

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 15, 2012, 1:30 p.m., Conference Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn; (Tim Francis absent). Ed Zimmer, Stephanie Rouse, Audrey Mohr and Michele Abendroth of the Planning Department.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn requested a motion approving the minutes for the regular meeting held October 18, 2012. Motion for approval made by Beecham, seconded by Jones and carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

APPLICATIONS BY KEVIN RHINEHART FOR LANDMARK DESIGNATION AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION FOR THE MYRON WHEELER HOUSE, 1717 D STREET

November 15, 2012

Members present: Beecham, Johnson, Jones, Kuhlman, McKee and Munn; Francis absent.

Zimmer introduced Kevin Rhinehart, who is the owner of the property.

Rhinehart stated that this is a big project and he has put a lot of time and money into this property. He purchased the property with the understanding that it was three apartments. He took out commercial building permits for all the work that he has done. When he purchased the property, it was not livable. He wants to preserve the house and live in it. He loves the home and has done a lot of work on it to restore it. He wants to get the special permit so he can finish rehabilitation on the property and live in one of the three units.

Munn clarified that the issue is that this property is zoned as a single family residence.

McKee confirmed with the applicant that he intends to live in the home. Rhinehart stated that he is going to live in the home.

Zimmer stated that the home was built as a single family home in 1891. In 1940, it was converted into at least three units. As recently as the 1990s it was used as a tri-plex. A family purchased the property in the late 1990s and filed for a permit as a single family home. The area was rezoned R-2 in 2005 while the house was legally a single family home, and it was sold a few years later. The new owners began work to reinstall two apartments on the upper floor, but then lost the building to foreclosure. Rhinehart purchased the property in foreclosure in 2011.

Zimmer explained that the question before the Commission is to determine if this property meets the requirements of a landmark designation. They will also give advice to the Planning Commission and City Council on the requested special permit. He distributed an email from William Carver, president of Near South Neighborhood Association, expressing support for the project provided that Rhinehart grant an easement or covenant requiring one of the units to be owner-occupied to continue the tri-plex use. Zimmer explained that the current information he has from the City Attorney's office is that owner-occupancy cannot be a condition of a special permit. It is a civil matter between the applicant and the Neighborhood Association.

Beecham stated that she feels it is great that he is working with the neighborhood association and commended Rhinehart for taking that step. She feels their goals are very similar and thanked him for preserving the property. Members expressed support for the concept of owner occupancy, with the understanding it would not be part of the Planning Dept.'s recommended conditions of the Special Permit.

Munn also thanked the applicant for his work in restoring this building.

ACTION

Johnson moved approval of Landmark Designation for the property, seconded by Beecham and carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

Jones moved approval of the Special Permit for three units on the property, seconded by Johnson and carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

MISCELLANEOUS/ STAFF REPORT

Zimmer reported that there were 250 students in attendance at the high school Wyuka tour. There were ten stations around the cemetery, and it was very nicely executed.

Zimmer stated that his intern, Stephanie Rouse, is making great progress in converting the survey files into digital files. He believes they have completed 2000 files to date.

Zimmer noted that he is working on the Haymarket National Register nomination. He will bring this to the Commission at a future meeting.

There being no further business, the meeting was adjourned at 1:53 p.m.

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