MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, May 15, 2008, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Cathy Beecham, Bruce Helwig, Berwyn Jones, Jim McKee and Bob Ripley; (Tim Francis 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 regular meeting held April 17, 2008. Motion for approval made by Jones, seconded by McKee and carried 5-0: Berggren, Beecham, Helwig, Jones and McKee voting ‘yes’; Ripley abstaining; Francis 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 CERTIFICATE OF APPROPRIATENESS FOR SIDEWALK CAFÉ ADJACENT TO THE MAGNOLIA RESTAURANT, 301 N. 8TH STREET, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: May 15, 2008

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

Matt Wills with Studio 951 appeared. This is a proposal for a sidewalk café on the east and south sides of the building with seating for 28. The café would be accessed from the corner of the building, up the existing handicap ramp and onto the dock.

Wills presented the Commissioners with pictures and site plans of the proposed café. There was discussion of the specifics of the café design.

McKee wondered what progress has been made with repairing the damage to the brick from moving the sign. Somsri Chollett stated that she believes the building owner has plans to fix it. She understands that the whole building will receive a face lift.

Ed Zimmer stated that he has had prior conversations with the owners of the building. He will ask them about the building damage from the sign.
Jones inquired about sidewalks in the Haymarket. He wondered if the pedestrian flow will be adequate when the new arena opens up.

Ripley does not want to see a whole lot of parking to be added to the Haymarket. Beecham believes more pedestrian traffic would be good for the Haymarket.

Berggren asked where the planter and bike rack would be moved to. Wills replied that the locations aren’t specific yet. He wondered if moving them closer to the street would look the best.

Jones noted there are two extra lights on the site plan. Wills stated that was just to delineate the space. There will not be two lights installed.

Beecham wondered what the other Commissioners think about painting the existing railing beside the ramp, versus replacing it. She would prefer it be replaced to be consistent with the rest of the café railing.

Ripley noted there are different elevation requirements for a handrailing adjacent to a ramp. Berggren agreed with Beecham. He would like to see it replaced. Wills believes you could attach a hand rail to the cafe-style railing.

**ACTION:**

Berggren moved approval of the guard rail on the ramp as shown in the site plan submitted, inclusive of replacing the handrail and approval of the furniture as submitted, seconded by McKee.

The Commissioners agreed that the location of the street lights and trash receptacles will approved by Zimmer.

Motion for conditional approval carried 6-0: Berggren, Beecham, Helwig, Jones, McKee and Ripley voting ‘yes’; Francis absent.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR SIGNS AT SUITE ONE, 311 N. 8TH STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

May 15, 2008

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

Scott Thorson stated that they are requesting an under canopy blade type sign and a sign affixed to the front of the railing. Those signs would be charcoal gray with red and black lettering.
McKee wondered if these are replacement signs. Zimmer stated that an under canopy sign was approved for a previous tenant. He does not believe there has been a sign on the railing.

Thorson requested approval for another vertical sign, spanning from the railing to the underside of the canopy. It would be a square pole with the business name on all four sides with laser cut metal letters and lit up from the interior with red LED lights.

Berggren wondered about the relationship with the columns of the canopy and the railing going downstairs. Thorson replied that they are independent of each other.

Helwig questioned what will stabilize the sign from the railing to the canopy. Thorson replied that there will be a pole welded between the two.

Helwig observed that usually a sign application includes a lot more detail. He feels that he would need to see a lot more detail on the metal sign to make an informed decision. He is okay with the blade sign. He is somewhat reluctant to do the sign on the front of the railing.

Zimmer noted there is also a back door with handicap access that the applicant is requesting a sign for. He believes that would be a ‘no material effect’. The Commissioners agreed.

Beecham agreed with Helwig. She would like to see more detail on what the columnar sign would look like.

Berggren believes there is something in the Haymarket sign code that talks about backlit signs. Zimmer noted that the special sign criteria for Haymarket prohibit “back-lit, plastic-faced” signs so he sees this as different. This would have metal cutout letters that are lit up as opposed to an entire plastic sign that is backlit. The old Fireworks sign comes to mind.

Helwig agreed that more information is needed on the box sign. The Commission doesn’t have dimensions on the blade sign or the fence sign. He would like to see a complete sign package.

**ACTION:**

Berggren moved denial of all three signs, seconded by Helwig. Motion carried 6-0: Berggren, Beecham, Helwig, Jones, McKee and Ripley voting ‘yes’; Francis absent.

Jones moved approval of the blade sign under the canopy, seconded by Beecham, centered above the railing with colors as presented.
Beecham does not want to see a business without any signage.

Berggren would prefer to see a complete sign package come before the Commission.

Motion for conditional approval of blade sign failed 2-4: Beecham and Jones voting 'yes'; Berggren, Helwig, McKee and Ripley voting 'no'; Francis absent.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE VEITH BUILDING, 816 P STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: May 15, 2008

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

Zimmer stated there is a new gallery on the upper floor of the Veith building. The applicant is proposing two signs, re-facing an existing blade sign under the canopy and adding the gallery’s name and hours on the glass of the entrance door.

The Commission sees the window sign as no material effect.

Zimmer stated that there is an existing blade sign under the canopy and all they are doing is putting a new face on it. The Commission sees that sign as already having prior approval. Zimmer noted that the colors would need to be approved by the Commission. The applicant is proposing to repaint the door burgundy. Zimmer would like to see the frame and transom remain green.

Beecham understands painting the door a fresh color to attract the eye to the business.

ACTION: May 15, 2008

McKee moved approval of the blade sign as proposed, the name and hours on the window and new numbers for the door, seconded by Jones

Beecham would like to see the applicant come back with a sample of the actual paint color for the door only, the transom to remain the existing color.

Motion carried 4-2: Beecham, Jones, McKee and Ripley voting 'yes': Berggren and Helwig voting 'no'; Francis absent.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS BY WATERPARK CONDOMINIUMS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER LINCOLN LIGHT AND WATER BUILDING, 2901 A STREET, A DESIGNATED LANDMARK

PUBLIC HEARING: May 15, 2008

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

Anthony Perez appeared as applicant and stated that AT&T has three antenna on the interior of the smokestack. They desire to remove the three existing antenna and replace them with six antennae on the exterior of the smokestack. The antenna are placed facing different directions for better coverage.

McKee wondered about having a new false chimney with the antenna surrounding it and then surrounded by a false face so it would look like a large stack.

Zimmer stated the existing exterior antennae on the larger stack are off-set a few inches and in his perception that is inconspicuous.

Perez noted that they are interested in minimizing the need to relocate interior cabling that connects the antennae to the interior equipment.

ACTION: May 15, 2008

McKee made a motion that he would like the applicant to explore the idea of the antenna attached to the diameter of existing stack covered by a new cover to look like a larger stack and the additional three antenna attached to the third stack, seconded by Berggren.

Beecham inquired as to the size of the antenna. Perez stated they are 6 inches wide and protrude 8 inches.

Motion carried 5-1: Beecham, Berggren, Helwig, McKee and Ripley voting 'yes'; Jones voting 'no'; Francis absent.

Perez will speak with the engineers and see what can be done. He is unsure what the final size of the stack would be. He will be back with further information.

Perez inquired if there is a preference as to what the material for the stack should be. Ripley doesn’t see the material mattering as much as the cosmetics of the stack.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAND MANSE (FORMERLY OLD FEDERAL BUILDING), 129 N. 10TH STREET
PUBLIC HEARING: May 15, 2008

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

No one appeared and there was no new information to present.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR WORK AT SCOOTER’S COFFEE HOUSE, 151 NORTH 9TH STREET IN HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: May 15, 2008

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

No one appeared and there was no new information to present.

STAFF REPORT

Upcoming Tours
• Zimmer stated that Sunday, May 18 at 2:00 p.m. he will be giving a Wyuka Tour.
• There will be a Near South Tour on Thursday, May 29 at 5:30 p.m.

Zimmer received tentative approval today for the new historic preservation grant. Support for Brown Bag and Tours was written in.

MISCELLANEOUS

• Zimmer stated that the Slattery house application will move onto Planning Commission. The applicant has applied for landmark designation of the large house lot and the well lot across the street. The well lot sits in the right-of-way. The title to the well seems to be very cloudy. There is no question that it is a landmark quality house. He is not sure the well adds to the landmark value at all. He will pursue if the lot with the well should be excluded.

• Berggren stated that Preservation month has been extended by one day, announcing that Friends of Whitehall are meeting on June 1, 2008 in front of Whitehall. There will be an ice cream social.

There being no further business, the meeting was adjourned at 3:30 p.m.