

## MEETING RECORD

### NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, May 24, 2007, 8:00 a.m., Room 206, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jim Hewitt, V.J. Nelson, Jeff Searcy and Kim Todd. Tom Laging, Patrick O'Donnell and Cecil Steward absent.

**OTHERS IN ATTENDANCE:** Bonnie Armstrong (Citizen); Lynn Johnson and Jerry Shorney (Parks and Recreation); Bob Ripley (Capitol Commission); Ed Zimmer and Michele Abendroth (Planning Department).

**STATED PURPOSE OF MEETING:** Regular Meeting of the Nebraska Capitol Environs Commission

Chair Jeff Searcy called the meeting to order at 8:05 a.m.

#### **Approval of Meeting Notes of April 26, 2007**

Nelson moved approval of the meeting notes of April 26, 2007, seconded by Hewitt. Motion carried 4-0. Hewitt, Nelson, Searcy and Todd voting 'yes'; Laging, O'Donnell and Steward absent.

#### **Habitat for Humanity application, new in-fill house at 1511 D Street**

Zimmer stated that he has received two phone calls from neighbors regarding the house at 1511 D Street. They are concerned that this is not compatible with the area.

Ripley stated that he received a phone call as well. He concurs with the caller's concern of the scale of the home. The entire blockface has two story buildings. It is the one-half block that is of the greatest concern with the design guidelines. He is delighted that Habitat for Humanity wants to do this project; however, he believes the particular design of the property is not in context with the surrounding area. He would like them to provide an alternative design that is more in context architecturally with the surrounding buildings.

Hewitt stated that he agrees with Ripley's concerns.

Zimmer stated that he recommends conditional approval. The block does not front the Mall. In the hierarchy of the design guidelines, this is at the third tier. The proposed plan meets the neighborhood design standards. He stated that Commissioners could find the design does not contribute to the overall quality of the District.

Hewitt moved to respectfully deny the present application for a Certificate of Appropriateness and suggested that Habitat for Human submit a re-design, it was seconded by Todd. Motion carried 4-0. Hewitt, Nelson, Searcy and Todd voting 'yes'; Laging, O'Donnell and Steward absent.

#### **Staff Report**

Zimmer reported that there has been progress made on Glenn's Auto Body Shop. He noted that there has been an application at 19 & K for a change of zone.

#### **Miscellaneous**

Ripley requested that the Commission have a discussion at a future meeting regarding the maximum building height in the downtown district. He would like to see the height reduced due to the uniqueness of Lincoln.

Bonnie Armstrong stated that we should not invade the scenic skyline of Lincoln. She would like to see no building taller than the bank building.

Commissioners agreed that such a discussion should take place at a future meeting. Searcy encouraged a sub-committee be formed to review this issue. Searcy, Nelson and Ripley volunteered to serve in this capacity. It was also suggested that Steward serve on the sub-committee as well pending his acceptance of this role.

The meeting was adjourned at 8:54 a.m.

*Q:\NCEC\MINUTES\2007\070524.wpd*

*\*\*Please note that these minutes will not be formally approved until the next meeting of the Capitol Environs Commission. \*\**