

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 18, 2020, 1:30 p.m., Room 113 – Bill Luxford Studio, 1st Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Nancy Hove Graul, Jim Johnson, Greg McCown, Greg Newport and Melissa Dirr Gengler; Jim McKee absent; the seventh seat of this Commission is vacant.

OTHERS IN ATTENDANCE David Cary, Paul Barnes, Stacey Hageman and Rhonda Haas of the Planning Department.

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 March 19, 2020.

Motion for approval made by Dirr Gengler, seconded by Johnson and carried 5-0: Hove Graul, Johnson, Gengler, Newport and McCown voting 'yes'; McKee 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 338 SOUTH 28TH STREET IN THE EAST LINCOLN/ELM PARK LANDMARK DISTRICT

PUBLIC HEARING:

JUNE 18, 2020

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

Steve Hansen, 338 South 28th Street, came forward and stated that they want to build 40 foot by 25 foot detached garage in the backyard. The garage will have concrete fiber lap siding on the back and will look similar to the garage that is directly across the alley, but slightly larger. He stated that the garage will not obstruct anyone's view, and will have the proper setbacks that are required.

McCown inquired if the position of the garage needed changed to apply the new setbacks.

Hansen stated it is setback according to all codes, and there will be five feet on each side of the property line. McCown inquired if the access to the garage would be off the alley. Hansen said correct.

Newport inquired why they were building such a large structure. Hansen explained that they wanted to maximize what was allowed to provide the tenants with a proper area to park their vehicles. Newport inquired if it was a four-stall garage. Hansen stated that it would just be three stalls. Newport asked about the size of the house. Hansen stated the house is roughly 850 square feet. Newport stated that one thing that stuck out to him was the size of the garage, and that he had seen many gardens, but not a lot of garages in the alley. Hansen stated that he does understand what Commissioner Newport is saying, but there are several buildings in the area that go to the lot line as well. Newport asked if Mr. Hansen had talked with the neighbors about the new garage. Hansen said that he had not.

Dirr Gengler inquired about the height of the garage in comparison to the height of the house. Hansen stated that the rooflines would almost be the same and they would be doing 10-foot walls from the slab up. Discussion continued on the structures in that alley and alley views in the area.

McCown inquired how many units were in the house, and he further asked if it was just a single-family home. Hansen said yes, that it was a single-family home. McCown stated that it sounded like each tenant would have his or her own garage space. Hansen stated that is a possibility. McCown asked if the garage was separated out, and if they would be renting space out. Hansen stated that they would not be renting any portion of the garage out.

Newport inquired if the driveway pictured was theirs. Hansen said yes.

Dirr Gengler inquired if there would be access to the garage from the street and the alley. Hansen stated just the alley.

McCown requested a motion on this item.

ACTION:

Dirr Gengler moved to recommend approval of Certificate of Appropriateness and approve the design as presented, seconded by Johnson and carried 5-0: Hove Graul, Johnson, Gengler, Newport and McCown voting 'yes'; McKee absent.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1308 SOUTH 28TH STREET, IN THE EAST
CAMPUS LANDMARK DISTRICT**

PUBLIC HEARING:

JUNE 18, 2020

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

Chuck Hassebrook, 1308 North 38th Street, came forward and stated that they are wanting to add a few awnings to the house, but would first like to start with one awning over the existing flower box. He shared that he likes the look of them and feels they would enhance the look of the house, and that he would be making the awnings himself. They wanted to try it first with the one window, and if they like the look then possibly they would want to put awnings over additional windows. He shared that he would like to add a little color to the awnings, which have been used historically, quite often.

Dirr Gengler asked if fabric would cover the awning. Hassebrook said that he had thought they would be wood awnings. He shared that they have driven around Lincoln, looking at awnings, and the fabric looks good when it is new, but as it ages it would need to be replaced. Dirr Gengler asked about the type of wood that would be used and what the shape of the wood over the window would be. Hansen explained they would be one-inch boards, which would start on the top and go down to rest on the front.

Hove Graul asked if the boards would be red. Hassebrook said yes, although they also wanted to put some black into it, and this would tie into the roof and shutters. He shared that they were thinking of red boards and black over the seams. Hove Graul inquired if this would be mounted to the window frame. Hassebrook said yes, that they would mount on the white wood and on the side. Hove Graul asked where the horizontal piece would be with the window box. Hassebrook stated that it would be one-quarter of the way down. Hove Graul asked if the awnings would be bolted in or screwed in. Hassebrook stated that he would use screws.

Dirr Gengler asked if they would be retaining the shutters. Hassebrook said yes. Dirr Gengler stated that the color of the awning is flexible, because it could be changed, and she further stated that this could enhance the façade with the flat entry.

McCown asked if they like the first window, how many other windows would they want to add the awning to. Hassebrook said probably not all of them, and that it may just be the window with the flowerpots, but if they did decide to add more awnings they would make sure that, it looked balanced.

Hove Graul inquired if today's process would allow for future awnings or if the applicant would need to come back for each window that they want to do. McCown stated that the Commissioners could respond and make it a condition. Hove Graul stated that she likes the idea of the awning on the one window, but if there was a future desire to add more awnings

she would like to see more pictures of the finished look with the one awning.

Newport stated that he does not have any issues with this and would like to see the finished product, before other windows were done, but would not make it mandatory for them to come back. He shared that there is plenty of need for shading with the windows.

McCown asked for a motion.

ACTION:

Hove Graul moved to recommend approval of Certificate of Appropriateness on this window and future window coverings need to be discussed with visuals by HPC, seconded by Johnson and carried 5-0: Hove Graul, Johnson, Gengler, Newport and McCown voting 'yes'; McKee absent.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 3637 SOUTH HOLDREGE STREET, IN THE EAST CAMPUS LANDMARK DISTRICT

PUBLIC HEARING:

JUNE 18, 2020

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

Mary Belka, 3637 Holdrege Street, came forward and stated they have already replaced the cedar shake roof with asphalt shingles, and plan to replace all the windows that still need replaced. She shared that they want to create a basement entrance on the side of the home, which would be in an "L" shape. They will be installing egress windows in the basement to meet code, and this would be for a one-bedroom apartment, with a full fireplace. She shared that they are wanting to complete all of the exterior items that need done to avoid damage to the home. Belka stated with the windows the biggest difference is that the old windows have grids all of the way through and with these windows they are hoping to have them clear on the bottom and the grids just on the top. The smaller Tudor window with the diamond shape is the bathroom window, which they were unable to save. She shared that they want to use a double hung window with the diamond grid patterns, for that smaller window. She stated that they will not change the shape of any of the windows and they want to bring the house back as close to what it originally was. She shared that the house has the original boiler in the basement, which they would like to remove, and she further shared that the house has no central air. They are planning on zoned heating and air-conditioning in the house.

McCown asked about the current state of the boiler in the basement. Belka stated that as of April 20, it was still operational. McCown stated that the radiators are a part of the history of the house and if they would be keeping them. Belka said no. McCown asked if this area is zoned to allow for a duplex. Belka said that she believes it is, and there needs to be 80-feet of frontage.

Dirr Gengler asked if the existing windows were the original windows. Belka stated in most cases, yes they are the original, but she was told that the kitchen window was not. The windows have been painted and they are aluminum. Dirr Gengler stated that the proportions of the windows would remain the same. Belka said correct, they want the house to have an original look. Dirr Gengler stated that when there are still original windows the replacement windows can be an issue, and she asked why the single-pane on the bottom rather than going back to the divided pane. Belka stated they will all be double hung, and she further stated that they are talking about the internal panes, internal grills. Dirr Gengler stated it would look like a multi-light window on the top and then the bottom would look like a single pane. Belka stated the reason for that is because when in the house, it is dark, and the panes also take away from the view, which is beautiful. Dirr Gengler inquired about the material of the new windows. Belka stated that they would be vinyl. Dirr Gengler asked if they have looked at the cost difference with a clad window and vinyl window, and further asked about the cost of adding exterior muntins. Historically, it does make a difference when you look at a building that has a little bit of dimension on the exterior, so the window does not look so flat. Belka stated that it is too expensive for them.

McCown inquired if the existing windows could be modified to be more efficient. Belka said that there is rot on five of the window frames and the boards are needing to be replaced just to do the windows. Discussion followed on the cost of the windows.

Hove Graul inquired about the grid type that they were going to use. Belka stated that she believes it would be the flat grid, but she would need to check. Hove Graul stated that the flat would not add the texture, but if the sculpted are the same price, you might consider the sculpted ones. Belka stated that if it were within reason she would not have a problem with that. Hove Graul stated that it would offer more depth to the window.

Dirr Gengler stated that they should make sure that the glass is clear for the windows and not reflective or tinted. Belka said that the windows in her house are clear and that is what they want to do.

McCown stated that he does see six over single pane quite often. He asked if it was just aesthetics at this point or if it was it the cost difference. Belka stated that there is a cost difference and it would add an additional cost to put in grids. McCown stated that he is concerned on the front façade, because it is an unusual look. Belka stated that she would be happy to look at what it would be on the front and that it is also the darker side of the house.

Newport asked if they would be doing anything with the vegetation around the house. Belka stated that they have trimmed some trees and they do have a landscaper that will bring back the full lawn.

Newport asked about the doors being removed by the patio. Belka stated the past owner took

out the porch, and they are planning to restore the porch. The doors need to be removed from the porch, because they are rotted. Newport asked if the two windows on the side of the porch were original. Belka said that they are original windows, but not in the original place. Those windows used to overlook the porch from the den, but were moved to the porch area. Newport stated that might be a good location to do the six over six window. Belka said that she agreed.

Hove Graul stated with the restoration that they are doing to this house, she is worried that the original house did not have single pane windows, and she further stated that the prominent façade, which is the north and east should remain six over six. Belka said that she would be fine with that. Discussion continued.

McCown asked if it would be an open stairwell in the back, beyond the covered porch. Belka said that it would be open, and the railing will follow the roofline.

ACTION:

Dirr Gengler moved to recommend approval of Certificate of Appropriateness as presented with exception of the six over six double hung windows at the front and side (north and east) of the building, seconded by Newport.

McCown stated as a point of clarification the applicant would look at a different profile for the internal grills.

Motion carried 5-0: Hove Graul, Johnson, Gengler, Newport and McCown voting 'yes'; McKee absent.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2202 SOUTH 11TH STREET, TRABERT HALL
A DESIGNATED LANDMARK**

PUBLIC HEARING:

JUNE 18, 2020

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

Topher Hansen, 2202 South 11th Street, came forward and stated that they have purchased property known as Trabert Hall. He shared that they are calling this the South Street Project, because at some point it will no longer be called Trabert Hall. The challenge from day one has been the design for this building, which will be used for outpatient services and the top two floors will be residential.

Tom Huston, Cline Williams Wright Johnson & Oldfather, 233 S. 13th Street, #1900, came forward representing CenterPoint who purchased this property. He stated the purchase of this property had a condition, which was that it needed to be used for low and moderate income

and provide healthcare and housing to the residents of Lancaster County. The existing special permit does permit the use of this building for housing and offices space, and they want to expand those uses to include medical and clinical uses.

Jeff Chadwick, Clark Enersen Partners, 1010 Lincoln Mall, Suite 200, came forward and stated this is a garden level facility, where you need to go down five feet to get to the lower level and up eight feet to get to the first level. The project is to wrap the building with a new addition and in the future, there will be room to add another wing on the west side. The site plan has trees and plants around the facility and they will be taking out some of the existing concrete. There will be a new vestibule on the front with parking, and they want to maintain the drive from north to south. There will be another addition off the west wing and a stair tower to gain access to the upper floors. Chadwick stated the concept was to use as much of the original entry as they could even though it was up half a flight of stairs. The design of the green area is the starting point with it going into the entryway that will have waiting areas, elevators, and group spaces that will then divide to other areas of the facility. The residential spaces will be on the upper two floors and will only be accessible by the tenants. He shared slides with plans for the inner building design with all of the offices, group spaces, apartments and several different types of waiting areas for visitors.

Hove Graul stated that she appreciates the design and that it was thought-out and works really well with the structure. She stated the roofing materialism and columns shown in the last few slides, from a historic standpoint, the materialism tended to be a little more sympathetic. Chadwick said that is correct. Hove Graul stated this would really help with the streetscape.

McCown stated that this does a great job in balancing the interests and recognizes the integrity and design of the building, which gives it a professional feel. This does add to the streetscape of the area and will provide valuable services.

Dirr Gengler asked if they consider an option that would have less physical touch or impact on the entirety of the façade, and make it slightly more freestanding and connect only at certain points. Chadwick said that it had to do with the amount of space that is around the building and the ability to maintain the parking and the greenspace. The length needed for the ramp is over 100 feet plus the landing.

Hove Graul stated that she appreciates that there is not a separation between them and that there is a connection, and she further stated that when visitors are in the building they are able to see and touch the brick.

Dirr Gengler stated that was her first question about gaining access or accessibility to the building and shared that the transparency is unique. Hansen stated this is a wonderful building, and will be a benefit to this part of Lincoln. Discussion continued on the uniqueness.

Newport stated before his retirement from Clark Enersen, he had started this project and appreciates the comments on having a light touch to the existing building. He shared that the point of the entry, and the way it is and leading people into the facility, provides not just the opportunity to meet the special requirements but it give the individuals more respect than other facilities might. This will be a great facility.

Hove Graul inquired where all of the mechanical would go. Chadwick stated that it would be on the roof. Chadwick said that there would be a slot behind an area on the roof, so they would not be seen.

McCown asked if there was a plan for the courtyard area. Chadwick stated that there would be a green terrace and access off a kitchen and gym. Hansen shared that there would be a community garden for the community to work, and would help to promote health and wellbeing.

Dirr Gengler asked Hageman if they were doing the certificate on the concept and they would come back with a design. Hageman stated this would be for the concept design and advice on the special permit.

ACTION:

Dirr Gengler moved to recommend approval of Certificate of Appropriateness, to approve the concept as proposed today, and reuse of the building as written within the special permit, with the condition that they come back as the design progresses to present a design, seconded by Hove Graul.

Huston stated that they need evidence that they have land use approvals and a certificate of appropriateness of the design of the HPC, subject to confirmation of construction drawing's.

Dirr Gengler moved to recommend approval of the Certificate of Appropriateness, to approve the design as presented, seconded by Hove Graul and carried 4-0: Hove Graul, Johnson, Gengler and McCown voting 'yes'; Newport abstained; McKee absent.

MISC. & STAFF REPORT

Hageman gave an update on Jim McKee. She stated that currently she is researching Laura Wood who was Nebraska's only woman builder in the 1920s and 1930s. McCown stated that it is Wood and not part of the Woods family. Hageman said correct.

There being no further business, the meeting was adjourned at 3:29 p.m.