

To: Historic Preservation Commission
From: Ed Zimmer
Re: July 19, 2012 agenda items
Date: July 13, 2012

Item #3: Holdrege/Idylwild Redevelopment Plan

The Draft plan is enclosed. The redevelopment area includes the NE corner of the East Campus Neighborhood Landmark District, as well as the Idylwild right-of-way and Idylwild Park. Two building within the District, the limestone duplexes at 1417 and 1423 Idylwild Drive, would be demolished under this plan.



1417 and 1423 Idylwild

Their sites, plus the parking lots adjacent to the north and west, and the Valentino's complex, would be redeveloped as mixed use buildings, and the Idylwild ROW and Park would be refurbished. In concept, these new buildings along Holdrege, and the new (approved) AGR Fraternity house on the east side of Idylwild, would form a new gateway into the residential district to the south.

The Planning Commission will consider the redevelopment plan on July 25th and because of the involvement of historic district property, the Preservation Commission's input is being sought. This input will not constitute the hearing and action on requests for demolition or review of new construction (and signs within the district), all of which will need to return for specific review when designs have been developed.

The boundary at this corner of the landmark district extended all the way to Holdrege (including a portion of the Valentino's parking lot) specifically to provide design review oversight in the case of future development. The current redevelopment plan, while not specific yet as to building designs, is attractive in offering a mix of uses on the arterial street, retaining the tradition of a Valentino's restaurant on their founding site, and creating a clear demarcation

between the Holdrege commercial uses and the traditional residential area. With the Commission's authority to review specific designs, and the successful design process just completed for the new fraternity house, I believe the Commission can recommend this project.

Item #4: Amendment to CLG/Historic Preservation Fund work plan/grant agreement

I am finalizing details for the request, invited by the Historical Society, to increase our CLG funding for the June 1, 2012-May 31, 2013 grant year to undertake a "documentation and celebration" project on Historic Haymarket. The products will include a National Register nomination, additional photo documentation of the district (high-resolution, digital, perspective-corrected contemporary views and archival images), and preparation of on-line and on-paper publications. We intend to explore making the on-line materials readily available to visitors to Haymarket through smart-phone "apps" or other virtual formats. I have begun discussions with Historic Haymarket Inc. (a.k.a Lincoln Haymarket Development Corp.) on print publication of a new Haymarket guidebook or picture book. I will provide a proposed grant amendment for Commission review at the meeting.

F:\FILES\PLANNING\HPC\REPORTS\2012\July\July19Memo.wpd