MEETING RECORD

NAME OF GROUP:	HISTORIC PRESERVATION COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, January 19, 2012, 1:30 p.m., Conference Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Cathy Beecham, Tim Francis, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn. Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Dave Landis, Dallas McGee and Ken Smith of Urban Development; Jordan Pascale of the Lincoln Journal Star and other interested citizens.
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 then requested a motion approving the minutes for the regular meeting and joint meeting held December 15, 2011. Motion for approval made by Johnson, seconded by Beecham and carried 7-0: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

Ed Zimmer introduced Stacey Kuhlman who is a new planner with the Planning Dept. She will be staffing this meeting when Ed is unable to attend.

APPLICATION BY LIZ KUHLMAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 301 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: January 19, 2012

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

Tony Young appeared. He and his wife, along with partner Mike Martin, are the owners of Toast Restaurants. He used to be in the Lazlo's group. He was Chief Information Officer, Mike Martin was the Regional Manager and his wife was in charge of events. Combined, they have about 50 years experience in hospitality industry. It is their intent to find someone to put something in the building that would be sustainable. Location is not an issue with the building. Most often, poor owners have been the issue. Unfortunately, the building has been stigmatized to a certain extent. The goal is to put something in that has a long life span and is a good fit for the Haymarket. He feels they understand the area. He loves the building and the history of the area. They are struggling with the stigma associated with the location. This is a big hurdle. He has a firm belief that perception of the building has to be changed. It can't be the same ol' thing. In this particular instance,

the exterior of the building isn't compatible with the remainder of the Haymarket. Outdoor dining is nonexistent. The slope on the south side is uncomfortable. This property does not have a raised area or canopy. That is how most of the patios are set up on 8th St. For success in the long term, he thinks this type of approach will help. He can only speak from the perspective of an operator. Liz Kuhlman will speak as to the architecture. There are other issues with the existing setup. To service the patio, you have to go down. The service corridors are another aspect that would be eliminated through some type of a patio.

Liz Kuhlman stated that one of the things that was looked at is the whole entry sequence. She was struck by an article by Jim McKee talking about the history of the building. This is one of the oldest buildings in the Haymarket. She has talked with Young about possibly moving the entry to the other side. This would also help out the interior. If the entry could be changed to the south side, you could create a vestibule. The current aesthetic in the Haymarket is canopies. There is something that is just awkward about people walking by while you are eating on the sidewalk. It is a strange juxtaposition of activity. Can a patio area be raised and provide some kind of cover? She would like to create something that is a little more friendly. The door is not good and needs to be changed. There are wonderful features on the building. The headers over the windows are nice pieces that we would want to emphasize. You can kind of see where the door used to be. It may have to be widened a little. They would like to still maintain the existing door as a service entrance. She realized we needed to put together some ideas and get some preliminary input from the commission.

Young stated that part of what we are trying to do is create an active and vibrant corner. This is the busiest intersection in the Haymarket. Left in the current state, we aren't going to get people to sit out there. You can't change the comfort level. We need to give the corner the vibrant nature that it deserves.

McKee noted that unfortunately, this building has never had a dock.

Kuhlman showed a concept of what could be done. There could be a raised dock on both the east and possibly the south side as well. There would be dual stairs to access the main entry. On the east side, an eating area would be created. Nothing would be attached to the building. The canopy would be extended out. It allows us to feature the window headers also. They would also have to maintain the accessible entry on the west end of the building. She presented a plan showing the layout. They have talked not creating an actual canopy but perhaps some canvas awnings on the south side.

McKee stated that because this is the oldest building in the Haymarket, he is bothered with the widening of the door. This commission is charged with protecting these buildings. Jones is concerned also.

McKee stated that we are losing pieces of the Haymarket every day. People are moving it or tearing it down. He is glad to see the applicant is not trying to connect the canopy. The dock seems a soft approach.

Zimmer wondered if the lintel of the window is high enough that you could work below it. McKee added it would be nice, but he would still be opposed to it.

Beecham questioned if the other door on the south side could be expanded. Kuhlman replied that door goes directly to the kitchen.

Young stated that part of this is in response to the idea that things are going away in the Haymarket. They are reinvesting in the area and trying to maintain one of the oldest buildings in the Haymarket. He can understand the hesitancy.

Beecham wonders about making the existing entrance larger, more like the original doors. Kuhlman replied this doesn't work for the interior of the building.

Jones questioned if something can be done on the interior to make this door work. Young believes some type of vestibule is needed with Nebraska winters. The bar is right inside that door. It would be very costly to reconfigure the whole interior.

Munn is intrigued by the idea of putting the original door back. He wondered if this could work with the other doors being ADA accessible. He would suggest the applicant ask City officials if it would be possible to install a narrower door, if there are two other doors available.

Zimmer noted that the magic word is alternative. You need to show that accessibility is met. He believes the appropriate argument is that a historical element is being restored.

Kuhlman stated you could possibly do a vestibule behind the south door. Zimmer believes it is well worth exploring. You might be able to do it, depending on how wide it is.

Beecham questioned if a ramp was explored, as opposed to a lift. Kuhlman replied they looked at a ramp and it would run the entire length of the building. It didn't seem very sensitive.

Kuhlman will study the entry piece and talk with Building and Safety. They will come back next month to show the commission their ideas and update them.

Beecham pointed out that there is a large construction project going on across the street. She wondered if there would be any value in having the railings be similar between the two projects. Kuhlman will look more along the lines of the Grainger building or the Mills cable system for transparency.

McKee would like the applicant to consider how the awnings would be attached to the building. This building is very fragile.

Beecham noted they would like to see the sign also.

Kuhlman will definitely bring the sign back. They wanted to do initial exploring first.

Munn offered that maybe signs on the canopy can be explored.

Young is trying to locate a brick specialist and find the best way to touch up the building. The intent is at some point to have the brick cleaned and restored.

Munn wondered if the door originally had an arch. You can see an arch design in the bricks.

Jones is very enthusiastic about the project. This building needs a stable business. The south patio is going to get hot in the summer. Young is still looking at options for covering the seating.

Zimmer thinks the archway is to support the lentil beam. In historic photos, it looks like the doorway is a sliding door.

Jones stated in some historic areas, they have gone back to painted black and white signs on the building. Zimmer noted that typically the commission has encouraged metal panels, so we don't lose historic signs. Panels have been painted over on this building.

Kuhlman thanked everyone for their comments. They will re-work some ideas and come back with drawings.

APPLICATION BY URBAN DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 700 O STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: **January 19, 2012**

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

Dave Landis stated that Urban Development is charged with the responsibility for parking in the downtown area. This is a 1915 building that is currently unoccupied. They hope to re-use the space for a parking garage, retail and housing development. The essence is that a historical building will be torn down. There are points to consider. They intend to purchase and take down 700 "O" St. They would also take down the billboard on top of 720 "O" St. We would hope to utilize the basement of the building as underground apartments. It would begin as a 435-440 stall garage. It would be six floors tall, but stay inside the required height restrictions. They would acquire some land to the west that is now a parking lot. The most westerly portion would be for retail. There could be perhaps as many as four or five floors of housing on the western part. As you drive on the Harris Overpass, you would see a substantial structure. He realizes that this is a step backwards for the historic preservation of the building that is there, but he believes it is accompanied by at least two steps forward. This would create abundant parking in the Haymarket area for buildings that are far more important and currently filled with people. It would involve

the loss of a building, but it is an investment that he thinks makes the profitability of other buildings in the Haymarket more secure.

Jones questioned why the area south of "O" Street is not being looked at. Landis believes this would be problematic. The IDP for Canopy St. says there will be no parking structures next to Canopy St. You need 120 feet and there isn't a good footprint.

Jones is upset that this can't be done. There is more area across "O" St. Landis may have misstated. He will look into it. Jones is unenthusiastic about losing a listed building.

Ken Smith stated that 120 feet is needed for the ramp. North to south, we have that. Coming onto the L shape, that is where we lose that due to the substation.

McKee questioned if the substation is staying on the south side. Landis hasn't heard anything to the contrary. Zimmer noted that there has been talk that LES might need more substations to fully serve West Haymarket.

McKee noted that this group was just talking last week about the garage south of the arena, and he believes another garage to the south of that. Zimmer stated there is a small garage attached to the arena and a larger one across the street. There would in the future be another larger garage abutted up against the District Energy Commission building.

McKee believes there is vacant land next to that. He questioned why you wouldn't put the garage there. He is deadly opposed to this. The fabric of the Haymarket is disappearing bit by bit. He prizes every single building. He questions a five or six story building, book marking the Haymarket. The arena and West Haymarket is burying the area. He knows that the city can do whatever it wants to.

Beecham added that the Urban Design Committee/Historic Preservation Commission joint committee worked very hard on the IDP. Exceptions have been made. The line hasn't been held. She would rather have the option for the joint committee to give a little on the IDP and not lose the building. It seems counter intuitive to the entire thing to tear down a historic building.

Landis agrees that something will happen at that space. The owner would say there will be value at this location and to maximize the rate of return, they won't spend the money to rehab the building. Economics will trump you.

Beecham noted that the Tool House is a good example. There are changes and additions being made. This group recognizes that sometimes this needs to happen. She would love to see this building stay, but would rather see it change, than torn down.

Francis noted that economics will drive this.

Landis has heard the commission express that they believe the IDP is manageable and malleable. He doesn't think you would get retail on the first floor of this building. He doesn't think you could get retail to work on the south side of the street. You would have a block long walk inside a parking garage. There might be a time when development fills the area and goes south.

Jones stated there are historic districts with no parking in the district. Trolleys are used. That is much more attractive than what is being proposed.

McKee is curious how often retail works on the ground floor of a parking garage. Landis replied that Doozy's and others have been successful.

Beecham stated that Sinclair Hille is a strong, stable piece of the Haymarket. It is not retail, but an office. She believes office space could work in this building.

Landis stated if you have been on a good urban retail street, you find shop after shop. There is a reason for the walker to continue. When a walker comes to a block with just a business, you don't want to cross the moat of concrete. You go back. You want open doors. This is one of the reason malls sprang up, a conglomerate of stores in one place. The Haymarket is successful because of the proximity of places to go.

Beecham questioned how tearing down this building guarantees that retail in a different building will be more successful than retail in the existing building. She is not sold yet how this works.

Landis noted that the owner can tell you. He read a letter from the owners, William Scott of WRK, LLC. The profitability is definitely an issue.

Beecham is very concerned about this building. She truly believes that this building contributes to the Haymarket. She can see challenges, but also potential. She would hate to see this building torn down. This location will eventually be very strong.

Landis noted that people want density. This moves us backward in a historic perspective.

Beecham has a hard time tearing this down when there are so many other options, especially right across the street.

Francis disagrees. This isn't our money. If the owner wants to tear this down, that meets the design criteria, that is their prerogative. He is in favor of the proposal.

Beecham vehemently disagrees. She doesn't think this is necessary.

Munn stated that the priority is not to solve all the problems, but preserve the history of the Haymarket. When the arena is done, the whole area west is going to explode. He can't in good conscience agree to tear down this building.

Landis looks at the Haymarket and wants it to be economically viable. That is not antithetical. He needs to see available convenient parking. It is good for the city that the arena succeeds. He is charged with a different function than this commission. He is betting this won't be a one story building in five years.

Jones believes if that kind of destruction goes on, the owners of the building are going to harm their relationship.

Beecham has a hard time destroying this building. There is so much more open space. This is not the place. We have approved tearing down buildings in the Haymarket. The building next to the Tool House was torn down with this commission's approval. She would like to see if there are any other options available.

Kuhlman and McKee left.

Zimmer offered that the commission has been asked to weigh economic evidence as a hardship that action needs to proceed. Windows in the Hardy building couldn't be done on a budget. It's not that this building is failing, but rather the owners don't feel they can prudently rehab it. There is a frame for asking a different question of the commission. Within the charge, there is a little more range.

Beecham stated that none of us likes tearing down buildings. We are capable and willing to see the big picture.

Munn is not convinced in this case that this building needs to be torn down.

Landis wants to be respectful of the Commission.

ACTION:

Francis moved approval, Beecham seconded.

Beecham questioned if the area adjacent to the LES substation is in the Haymarket boundaries. Zimmer replied no. That would fall under Urban Design review.

Beecham wondered if work was done to research that area, would it be reported to this commission? Was there an analysis of the site? Landis replied that an analysis was done of six different sites by a parking firm.

Smith stated there is about thirteen different criteria that is evaluated for a parking garage.

Beecham questioned if this could this be brought to a joint Urban Design Committee/Historic Preservation Commission meeting. Zimmer replied that anything in or within 300 feet of the Haymarket comes to this commission.

Landis would be happy to share the parking study. Lumberworks would be another location. Barry's was the third location.

Motion for approval failed 1-4: Francis voting 'yes'; Beecham, Johnson, Jones and Munn voting 'no'; Kuhlman and McKee absent.

Zimmer noted that the applicant now starts a 30 day waiting period before they can demolish the building.

STAFF REPORT

- Zimmer presented the Meadow Gold National Register nomination to the state board a few weeks ago. They approved it unanimously and it was sent to the Parks service. He should hear within 45 days.

- Zimmer is working on the Brownbilt District and Mission Arts Building. Stephanie Brady is a UNL graduate intern working with him on the Mission Arts building. They are finding fascinating census records listing the use and occupants. The earlier use was as a brothel. One of the challenges in the research is this was a small wood two story building, not the brick building that sits there today. Around 1903, the brick front was built. They are trying to document everything. People's City Mission came in to put the brothel out of business.

- Johnson inquired about an article regarding a restaurant by Emerald mentioned in the Lincoln Journal Star a few days ago. Zimmer responded he hasn't had any contact from the owner. It is a designated landmark in the three mile area of Lincoln. It is a straw bale building. It was a WWII era construction. This is outside the normal frontier straw bale buildings. He had quite a bit of interest because the straw bale constructed building has drawn renewed interest in green built construction.

- Beecham believes it would be appropriate to send a letter commending the re-use of the Industrial Arts building at State Fair Park. She realizes this isn't ideal, but she likes it better than the building being torn down.

Zimmer stated that at the State Board, that body adopted a statement applauding the Chancellor for an innovative project that will create a great entryway to the campus.

Beecham moved approval of a Resolution of Appreciation, seconded by Johnson and carried 5-0: Beecham, Francis, Johnson, Jones and Munn voting 'yes'; Kuhlman and McKee absent.

There being no further business, the meeting was adjourned at 3:00 p.m.