

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 07011**, requested by the Historic Preservation Commission, on behalf of Trinity United Methodist Church, to designate the Trinity Methodist Episcopal Church located at 1345 South 16th Street as a Landmark.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 03/28/07
Administrative Action: 03/28/07

RECOMMENDATION: Approval (8-0: Cornelius, Sunderman, Esseks, Krieser, Taylor, Strand, Larson and Carroll voting 'yes'; Carlson absent).

FINDINGS OF FACT:

1. This is a request to designate the Trinity Methodist Episcopal Church located at 1345 South 16th Street as a Landmark.
2. The staff recommendation to approve this landmark designation is based upon the "*Analysis*", as set forth on p.3, concluding that designation of Trinity Methodist Episcopal Church as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Ordinance (Historic Preservation District).
3. The application for landmark is found on p.8-15; the proposed Preservation Guidelines are found on p.16-19; and the minutes and action by the Historic Preservation Commission are found on p.20-21.
4. The presentation by Ed Zimmer on behalf of the Historic Preservation Commission as the applicant is found on p.5-6.
5. There was no testimony in opposition.
6. On March 28, 2007, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval (Carlson absent).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: April 9, 2007

REVIEWED BY: _____

DATE: April 9, 2007

REFERENCE NUMBER: FS\CC\2007\CZ.07011

AESTHETIC CONSIDERATIONS: Trinity Church is a well-designed amalgamation of elements built over six decades and is a focal point in its prominent setting on two arterial streets.

ALTERATIVE USES:

Landmark designation does not change the permitted uses in the R-6 Residential District.

Landmarks are eligible to apply for a "Special Permit for Historic Preservation" under LMC27.63.400 for any lawful use in any zoning district, which can broaden the prospects under consideration for reuse of the church property, without changing the R-6 Residential zoning.

ANALYSIS:

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are *"Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States"* or that *"Represent a distinctive architectural style or innovation..."*
2. The Historic Preservation Commission held a public hearing on January 18, 2007 and voted unanimously to recommend that Trinity Methodist Church be recognized as a Lincoln landmark for its architectural character. The Commission also voted unanimously to sponsor the application, at the congregation's request.
3. The application is enclosed.
4. Preservation guidelines for the proposed landmark are attached. They are based on the typical landmark guidelines. Landmark properties are subject to review of exterior changes based on these guidelines, with procedures for resolution of any disputes between owners and the Preservation Commission. The property is already subject to review by the Capitol Environs Commission as part of the Capitol Environs District. Approval of the landmark designation would clarify and make more specific the design guidelines relevant to this property.
5. Individual landmark properties are eligible for a unique "Special Permit for Historic Preservation" that can grant special uses to assist in the preservation of a historic property, after consideration of the impact on the property and its surroundings (LMC27.63.400). Lincoln's bed & breakfast inns, residential projects such as Tifereth House, Hayward Place, and WaterPark, and dozens of other properties utilize these provisions. Landmark designation does not in itself permit any special uses, it only make a property eligible for applying for that Special Permit.
6. The 2025 Comprehensive Plan includes a strategy to "Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places."

Prepared by:

Edward F. Zimmer, Ph. D.
Historic Preservation Planner
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APPLICANT: Historic Preservation Commission
On behalf of Trinity United Methodist Church
c/o Planning Department
555 South 10th Street
Lincoln, NE 68508
(402)441-6360

OWNER: Trinity United Methodist Church
1345 South 16th Street
Lincoln, NE 68502
(402)435-2946

CONTACT: Ed Zimmer for Historic Preservation Commission
Planning Dept.
555 South 10th Street
Lincoln, NE 68508
(402)441-6360

CHANGE OF ZONE NO. 07011 FOR A LANDMARK DESIGNATION

PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 28, 2007

Members present: Cornelius, Taylor, Krieser, Larson, Strand, Sunderman, Esseks and Carroll (Carlson absent).

Staff recommendation: Approval.

Ex Parte Communications: None.

Staff and applicant presentation: **Ed Zimmer of Planning staff** appeared on behalf of the **Historic Preservation Commission**, as the applicant. This is the historic church at 17th & A Streets, with a combination of three major building campaigns, one of them linking to Dr. Huntington, who was the pastor from 1891 to 1896, and went on for a decade as Chancellor of Nebraska Wesleyan University. Huntington School and Huntington Avenue were also named after Dr. Huntington. The foundation has a 19th century split-faced brick. There is ample interior evidence of the early construction, particularly in the 1893 windows. In 1910, the congregation began a campaign to develop on the corner of the property. When they built the 1893 portion, there was a small frame structure on the corner which was replaced in 1910. The original design was to be brick and limestone. They instead substituted an unusual material of concrete bricks rather than clay brick.

The cornerstone says 1887 and 1910. 1887 was the date it gained the name "Trinity".

The old sanctuary now serves as the parlor.

In 1957, the final major portion of the building was added, that being an education wing to the west designed by Clark and Enersen. It is in the international style but they carefully coordinated the brick color and limestone trim with the major portions of the building.

The Historic Preservation Commission recommends that the structure meets every characteristic of a Lincoln landmark as described in Chapter 27.57 of the Lincoln Municipal Code, and the Historic Preservation Commission agreed to sponsor this application.

Larson inquired as to what a landmark designation does. Zimmer explain that landmark status is a zoning overlay. The property is then eligible to request (but is not automatically approved) a special permit for historic preservation. It also declares and provides protections from exterior changes to the building without prior review by the Historic Preservation Commission. There is an orderly process if there is disagreement on those changes. Zimmer also pointed out that this property is in the Capitol Environs District, providing other protections.

Esseks inquired whether there is any precedent where a departing congregation wants to preserve the building as it exists, or where the next congregation wants to make some changes. Zimmer noted that there is other religious property that is landmarked; however, he did not know of a case where we had this transition process between congregations. He did know that the Transition Committee has

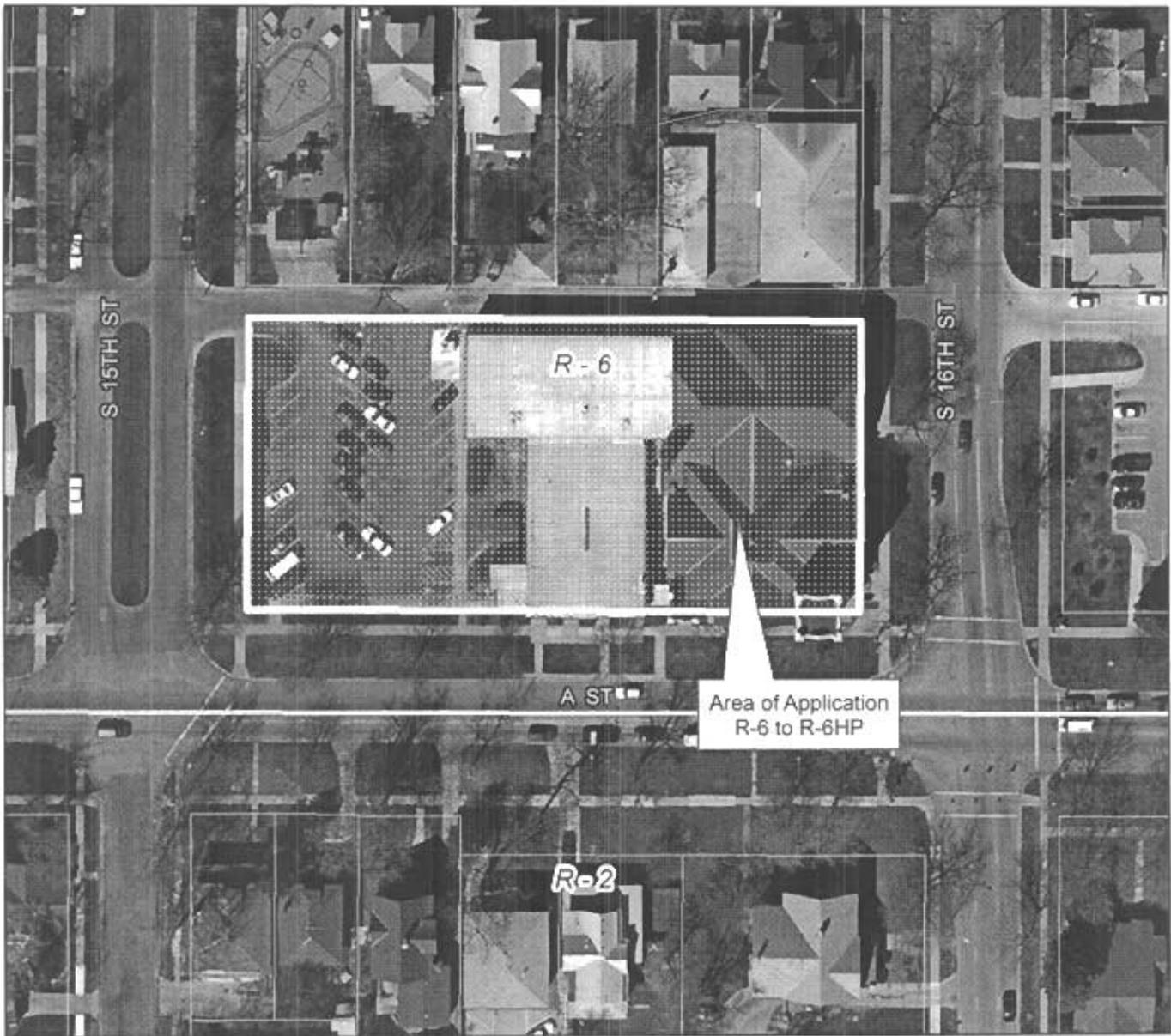
been working closely with the future of this property. The ordinance provides much flexibility and makes it clear that the owner will prevail. With regard to any changes, short of demolition or full new construction, the Historic Preservation Commission can only impose a waiting period of 90 days. Demolition only doubles that period. It does not require a certain result but does require the consultation. So, if the next congregation believed it had to make a certain substantial change in the facade, Esseks assumes it would be likely that those changes would be allowed. Zimmer believes that it is not only likely, but guaranteed by the nature of the preservation ordinance that they could not be prohibited by landmark status. The Capitol Environs Commission does have stricter design review authority, but it would not be consistent with their powers to not allow something like a Star of David on the former Trinity Methodist Church at 17th and A.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

March 28, 2007

Larson moved approval, seconded by Cornelius and carried 8-0: Cornelius, Taylor, Krieser, Larson, Strand, Sunderman, Esseks and Carroll voting 'yes'; Carlson absent. This is a recommendation to the City Council.



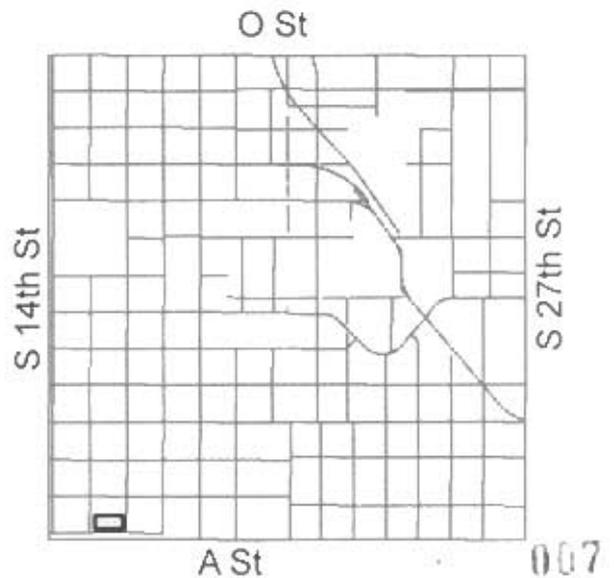
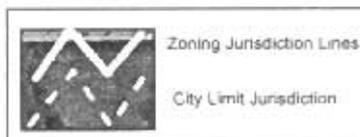
2005 aerial

Change of Zone #07011 1345 S 16th Street

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 25 T10N R06E



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME

Historic **Trinity Methodist Episcopal Church (1887)**
and/or Common **Trinity United Methodist Church (2006)**
NeHBS Site #**LC13:D7-56**

2. LOCATION

Address **1345 South 16th Street**

3. CLASSIFICATION

Proposed Designation

Category

Landmark District

district

site

Landmark

building(s)

object

structure

Present Use

agriculture

industrial

religious

commercial

military

scientific

educational

museum

transportat'n

entertainment

park

other

government

private residence

4. OWNER OF PROPERTY (2006)

Name **Trinity United Methodist Church of Lincoln**
Address **1345 South 16th Street, Lincoln, NE 68502**

5. GEOGRAPHICAL DATA

Legal Description **Lots 7 through 12, Block 244, Original Plat, Lincoln, Lancaster County, NE.**

Number of Acres or Square Feet: **42,600 square feet (more or less)**

6. REPRESENTATION IN EXISTING SURVEYS

Title *Historic and Architectural Site Survey of Lincoln, Nebraska (Lincoln, NE: Univ. Of Nebr. College of Architecture—Gordon Scholz and Ted Ertl, 1976)*

Date 1976

State

County

Local

Depository for survey records

Nebraska State Historical Society

City **Lincoln**

State **Nebraska**

Is proposed Landmark or Landmark District listed in the National Register?

yes, date listed _____

no

7 DESCRIPTION AND HISTORY

Condition

excellent deteriorated unaltered original site
 good ruins altered moved date ____
 fair unexposed (evolutionary changes)

DESCRIPTION and HISTORY:

As befits a church named Trinity, this unified design consists of three main parts—the “Great Hall” to the north, the main sanctuary and tower on the corner, and the west education wing. The Great Hall was built as the main sanctuary in 1893, north of a wooden church building (since removed) on the northwest corner of 16th and A Streets. The main church was constructed in the Gothic Revival style in 1910, and the International Style education wing to the west was added in 1957.

The “south Lincoln Methodists” occupied at least four locations between the congregation’s founding in 1878 and finally gaining a durable home at 16th and A Streets and the name “Trinity” in 1887. They occupied a frame building on that corner for six years, until Rev. Dr. Dewitt Clinton Huntington designed and supervised construction of a 60’ x 90’ masonry church, at a cost of \$15,000. The 1893 church featured contrasts in texture and in color, with a quarry-faced limestone basement, split faced brickwork, and smooth limestone sills and lintel courses. Originally the dark red brick contrasted in color with the light limestone, but a buff paint now covers the old wing, matching the tone of the 1910 main church.

The Great Hall’s massive, clipped gabled roof is traced



with corbelled, sawtooth brickwork at the eaves. Two round windows in the attic level are a distinctive feature of the main, east facade. The original entrance was marked with a slightly projecting pavilion and a round arch. An



altered entrance with a shed roof over a vestibule remains at this location.

In 1910 the congregation engaged the Cleveland church architects Badgley and Nicklas to design a new main sanctuary. Reportedly the Methodist bishop for this region was familiar with the firm’s work on Methodist churches in Wichita, Kansas and Decatur, Illinois. (The firm also executed similar Gothic Revival designs for First Presbyterian Church in Coshocton, Ohio and First Methodist Church in Mattoon, Illinois.) C. D. Campbell was the builder. With the Great Hall, the new sanctuary seated 1500.

The earliest pictures and descriptions for the new church referred to a building of “clay brick with rusticated stone base,” like the 1893 building, and depicted dark walls and light trim. Instead, the church was constructed of light gray concrete bricks with white cast-stone ornament, creating a light tone and little contrast, and presumably prompting the painting of the original wing.



Perspective sketch for Trinity ME Church, from "Exercises of the Laying of the Cornerstone, Sunday, Nov. 13, 1910."



*Trinity Methodist Episcopal Church under construction, 1911
The sanctuary was dedicated Oct. 22, 1911.*

The main church has high, cross-gable roofs and a 60 foot tower set in the southeast corner of the plan. Huge Gothic-arched openings with stained-glass windows divided by mullions mark the east, south, and west gable-ends of the church. The upper portion of the tower has two tall, unglazed Gothic windows on each side, with tracery of mullions. The windows throughout the 1910 construction are topped with Gothic labels. The eaves of the high gables have saw-tooth corbelling similar to the original Great Hall. The main entrance is up a flight of stairs facing east, at the base of the tower. A small porch roof now covers that entry. A secondary entrance faces south, under a minor tower at the southwest corner of the 1910 church.

In 1957, a two story, flat-roofed education wing was added on the west side of the church, designed by the Lincoln architectural firm Clark and Enersen. It is constructed of buff brick with limestone trim, matching the palette of the earlier construction. The flat roof, banded windows, and exposed steel I-beams are characteristic of the International Style. Each of the three main building campaigns that comprise Trinity is frankly expressive of its era, but they are unified in palette and well-organized in scale to support the dominance of the corner tower and sanctuary.

Rev. Dr. Dewitt Clinton Huntington (1830-1912), who led the congregation in the construction of the Great Hall, served Trinity for six years (1891-1896) of a long religious and educational career. He left Trinity to serve as the second chancellor of Nebraska Wesleyan University (1898-1908). His service is recalled in the naming of Huntington Avenue.



Rev. Dr. W. C. Huntington



*S. D. HYDE
Chairman of Building Committee, both in the first building of the chapel and of the completed structure*

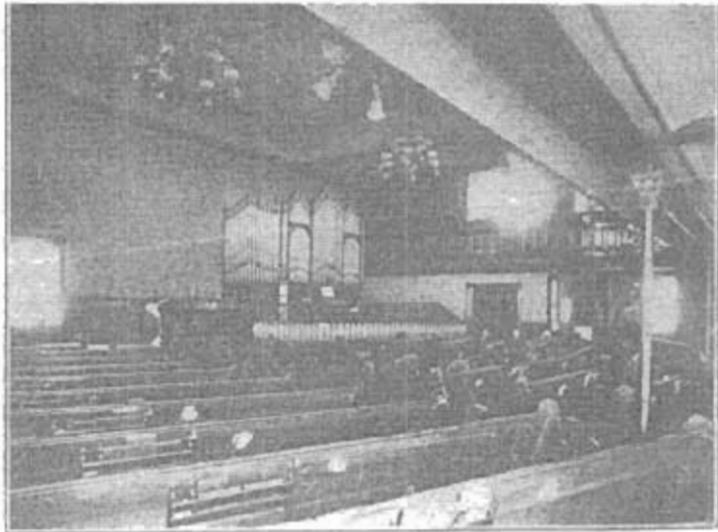
Stephen D. Hyde



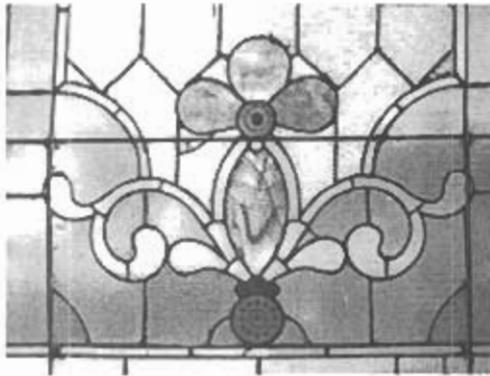
Rev. A. J. Northrup

adjacent to Wesleyan and Huntington Elementary School at 46th and Adams Street. Rev. Dr. A. J. Northup, pastor during the second building campaign, brought 80-year-old Rev. Huntington back to lay the cornerstone in 1910. Parishioner Stephen D. Hyde served as chairman of the building committees in both 1893 and 1910.

The interior of Trinity Church reflects its long evolution. The original 1893 construction provides a large parlor in the location of the original sanctuary, and offices and other smaller rooms around the perimeter. Most of those rooms are enriched with original art glass windows, including both leaded glass and square colored glass panels outlining the edges of large clear glass central panes, in Queen Anne fashion.



Original sanctuary, 1893 "Great Hall"



Details of windows in 1893 Great Hall.



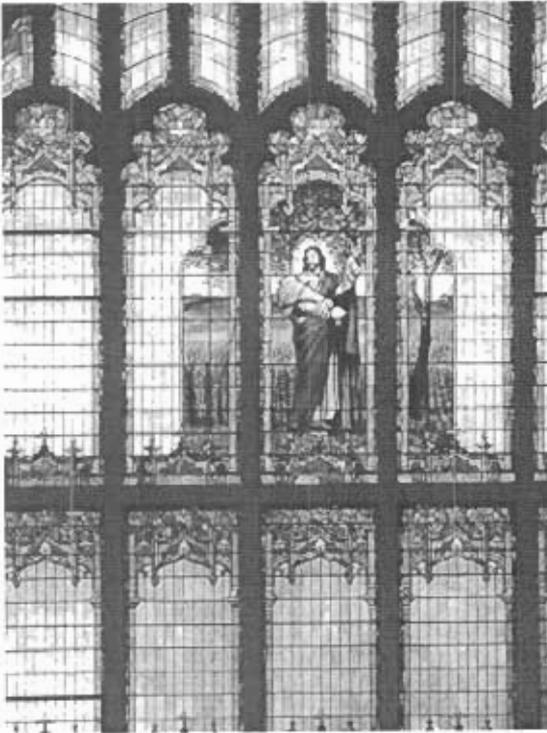
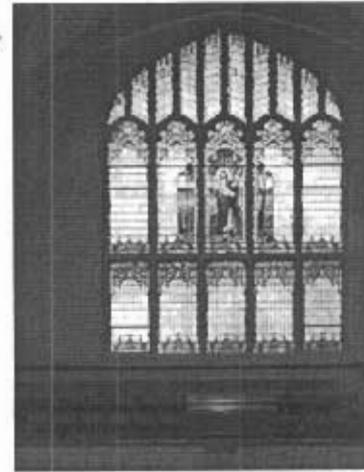
The sanctuary in the 1893 Great Hall was converted into an extension of the new main building, connected by means of a giant, moveable, Gothic arched wall



The 1910 main building is organized on the "Akron Plan," arranging the main floor on a NW-SE diagonal, with the pews in concentric arcs, focusing on the altar and pulpit in the NW corner. Dominating the space is the huge west window, depicting Christ bearing a sheaf of wheat.

West window

Main sanctuary, north-south view from balcony



Detail, main window

A small stained glass dome crowns the vaulted ceiling of the sanctuary. The vaulting of the ceiling terminates in ornate plaster capitals, at the balcony level.



Sunday State Journal of Dec. 31, 1911 recalled in "Church Review for the Year" the dedication that fall of the new Trinity sanctuary, calling the church "one of the most modern and beautiful in the city." Of particular note was "A complete gymnasium in the basement," described as "the inducement to attract many of the boys and girls of south Lincoln, since its opening."

The 1957 Education Wing provides classrooms, offices, and meeting rooms including a large parish hall with kitchen facilities.

In 2006, the Trinity United Methodist Church congregation voted to relocate to the "Village Garden" development in the southeast part of

Lincoln near South 56th Street and Pine Lake Road. The relocation process is expected to take several years.



View from SE of Trinity United Methodist Church, 2006



A Street elevation (south) of 1957 Education Wing



View of Trinity Church from S. 15th St. (west), 2006.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> politics/government
	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> religion
	<input type="checkbox"/> conservation	<input type="checkbox"/> science
	<input type="checkbox"/> economics	<input type="checkbox"/> sculpture
	<input type="checkbox"/> education	<input type="checkbox"/> social/humanitarian
	<input type="checkbox"/> engineering	<input type="checkbox"/> theater
	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> transportation
	<input type="checkbox"/> industry	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention	

Specific dates: 1893, 1910, 1957

Builder/Architect: Rev. Dewitt C. Huntington (1893), Badgley & Nicklas (1910), Clark & Enersen (1957)

Statement of Significance:

Trinity Methodist Episcopal Church was the second major Methodist congregation in Lincoln, founded in 1878, reflecting the city's growth and southward development. The early growth of the congregation and the first two building campaigns are closely associated with Rev. Dr. Dewitt Clinton Huntington, who also sheparded the early growth of Nebraska Wesleyan University. Architecturally, Trinity assembles three major wings of distinct styles and periods into a unified whole, around a fine Gothic Revival tower and sanctuary that dominate a prominent corner in the Near South neighborhood.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;

Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or

Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

1885-1887, "South Lincoln M. E. Church, Record of Minutes," mss.

November 13, 1910, *Trinity Methodist Episcopal Church: Exercises of the Laying of the Corner Stone*.

January 1, 1911, *Sunday State Journal*, "Church Review for the Year," p. 4-A, perspective sketch and caption.

October 20, 1911, *Trinity News Letter: Dedication Number*.

October 22, 1911, *Program of Dedication Exercises, Trinity Methodist Episcopal Church*.

December 31, 1911, *Sunday State Journal*, "Church Review for the Year," photo, caption, and paragraph.

July 1912, *The Ohio Architect, Engineer and Builder*, V. 20:1, "Messrs. Badgley and Nicklas," pp. 14, 18, 29, 31, etc.

1976, *Historic and Architectural Site Survey of Lincoln*, UNL College of Architecture, Scholz and Ertl, p. 134.

1987, *1887-1987, Celebrating 100 Years, Trinity United Methodist Church, Lincoln, Nebraska*.

1990, *The Near South Walking Tours, Vol. 2: Mount Emerald and Environs*, E. Zimmer for Near South Neighborhood Assoc., pp. 89-90.

11. FORM PREPARED BY:

Name/Title: Edward F. Zimmer, Ph.D./Historic Preservation Planner (at the request of Trinity UMC)

Organization: Lincoln/Lancaster County Planning Dept.

Date Submitted: January 12, 2007

Street & Number: 555 S. 10th Street

Telephone: (402)441-6360

City or Town: Lincoln

State: Nebraska, 68508

Email: ezimmer@lincoln.ne.gov

Signature _____

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

TrinityUMChurch.wpd
January 12, 2007

Approved:

City Council _____
(date)

PRESERVATION GUIDELINES FOR
Trinity Methodist Episcopal Church
1345 South 16th Street

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features: East and south facades, SE corner tower, steep rooflines of 1893 and 1910 wings.
- c. Important landscape features: none
- d. Architectural style and date: vernacular (1893), Gothic Revival (1910), International Style (1957).
- e. Additions and modifications: The structure displays a "trinity" of construction periods and styles (see d.). Gazebo added on west side between 1957 Educ. wing and parking lot. Gable-roofed "porch" added at main entrance, 1990s.

2. Notice of Work Needing Certificate:

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 3. Work involving:
 - a. Addition of paving materials;
 - b. Addition of fencing and walls adjacent to east or south facades;
 - c. Replacement of exterior material and trim or visible roofing materials;
 - d. Cleaning and maintenance of exterior masonry;
 - e. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on east or south facades;
 - f. Addition of awnings on south or east facades;
 - g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc. on south or east facades;
 - h. The addition or replacement of signs;
 - i. Moving structures on or off the site;
 - j. Installation of electrical, utility, and communications services on principal (south or east) facades;
 - k. Placement of high intensity overhead lighting, antennae, and utility poles within the area of the south or east facades.

- B. The following work to be conducted on the Landmark does not require the procurement of a

Certificate for Certain Work:

1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
 2. Changes involving color and landscaping, except as previously noted;
 3. Interior changes involving no exterior alteration.
- C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

A. New Construction:

1. **Accessory Buildings:**
Accessory buildings shall be compatible with the design of the existing building and shall be as unobtrusive as possible. Exterior wall material shall be the same as the exterior materials of the existing building.

B. Alterations:

1. Additions shall complement the style of the structure. Additions shall not imitate architectural styles which pre-date that of the historic structure. The appearance of the east and south facades of the building shall not be altered unless the design is sensitive to the historic and architectural character of the building. Alterations on the west side should be compatible with the existing building in scale, color, texture, and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall complement those on the existing building.

2. **Roofs:** The form of the main 1893 and 1910 roofs shall not be changed.
3. **Trim:** Changes in the existing exterior trim of the building, other than painting or repair, shall be based on physical evidence of missing features, documentation, or careful consideration of closely relevant examples, preferably drawn from Lincoln. Any replaced or repaired portions of the trim that are visible and above grade, including, but not limited to moldings, cornices, doors, and windows, shall match the original members in scale, design, and appearance. Replication of original materials is preferred; alternate materials of similar appearance will be considered on a case-by-case basis.
4. **Openings:** Original east and south windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original glass, sash, hardware, and doors cannot be repaired and retained, then they shall be replaced with new units that duplicate the original in size, material, and appearance. If necessary, replacement of these items with non-original materials may be allowed on a case-by-case basis, if their appearance is very similar to the original, and the owner presents compelling evidence comparing various alternatives.

Additional openings, or changes in the size of the existing openings, shall not be made unless the change is compatible with the style and period of the building.

Metal, vinyl, or fiberglass awnings, hoods, or shutters that would detract from the existing character or appearance of the building shall not be used.

C. Repair:

1. **Repairs in General:** Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged. Repairs with new materials that duplicate the original in texture and appearance also may be permitted. Repairs in materials that do not duplicate the original appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are not available.
2. **Masonry:** The cleaning of exterior masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting and painting of unpainted masonry are prohibited.

D. Demolition:

The Landmark or significant portions thereof shall not be demolished except pursuant to Lincoln Municipal Code Section 27.57.150(b), Section 27.57.160, or Section 27.57.170. The moving of the Landmark is discouraged; however, moving is preferred to demolition.

E. Other:

1. Mechanical Systems:

Necessary mechanical services shall be installed in areas and spaces that require the least possible alteration to the exterior structural condition and physical appearance of the building.

Holes to accommodate air conditioners or other mechanical equipment shall not be cut through east and south walls.

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal elevations.

2. Signs:

Any exterior signs shall be compatible with the historic and architectural character of the building. Freestanding signs, detached from the building but not blocking vistas of principal facades, are preferred. Any street address designation shall also be compatible with the historic and architectural character of the building.

3. Fencing and Walls:

Chain link or similar security-type wire fences are prohibited in the front (east and south) yards. All new fencing and walls shall be compatible with the historic and architectural character of the building.

4. Paving:

New paving to create space for parking shall be reviewed for its impact on the design character of the landmark and site. New sidewalks and drives shall be sensitive to the historic and architectural character of the building. Original walks shall be maintained.

5. Landscaping:

Original environmental features shall be maintained. Original and new plantings shall be trimmed so as to frame the architecture, rather than concealing it. New plantings and outdoor appurtenances shall be compatible with the historic and architectural character of the property.

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 18, 2007, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee and Bob Ripley; (Carol Walker and Terry Young absent). 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 meeting held November 30, 2006. Motion for approval made by Helwig, seconded by Berggren. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young 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 BY TRINITY UNITED METHODIST CHURCH FOR LANDMARK DESIGNATION OF 1345 S. 16TH STREET (WITH REQUEST FOR ACTION AT SAME MEETING)

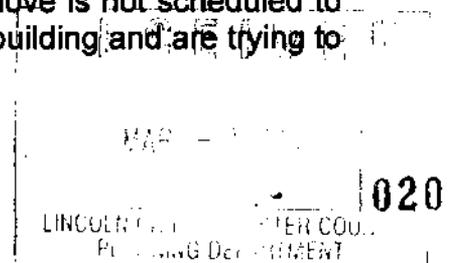
PUBLIC HEARING: January 18, 2007

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Ed Zimmer stated that the congregation has voted to apply for landmark designation and National Register nomination via a formal letter--clear indication of the owners' intent. Sometimes, this Commission has decided to sponsor an application. This owner would be pleased if the Commission would sponsor this application.

Ripley would encourage the Commission to consider being the sponsor of this application.

McKee wanted to know the interest of the congregation. Zimmer replied that when the congregation voted to move to a new location, they also formed a committee to address what could and should happen to the existing property. The move is not scheduled to occur for a few years at least. They care what happens to the building and are trying to guide the process.



George Reichenbach stated that the number one goal of the church would be to keep the building as a religious facility.

Zimmer stated that another aspect of the landmark designation is that if an appropriate alternate use came forward, this is zoned R-6, churches are allowed in residential districts. If it transitioned into another mix of uses, landmark designation is a way of saying the congregation does not wish for the building to be demolished. It is a positive step toward that direction.

ACTION:

January 18, 2007

Berggren moved to waive the rules and take action on this application today, seconded by Helwig. Motion carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

Helwig moved to recommend [REDACTED] seconded by Berggren. [REDACTED] Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

McKee made a motion [REDACTED] seconded by Francis. [REDACTED] Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

APPLICATION BY SPEEDWAY PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE H.P. LAU BUILDING IN THE HAYMARKET LANDMARK DISTRICT, 247 N. 8TH STREET.

PUBLIC HEARING:

January 18, 2007

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Ken Fougeron appeared as applicant. He and Craig Smith showed Ed Zimmer the building and the canopy. He believes there was a desire from the Commission to shorten the canopy from the north and east face. The north face appears to be easily shortened. The east face is not quite as easy. It seems to line up to the other canopy to the south. The distance that they come out from each building seems to be consistent.

Zimmer stated that one thing discussed that becomes challenging is the existing railing and dock. The corner post comes to the corner. In terms of shortening it back off the doorway, the post could probably be left where it is, but leaving a support to the post. It would visually line up with what it shelters. The extensions off the major beam are all bolted on. They can come off. It is harder to shorten it up.

Ripley believes the connection of the canopy to the building was the main issue.

