanted to keep the traffic separated anyway. Hove Graul asked if there is any way with vertical supports to match up with the rhythm of the building. She questioned what material will be used. Will replied they will use galvanized steel. Moran inquired if it has to be galvanized steel. He would like to use raw steel and keep it waxed. This will keep it from rusting. In time, it will take on a golden oak kind of hue. He wants to keep the look separate because it is a whole different establishment. The members noted they can understand his point.

Hove Graul stated that her only concern is if Schwarz wants everything to match. Moran stated this will be just the one rail in front of his space.

ACTION:

Hove Graul moved approval of a Certificate of Appropriateness for a handicap access ramp and steps to be closed off, with details as proposed, seconded by Johnson and carried 5-0: Hove Graul, Johnson, McCown, McKee and Newport; Bavitz and Gengler absent.
CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE DESIGNATED LANDMARK
FARMSTEAD TO 17185 BLUFF ROAD, WAVERLY
PUBLIC HEARING: November 21, 2019

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

Carol Hartweg showed a picture of the current house. It is a little outdated. There are areas that are unusable because they are uninsulated and drafty. They would like to open the wall between the porch and house, and open the space. On the side, they will continue to leave that like a mud zone type area. Material wise, she plans to mimic gray shutters with black sliders across the top. She likes the board and batten siding on the upper part. She would like to have an arch above the door, along with white windows with a big grid pattern and metal roof above the porch, that they will be adding on. They want to add an attached garage at some point. She is hoping to use open posts on the porch. The best placement of the garage is up in the air at this point.

Hove Graul is concerned that the image shown are ribbon windows with no room for shutters. She asked how the applicant proposes dealing with the band of windows. Hartweg’s plan is to reframe the lower area. She will have the exact dimensions when they apply for the building permit.

McCown is concerned. This would create an entirely different appearance from what was approved as a landmark. The applicant has brought in Dutch colonial aspects to incorporate into the house. It is attractive, but it takes a divergence from the history that is there.

Hove Graul stated that the windows and structure will be changed. What the applicant is proposing is not from the period of the house. The applicant needs to be mindful that this is a designated landmark.

McCown realizes it depends on what the applicant is willing to be flexible on. He would like to see more attention to the current feel of the house. Hartweg likes the pitch in front of the door.

Hove Graul is concerned about removing all the ribbon windows. This is the preservation of the time period. Hartweg believes the porch used to be a double deck open porch.

McCown wanted to know if there is a gradient to the front door. Hartweg replied yes.

Hartweg noted there is outdoor siding on the interior wall of the porch. McKee believes that is indication that the porch was added later. He believes that more information is needed on this property and the particulars of what is being proposed.
McCown stated that we need to make sure this preserves the intention of the house. This is a designated landmark farmstead.

Hove Graul wondered if the applicant has searched architects, someone who might be sensitive to changes to this property. Hartweg replied no. Hove Graul would encourage the applicant to find someone who is sensitive to the changes. The landmark designation was given with the porch enclosed. McKee noted this could endanger the landmark designation if something changed the exterior appearance.

Hove Graul would encourage the applicant to hire an architect or someone who could visualize the changes.

Hartweg wants to use the enclosed porch for a living space and add another porch out front. Hove Graul believes she needs to find someone to design it. The architecture could inhibit the building of a number of items. She is empathetic to where the applicant is coming from. This property is designated as historic. There are many things that need to be looked at.

Hartweg wondered if the Commission would ever approve of an attached garage. Newport believes if it were on the back side, possibly. It would depend on the style. He understands the need for a garage. The Commission would need to see any proposed changes to the property.

McKee would suggest meeting with Ed Zimmer for recommendations.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE RAYMOND BROS. BUILDING, 801 O STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: November 21, 2019

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

Stacey Hageman stated that some signs were previously approved for this property. There were going to be some changes, but staff hasn’t received any new information.
CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE WOODS BROS. COMPANIES BUILDING, A DESIGNATED LANDMARK AT 132 S. 13TH STREET
PUBLIC HEARING: November 21, 2019

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

No information to present.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT WHITE ELM TAPROOM, 801 R STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: November 21, 2019

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

No information to present.

There being no further business, the meeting was adjourned at 2:30 p.m.