MEETING RECORD

NAME OF GROUP:	HISTORIC PRESERVATION COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, February 20, 2020, 1:30 p.m., Conference Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE	Nancy Hove Graul, Jim Johnson, Greg McCown, Jim McKee, Greg Newport and Melissa Dirr Gengler. (The seventh seat of this Commission is vacant.)
OTHERS IN ATTENDANCE	Ed Zimmer, Stacey Hageman and Rhonda Haas of the Planning Dept.; Michael Olderbak and Ryan Haffey.
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 January 16, 2020. Motion for approval made by Johnson, seconded by Newport and carried 6-0: Hove Graul, Johnson, McKee, Gengler, Newport and McCown voting 'yes'.

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
PUBLIC HEARING: **February 20, 2020**

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

Ryan Haffey, Nebraska Sign, stated this should be straightforward and this sign design should be fine. They were made aware that once the sign is ready to be installed the sign that is already in the window, would need to go away or moved back 6-feet and not face out, which is how it is written in the sign code. This will be addressed at the time of installation.

McKee asked how many storefronts are on the east elevation, because if two were offered for this establishment, would it be infringing on what might be a second storefront potential sign area. Ed Zimmer, Planning Department, stated that two businesses would occupy the first

floor. “BCom Solutions” is on the south end of the building and their sign is up, and then this application is the other business on the first floor.

McKee asked if the sign on the south end was parallel to the street. Haffey said it is perpendicular. Zimmer confirmed that the sign was perpendicular to the street. McKee stated that there are very few signs that are parallel to the street. Haffey agreed.

ACTION:

McKee moved to approve the Certificate of Appropriateness, seconded by Johnson and carried 6-0: Hove Graul, Johnson, McKee, Newport, Gengler and McCown voting ‘yes’.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT PHILLIPS CASTLE, 1845 D STREET IN THE MOUNT EMERALD LANDMARK DISTRICT
PUBLIC HEARING: **February 20, 2020**

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

Michael Olderbak stated that as a realtor he had helped his father acquire Phillips Castle at 1845 D Street, which his father has wanted for years. They knew that this building would need a new roof when they first looked at it. Currently, there are different products pieced together with asphalt and some of the original slate. The bid they have received for this project is around $102,000. This roof replacement is an expensive project and he feels that is the reason for its current condition. He explained that the product they want to use imitates slate as closely as possible. Olderbak then passed around a few samples of the product. The difference between this product and an original slate roof is slate would need to be removed every 20-years, and is a costly process. This new product, would last about 75-years, with a lifetime warranty. He shared that slate can vary in color and they wanted something that has a little color variation instead of one color. Using a different color and with this product having different sizes, he feels it will imitate the original slate well.

Hove Graul asked if it was a concrete composite. Olderbak explained that it is made of polymer, which is fire-rated, wind and impact resistant. He shared with a past hailstorm the slate cracked and the building leaked. This product in a hailstorm would protect the integrity of the building, because it is impact resistant.

McKee asked if there would still be paper underneath the product. Olderbak said yes. McKee asked if the paper would need redone or replaced on a rotating timetable. Olderbak said no.

Gengler inquired about the samples and asked if they were the same material and just different color representations. Olderbak said yes, and shared they were unsure of what colors to bring. They would like to go with the “European blend” of colors, which has a few more

variations. The copper and trimming already there will be reused to try to keep everything original as possible. The few areas where the copper is missing it will be replaced with copper and replicated to the best of their ability.

McCown inquired what percentage of the house still has the original slate, and if it was the same product as on the Carriage House. Olderbak stated that he believes the Carriage House has some new slate and the main house is about 60 percent original slate, at this point. There is a big portion to the back, which is just asphalt. Olderbak shared that the new product would give this the elegance and class that this property deserves. Using the multi-width ones and slightly staggering them, will increase the cost, but would imitate the slate as close as possible. He shared that in Denver, the Historical Society approved the use of this product on a couple of properties in the past.

Gengler inquired if they received any before and after examples of this where it replaced slate, wanting to see what it looked like on a historic building. She further stated that the dimensions are significantly different. Olderbak stated the contractor that they have been working with has not come across examples of historic replacements, and they would need to go outside of Lincoln to find an example. Gengler shared that it would be interesting to see a before and after picture on a historic building, rather than pictures of what appear to be all new construction.

Hove Graul asked if they have looked into concrete aggregate, which is a lot like slate. Olderbak said no, they wanted to do something that is a cost effective imitation and will not have the same issues in 20-years with needing replaced.

McCown stated that he has concerns with this because the first polymer tiles were susceptible to UV-rays from sun exposure, which lightened them after 10 years or so, and asked if the company addressed this. Hove Graul stated that she thinks this is why several companies are going with the concrete aggregate, which is more weather resistant. Olderbak shared that this looks new, but over time, it would look more original. McCown agreed they would all fade with sun exposure, and he shared that it was always the south side where he noticed differences.

Hove Graul shared she is not familiar with this product and has not seen it installed, although she is familiar with the concrete substitute. Olderbak stated that this is not something he has much knowledge in, although this product is on the nicest homes in Lincoln and there is nothing nicer. He shared this is urgent for them, because the company has given them a bid and has agreed to continue to patch the leaks in the roof just until spring, when the roof can be replaced.

Gengler asked if they have any additional comparisons with other roofing materials and their costs or is this the only one. Olderbak stated this is the only path that they have entertained. Discussion continued on getting additional comparisons with other roofing materials and costs.

Newport stated this product does say that it is subject to fading, which would be due to local conditions for the first 10 years. Then after the first 10 years, it could fade more. He stated that this might be questionable material to maintain the existing look over a long period. Discussion continued with the proposed material.

McCown thanked Mr. Olderbak for exploring a new material. McCown shared that from the street, it seems to be a nice product, but he wondered if they would be able to explore some of the others to see what they are. He shared he is concerned with the historical accuracy on this building. Discussion continued on the use of this product and researching other available products for this project.

Olderbak stated that he would talk to the ownership and let them know that the Commission is not ready to make a ruling on this. Olderbak asked the Commissioners to consider the condition that the roof is in now, and asked that there be a solution at the next meeting because this is time sensitive and the new owner is willing to undertake this expensive task. Newport shared this is much appreciated. Hove Graul stated that was a very good point.

Gengler inquired if they could come back to HPC next month with additional information and another estimate for the cost, if available. She shared they would like additional information on the appropriateness and longevity of this product, as mentioned by Commissioner Newport. She suggested that the Commissioners could do some research on this product and other products that are available, for the Commissioners to make an informed decision.

Hove Graul asked if they have secured a roofer, for this project. Olderbak said yes. Hove Graul stated that it might be beneficial if they are available, for the roofing company attend the next meeting to answer questions. Olderbak said he could request that they come to answer questions and discuss the product. Hove Graul inquired on how this might differ with the installation, and she wondered if the installation is the same and the only thing that is different is the exterior surface. Hove Graul wondered if they could make assurances that this would take care of the leaking. Olderbak stated that they use a metal paper that is like titanium, and if the top portion were broken, it still would not leak. Hove Graul asked if that would be the same for asphalt. McCown shared when he had his roof done the contractor gave him a choice of tar or an ice and water shield underneath, which is an impervious product so even if there were leaking and seepage it would not leak. Hove Graul asked if it is more important for the longevity of a historical place to put the investment into it. Olderbak shared that they are grateful to have this property and want to do it right.

Gengler stated it is not that this is a new product, but they want to make sure that it is an appropriate replacement. It looks good, but as soon as something goes up you cannot take it back, so understanding what the product is and that it is an appropriate replacement and not something that may not be everything that it promises. Discussion continues on a link that

Gengler has found online with information on new roofs that are available, which she is to send the link to Stacey Hageman, Planning Department.

Newport asked who came up with this product. Olderbak explained that his father likes this roof and is what is on his father's house. Newport asked if he had looked at other roofs. Olderbak said no.

Newport inquired whom the contractor is. Olderbak stated that they have hired Neemann & Sons. Newport asked when they would start. Olderbak said when the weather allows and when they get approval from this Commission.

Ed Zimmer, Planning Department gave a suggestion that the Commission might decide to start the 90-day negotiation period today, to insure that the question will be resolved in 90 days or sooner. This lets the applicant know that there is a date certain for this to be resolved. Gengler asked if they would need to deny the project today for this to happen. Zimmer stated that you could deny what is before you today, and still encourage them to bring this item back next month with more information. This will allow for some certainty to the project, which could also be valuable. Olderbak asked for clarification on what the denial means for them and mentioned an earlier hearing date. Zimmer explained this would come before HPC Commission next month to have it resolved. Olderbak said that they would be back next month.

Gengler asked if the Commissioners could consider a motion to approve the roof replacement with an alternative material, pending confirmation of that material at the next month's meeting. Zimmer confirmed the members could make a motion to approve with that requirement. Gengler shared the issue is not the roof replacement or the alternative material. It is just feeling comfortable with the material that is used.

McCown stated this material might be what the Commissioners are comfortable with after reviewing more Information.

ACTION:

Gengler moved to approve the replacement roof in concept, with an appropriate alternative new material, and the new material to be determined on March 19, 2020, with supplemental information provided by the owner, seconded by Hove Graul and carried 6-0: Hove Graul, Johnson, McKee, Newport, Gengler and McCown voting 'yes'.

DISCUSS AND ADVISE

- **Review Annual Report (2019) of Historic Preservation Commission.** Zimmer stated that this is a revised report with some corrections. If adopted, this report would be posted on line and copies will be sent to the Mayor and City Council.

ACTION:

Johnson moved approval of the Annual Report of 2019, as revised, seconded by Hove Graul.

Johnson stated that he thinks this is one of the rare times that you will see a hole in the ground on the cover of an annual historic preservation report. McCown stated he likes it.

Motion carried 6-0: Hove Graul, Johnson, McKee, Newport, Gengler and McCown voting 'yes'.

MISC. & STAFF REPORT

Zimmer stated that he and Stacey Hageman are having discussions on future projects. He shared that he does have a half dozen tours lined up for after April 1, 2020, and he has plans to continue with those. Zimmer stated that he might be included in a grant next year, as volunteer time, because he is leaving before the end of this grant period and he does not want to leave Hageman in a pinch next year. In the past, there have been donations on Jim's records of his talks and it should not be a problem to continue a similar level of activity. Zimmer shared that he has writing to do, research to continue and some travel.

McCown inquired if Hageman is stepping into Zimmer's role, then who will be the next Hageman. Zimmer stated that the Planning Department would work through that issue.

There being no further business, the meeting was adjourned at 2:25 p.m.

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