

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 15, 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, Jim Johnson, Berwyn Jones, Jim McKee, Greg Munn and Bob Ripley. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held September 17, 2009. Motion for approval made by McKee, seconded by Beecham and carried 7-0: Beecham, Francis, Johnson, Jones, McKee, Munn and Ripley voting 'yes'.

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 BY TIM RINNE FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 603 NORTH 26TH STREET IN THE HAWLEY LANDMARK DISTRICT
PUBLIC HEARING: **October 15, 2009**

Members present: Beecham, Francis, Johnson, Jones, McKee, Munn and Ripley.

Larry Bonn appeared representing the applicant. He presented some line drawings of the proposal. The owners would like to build an outside room. This has evolved into a need to begin an exterior year round garden project. He also provided some literature from the manufacturer. This is a passive solar design. It is difficult to do a block detail that looks similar to the house. He is proposing a colored tile or stone look.

Jones understands that this is built like a conservatory but with a stone wall. Ed Zimmer stated that the north wall will be the only solid wall.

Bonn stressed that the primary purpose of this room will be to grow vegetables.

Beecham inquired about the color. Bonn replied that the trim, soffit and fascia on the house is white, the main color is somewhat peach.

Bo Jones from Lancaster Conservatories stated that the rafter structure will intersect with the load bearing system. The roof is polycarbonate to collect solar heat. It is specifically a greenhouse product.

Zimmer stated that it seems to him that the design would look like a modern addition.

McKee questioned if there will be any additional screening. Bonn replied that they are considering some additional landscaping. There is presently some large lilacs and fruit trees.

Francis lives down the street from this property. He believes the property owner has done a great job with his property.

Bonn provided four elevation drawings that he would like the Commission's comments on.

ACTION:

Francis moved approval, seconded by Johnson.

Beecham is not comfortable with a dark color. Bonn stated that all of the owner requests have been for a light color.

Zimmer stated that the guidelines do not typically address paint color.

Motion for approval carried 7-0: Beecham, Francis, Johnson, Jones, McKee, Munn and Ripley voting 'yes'.

APPLICATION BY KAROLYN HOWARD FOR LANDMARK DESIGNATION IN ACCORD WITH LMC 27.57.120 FOR PROPERTY 3008 "O" STREET
PUBLIC HEARING:

October 15, 2009

Members present: Beecham, Francis, Johnson, Jones, McKee, Munn and Ripley.

Zimmer stated that this is the big house at 30th and "O" St. The eventual intention is to add a special permit to this application. This is commercially zoned. It will be a home decor business. The applicant is seeking today a first response regarding the landmark side of the application. This is the biggest and earliest of the small number of residential properties on "O" St. This is about 1902. The question is this individual property worthy of landmark designation. The applicant is looking for direction.

McKee believes this is a laudable but very daunting task.

Ripley thinks it looks like the porch is missing or was in terrible shape.

A representative from the construction company stated that the porch will be rebuilt.

McKee would like to encourage the applicant. Jones stated that this is a very visible property.

McKee strongly encouraged the applicant. The other Commissioners agreed.

Ripley believes this is a great project.

McKee moved resolution, seconded by Johnson and carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; Ripley abstained.

JOINT MEETING WITH URBAN DESIGN COMMITTEE ON WEST HAYMARKET REDEVELOPMENT PROJECT

Additional Parties in Attendance: Mary Anne Wells, Margaret Berry, Zach Wiegert, Michael Penn, Stan Meradith, John Strobe, Walker Kennedy, Ken Smith, Kyle Fischer, Larry Bond, Dan Grasso, John Sinclair, Dallas McGee, Peter Bleed, Joanne Kissel, Gordon Schulz, Dan Marvin, Scott Sullivan, Mike Eckert, Marvin Krout, and Deena Winter from the Lincoln Journal Star.

John Sinclair stated that this is still a working draft. This hasn't changed since Spring of this year. The Mayor sent out an executive order that all future projects should be sustainable. We have shown how this could be LEED certified if the city wishes the project to go that way. This district goes back to the time that Lincoln began. This is where things started. There was an effort to relocate where the original tracks were when the immigrant center was around. Values, goals and practices were identified.

Three organizational layouts were originally reviewed. A lot of feedback was given. Part of the charette yielded a yellow layout. The main thing of all the layouts were 6th St. remaining. The document now works off the assumption that super blocks could be created with Canopy Street.

The arena team has been working on a design at the same time. Parking and road configurations have been looked at. The railroad tracks, engine and caboose will remain. The event center and Breslow Ice Center are included in the plans. During the course of relocating the tracks, Amtrack still needs to function. They will move to about 5th and "P" St. which is very close to the original immigrant house. Amtrack is very optimistic about ridership in Lincoln. A festival space has been the topic of many discussions. The existing farmers market could expand farther north into the festival space. Thousands of hours have been committed to analyzing traffic.

Lincoln Traction Partners will be developing the parcels south of "R" St., north of the ice arena. There has been a lot of discussion regarding the best use of the festival space area. A 200 room hotel is included in the area. The power and light district in Kansas City is a very urban and attractive place. They believe something of this nature will appeal to the many college students in our area.

The concept of parking in the middle of the blocks disrupts all the foot traffic. They are trying to promote walkability. Everything should be accessible by foot.

Ken Smith talked about parking garages and accessibility.

Ripley has an overriding concern for the Haymarket and traffic. The prospect of arena traffic is daunting.

Jones understands that football traffic has direct access to the highway. The traffic for this facility is a concern. You are a captive of downtown.

Zach Wiegert noted that a little traffic is a good thing. You take time to walk around, see the sights and spend some money before leaving in your car.

Scott Sullivan is concerned about festival space. A lot of big festivals have been lost due to lack of space, ex; July Jam, Flatwater Festival, etc. Dan Marvin responded that there is a parking lot of ½ million square feet proposed for a festival space with the possible addition of permeable pavement and it would be fenced. They have talked to Public Works about running power to the area so generators are not needed. Ribfest, car shows, lots of different show can be done. Parking can be used at the ballfield.

Johnson has noticed a tower in the area and wondered if it will be moved. Marvin replied that it is a Burlington tower and will be moved.

Mike Eckert questioned building design and if it will be any taller than four stories. Wiegert responded that they will obviously be sensitive to the height restrictions of the area. Sinclair stated that six story buildings were recommended at one point.

The whole group is trying to put out a vision for the whole area while not making the design of the arena an issue.

A video of the proposed arena area was played for everyone.

Eckert stated that he is already hearing comments that the building is ugly. He thinks we need to dig in quick and hard on the building itself. He questioned if there are any other design alternatives that could be proposed. Meredith responded that the whole design team is very willing to continue to work on this. This will be a lightning rod for comment. This is almost like a two stage process. The bond issue must pass first before design. They don't want the design to be the issue. The issue should be does Lincoln want this venue.

Ripley stated he is convinced this is a project that needs to be done for the future of the city. People will zoom in on appearance very quickly and it will be a factor with the average citizen.

Marvin Krout does not want to see everyone focus on a particular design that might affect the vote. The building hasn't been designed yet.

It was agreed by all that it would be beneficial to have another joint meeting of the Historic Preservation Commission and Urban Design Committee. This will be held at the next regularly scheduled meeting of Urban Design Committee on November 4, 2009.

Dan Marvin stated that the bond issue will be voted upon next year. There are road issues, state dollars, traffic, infrastructure and many issues.

There being no further business, the meeting was adjourned at 4:30 p.m.