

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 21, 2008, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Bruce Helwig and Jim McKee; (Jerry Berggren, Berwyn Jones and Bob Ripley absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held January 17, 2008. Motion for approval made by McKee, seconded by Beecham and carried 4-0: Beecham, Francis, Helwig and McKee voting 'yes'; Berggren, Jones and Ripley 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.

APPLICATION FOR LANDMARK DESIGNATION OF PHI KAPPA PSI HOUSE, 1548 S STREET, IN THE GREEK ROW NATIONAL REGISTER DISTRICT
PUBLIC HEARING: February 21, 2008

Members present: Beecham, Francis, Helwig and McKee; Berggren, Jones and Ripley absent.

Ed Zimmer stated that there is a flurry of interest in Greek House National Register designations. The whole area of Greek Row is a National Landmark District. When a house approaches the University Foundation for fund-raising assistance, they are directed to pursue a local landmark designation.

Phi Kappa Psi is the oldest of the houses in Greek Row. There is a fairly high degree of alteration but is very recognizable from the original design and there are some worthy interior features.

ACTION:

Motion for approval made by Helwig, seconded by Beecham and carried 4-0: Beecham, Francis, Helwig and McKee voting 'yes'; Berggren, Jones and Ripley absent.

APPLICATION FOR LANDMARK DESIGNATION OF SIGMA CHI HOUSE, 1510 VINE STREET, IN THE GREEK ROW NATIONAL REGISTER DISTRICT

PUBLIC HEARING:

February 21, 2008

Members present: Beecham, Francis, Helwig and McKee; Berggren, Jones and Ripley absent.

Zimmer stated that Sigma Chi has the same fund-raising hopes and needs as the previous house. There have been alterations but there is a high degree of design integrity. This house has an addition on the east but it is of good character. It was done in fine fashion. This looks very good on the inside.

ACTION:

Motion for approval made by Beecham, seconded by McKee and carried 4-0: Beecham, Francis, Helwig and McKee voting 'yes'; Berggren, Jones and Ripley absent.

APPLICATION FOR LANDMARK DESIGNATION OF LEWIS-SYFORD HOUSE, 700 NORTH 16TH STREET, INDIVIDUALLY LISTED ON THE NATIONAL REGISTER AND WITHIN THE GREEK ROW NATIONAL REGISTER DISTRICT, AND ACCEPTANCE OF A PRESERVATION EASEMENT ON THE PROPERTY

PUBLIC HEARING:

February 21, 2008

Members present: Beecham, Francis, Helwig and McKee; Berggren, Jones and Ripley absent.

Zimmer stated that the Lewis Syford house has some University of Nebraska uses in it. For most of its recent history, it served as a residence for employees of the Historical Society. Its sale has been contentious. The owner has a buyer interested in purchasing the property. The new owners would be willing to accept a very thorough preservation easement on the property. Zimmer is waiting on approval of the easement language from the City Attorney's office.

Bob Puschendorf stated that landmark designation is perfect monitoring for the easement. Zimmer stated that we also want an easement held by a durable entity.

McKee inquired what the new owner would want to do with this building. Zimmer stated that they have indicated it would be reception space and a bed and breakfast type space on a small scale.

Zimmer believes the University would like to own the ground, but not the house. They are well served to have responsible owners. If the house were to move, the whole context of the house on the property would be lost.

ACTION:

McKee moved approval, seconded by Helwig and carried 4-0: Beecham, Francis, Helwig and McKee voting 'yes'; Berggren, Jones and Ripley absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT SCOOTER'S COFFEE HOUSE, 151 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

February 21, 2008

Members present: Beecham, Francis, Helwig and McKee; Berggren, Jones and Ripley absent.

Zimmer stated that this is an application for a sign that would be affixed to the door.

McKee wondered about the signs approved for this location at the meeting last month. Zimmer replied that there is a sign on the corner and two signs were approved last month.

Beecham believes the applicant is making an effort to work with the Commission. She would like to see it scaled down a bit. This is less objectionable than some of the neon she has seen.

Helwig would like to see just the business name on the doors.

ACTION:

McKee moved for approval of two, 18 inch high and appropriately reduced width signs, colors as indicated, seconded by Beecham. Motion failed 3-1; Beecham, Francis and McKee voting 'yes'; Helwig voting 'no'; Berggren, Jones and Ripley absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAND MANSE (FORMERLY OLD FEDERAL BUILDING), 129 N. 10TH STREET
CONTINUED PUBLIC HEARING:

February 21, 2008

Members present: Beecham, Francis, Helwig and McKee; Berggren, Jones and Ripley absent.

Zimmer stated that the applicant is not ready to submit details on the rear entrance yet. They do not have a tenant for the space yet.

DISCUSSION

- **Delta Tau Delta**

Zimmer has been approached by another house for landmark designation. Delta Tau Delta at 16th and “U” St. has made the same contacts, but this one was not regarded as contributing to the Greek Row designation. At the time, it was not fifty years old. It is now. There was major remodeling and styling in 1993. It does not look like the Greek house it used to be. He told them he wasn’t sure this program could help them.

Beecham inquired about the interior features. Zimmer replied that he hasn’t been inside, but he does not believe that they would be contributing factors.

Zimmer reiterated that he believes this property does not have the integrity needed to be added to the district.

McKee wondered if there was an addition to the west. Zimmer replied that there were major additions to the west. There are commonly visible additions behind. Additions visible from the front of the building need to be very carefully designed. The house at 14th and “R” would have similar questions. The major part of that building are the additions. The original building has been swallowed up.

- **NSHS Economic Impact of Historic Preservation report**

The Nebraska State Historical Society commissioned a study on the fiscal impact of historic preservation activity in Nebraska. Lincoln participated in the study in a few ways. The Haymarket was looked at and comparable values were done on some neighborhoods. Near South neighborhood has areas of similar zoning and scale. Property value in Lincoln has risen overall since these areas were designated. The conclusion was somewhat mixed. Zimmer believes the impact is greater than the study believes.

Bob Puschendorf from the State Historical Society stated that there was an eighteen member advisory committee that Ed Zimmer was a member of. The Nebraska State Historical Society was anxious to distribute their report across the state. He hopes this makes an argument for future endeavors into preservation. The report has demonstrated that private investment is the major contributor in preservation.

- **HP Fund Application**

Next month Zimmer will bring in the fund application. Certified local governments have tripled in Nebraska. There are now six.

Zimmer sees Eastridge as a possible district to be looked at in the future.

Puschendorf stated that the Value Incentive Program has been instituted and could be of help in the Eastridge area. Zimmer added that it freezes your taxes for eight years. He can see a lot of it in the Country Club area. You have to invest one quarter of the valuation of your house in rehabilitation.

Miscellaneous

- Zimmer stated that we have the approvals from Burlington Railroad to do test excavation for the immigrant house. The Sanborn maps show the use has changed but you can still find the outline of the building. It is very close to 5th and "P". A small trench will be dug and the composite of the material will be looked at.

Puschendorf stated that every Federal undertaking has to be looked at by the State Historical Society. The City is a little ahead of the loop because there is no Federal undertaking at this time. This project is being supported by Certified Local Government Funds.

- Zimmer noted the Lincoln Downtown Neighborhood Design Standards. There is a Crandall Arambula draft. There will be a lot of discussion as they present this as part of the Antelope Valley PUD Development. These would apply in all B-4 Downtown zoning which includes the Haymarket. His concept behind these is they would supplement but not supplant anything that the Historic Preservation Commission does in the Haymarket. The standards have to be met but if there is any question, they have to come to this commission for clarification. There is an appeal process to the Urban Design Committee unless the property is in the Haymarket. The proposed process would be to meet the design standards or a building permit is not issued.

- Zimmer stated that the Historic Preservation Commission has been asked to work with the Urban Design Committee to look at designing guidelines, goals and principles for the West Haymarket Arena Center. They would like a joint meeting probably in middle to late March of 2008.

Beecham disclosed that she is on the Arena Committee. She questioned how the standards that are created would be applied to what is built. Zimmer replied that part of what is trying to be figured out would be a document that states the goals and principles that is used in reviewing the projects that come in. Similar things were used on Embassy Suites. He doesn't think it makes sense for the arena project to happen right next to the Haymarket and have the traffic flow right through the Haymarket. Pedestrian traffic yes, auto traffic no.

Puschendorf stated that Kent Morgan with the Planning Dept. organized a group to talk about environmental concerns that may come up. There could be some adverse effects if Federal funding come in. A building looming over the train station and the traffic going through the Haymarket would be adverse effects.

Zimmer sees this as a chance for significant input.

There being no further business, the meeting was adjourned at 2:45 p.m.

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