

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, July 16, 2020, 1:30 p.m., Room 210, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

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

**OTHERS IN ATTENDANCE** 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 June 18, 2020.

Motion for approval made by Newport seconded by Johnson and carried 4-0: Hove Graul, Johnson, Newport and McCown voting 'yes'; Dirr Gengler and 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 2030 SOUTH 24<sup>th</sup> STREET IN THE FRANKLIN HEIGHTS LANDMARK DISTRICT**

#### **PUBLIC HEARING:**

**JULY 16, 2020**

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

**Stacey Hageman, Planning Department**, stated that the applicant would not be attending today's proceedings. She shared the applicant is proposing changes to their front porch and this is being considered for a rehabilitation loan. Hageman stated the description of the work is vague, and she has asked for more details on the renovation, which she has not received yet. She explained the improvements they are proposing is to install new vinyl siding, wrap porch ceiling, porch beam, soffit and fascia with aluminum, and remove the porch floor, railings, columns and replace with a treated floor and framing.

McCown asked if they rehab the porch and take out the railings would they have to meet code with the new railings height, and he shared it would dramatically change the look. Hageman stated that the applicant noted in their correspondence, that they are unsure if the city would allow low railings. Newport stated if they are replacing them they would need done to code, and further asked if they even need replaced. McCown stated it looked as if they were in need of some caulking, painting, and not replacement. McCown inquired if they wanted to put vinyl siding on the entire house. Hageman said that she could not say for sure.

Hageman shared that she had received an email stating the applicant would also like to replace the roof.

McCown stated this item would be continued to the next HPC meeting on August 20, 2020.

**ACTION:**

No action taken.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 129 NORTH 10<sup>th</sup> STREET, AT THE OLD FEDERAL BUILDING, A LOCAL LANDMARK**

**PUBLIC HEARING:**

**JULY 16, 2020**

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

**Jessica Lindersmith** came forward and stated that about 10-years ago they received approval to replace the windows on the southeast corner of the fourth floor in the bronze color, which resembled the historic pictures of the building. She stated eventually all of the windows would need replaced, and she further stated this proposal is to replace the three large windows on the east side of the building, which would look exactly the same except they would be using the bronze on the outside. Lindersmith asked the commissioner if they could continue to replace the windows as needed, without coming back to HPC for approval. She stated that they would like to use tint on the windows to limit the amount of light that comes in, and she further stated that in the past Ed Zimmer had approved a Low-E tint.

Newport inquired if they would want to tint all of the windows. Lindersmith said no, just the three large ones. Lindersmith explained that there is a Low-E on the windows that they have already replaced, but no tint.

McCown inquired if it would be noticeable from the outside. She stated that Chan Merry has samples to show of the differences. She shared that currently, they are using heavy curtains they can close to keep the sun from damaging the wood further.

Newport stated that the new glass should give enough UV protection to help preserve what is inside, and is unsure that the tint would do anything. Lindersmith said yes. Hove Graul stated that tinting the windows would be noticeable.

McCown asked if they would be using a bronze aluminum-clad. Lindersmith said yes. Hove Graul inquired if the bronze was used in the past. Lindersmith explained they used to be that color but were wood. Hove Graul asked if they were trying to get back to the way it originally looked. Lindersmith said yes.

McCown asked Ms. Lindersmith what the timeframe was for replacing all of the windows. Lindersmith explained that doing this is costly, so they do not have a specific time set for completion and they plan to replace windows as needed, and thought this process would take about five years.

Hove Graul asked if the apartment windows had already been replaced. Lindersmith said just the one on the fourth floor.

McCown stated if it will take 5-years to replace all of the windows, he would want them to return to HPC, in 2 ½ years to see their progress and if there is any new technology, because overtime things can change. McCown asked if Ms. Lindersmith knew how many windows there were. **Ashlynn Engelhard** stated that there has to be at least 100 windows.

**Chan Merry** came forward and stated that they have had conversation with Ed Zimmer on this project in the past. He shared that the three larger windows they are proposing to replace are the hardest windows to do on the entire building. He explained they agreed to use aluminum-clad windows for the exterior, at a past HPC meeting. The window trim is extremely similar to what is currently around the windows. Merry shared that Sierra Pacific has windows that look historical, they are thicker, and the heights of the bottom sash matches within ¼ -inch. The big question is what glass they can use. The offices in the building are trying to eliminate the glare of the windows and the only way to do this is to add some tint to the windows. The Low-E2 does block out 80 percent of the UV light. Hove Graul inquired if one of the samples brought in are the same as what is currently in the building. Merry said yes, and he shared that there are three types of glass for the windows, which is a regular glass, Low-E2 and 366. Samples were available for the commissioners to compare. The glass proposed would have a bronze tint to it and would be noticeably different.

Hove Graul asked what the UV protection of the bronze window would be. Merry stated that it would be about 85 percent, which would be the Low-E2 and the bronze tint. Hove Graul inquired if the window would be more efficient. Merry said yes. Discussion continued while the commissioners compared the samples.

McCown asked if the windows were argon filled and if the ratings considers the fillings. Merry

said yes they are argon filled, and the filler reduces the transfer from heat to cold and from one glass to the other, and the bronze tint would take away almost all of the heat gained. Discussion continued on the window samples.

Hove Graul stated she does not mind the three larger windows having a different look to help with the longevity of what is in the room, and she further stated she would not want that on all of the windows. Merry agreed.

McCown inquired how long the seals were rated for. Merry stated 20-years. McCown asked if they were easy to replace. Merry said yes.

Hove Graul inquired about the type of glass that is currently in the windows. Merry said it was clear glass. Hove Graul stated then any of the choices would be an improvement. Merry said yes, any of the windows would be an improvement on the UV rays and noise reduction.

Newport shared that he is not in oppositions of the bronze tint after seeing it.

McCown explained he likes the Low-E2, because it is clearer and will match the rest. He asked if the glare coming in was hitting all of the woodwork in the courthouse. Merry stated that the glare shines on a wall that is all woodwork, which has changed the color of the wood over the years.

Newport stated that he thought the 366 looked a little green. McCown agreed that he too, could see a little green. Discussion continued on the samples brought in.

McCown stated that he still likes the 85 percent, which is closer to clear glass. McCown asked if they were hung windows. Merry said yes, they were truly a hung window. McCown asked if the new windows would have a moveable sash. Merry said yes.

McCown asked for a motion.

**ACTION:**

Newport moved to recommend approval of the Certificate of Appropriateness on the 85 percent glass with the caveat, that it applies to the three larger windows only, and they would be required to come back to HPC prior to the next phase of this project, seconded by Johnson and carried 4-0: Hove Graul, Johnson, Newport and McCown voting 'yes'; Dirr Gengler and McKee absent.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 720 SOUTH 16<sup>th</sup> STREET, AT THE HURLBUT-YATES HOUSE, A LOCAL LANDMARK**

**PUBLIC HEARING:**

**JULY 16, 2020**

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

Hageman stated that the applicant wants to replace the roofing materials with an IKO Dynasty architectural asphalt shingles.

Hove Graul stated that she would want to see the materials. McCown agreed with his fellow commissioner. He shared that IKO products have an issue with sealing down the tar strip on the backside.

McCown stated this item is continued, to the next meeting on August 20, 2020, when the applicant can show the product.

**ACTION:**

No action taken.

**RECOMMENDATION FOR LISTING THE STRODE BUILDING, 1600 "O" STREET, IN THE NATIONAL REGISTER OF HISTORIC PLACES**

**PUBLIC HEARING:**

**JULY 16, 2020**

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

Hageman stated that the Melissa Dirr Gengler will be presenting this item and she was unable to attend today's meeting, and has requested a delay until the next HPC meeting on August 20, 2020.

**ACTION:**

No action taken.

**MISC. & STAFF REPORT**

None.

There being no further business, the meeting was adjourned at 2:28 p.m.