MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, May 19, 2011, 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 and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair Jim McKee called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McKee then requested a motion approving the minutes for the regular meeting held April 28, 2011 and the minutes for the special meeting held May 4, 2011. Motion for approval of both minutes made by Johnson, seconded by Jones and carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

The opportunity was then given for persons with limited time or with an item not appearing on the agenda to address the Commission.

APPLICATION BY JENNIFER BUXTON FOR NEIGHBORWORKS LINCOLN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 205 S. 29TH STREET IN THE EAST LINCOLN/ELM PARK LANDMARK DISTRICT

PUBLIC HEARING: May 19, 2011

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

Jennifer Buxton appeared. She stated that she appeared before the Commission last month. They chose a design for the house and submitted it to the Commission. It was distributed with the agenda for this meeting.

ACTION:

Jones moved approval of the design as submitted, seconded by Johnson.

Zimmer questioned if the applicant knows what siding will be used. Danny Harkins replied Certain Teed or Hardi Plank siding.
Motion for approval carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

**APPLICATION BY WILLIAM J. AND MYRNA L. WOOD FOR A SPECIAL PERMIT IN ACCORD WITH LMC 27 FOR WORK AT 720 S. 16TH STREET, THE YATES HOUSE, A DESIGNATED LANDMARK**

**PUBLIC HEARING:**  
May 19, 2011

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

Bill Wood stated that he is seeking a historic special permit. Building officials informed him the building needs to have another method of egress from the 3rd floor. He believes it needs to be on the east side of the house. That is within the five feet of the boundary line of the neighbor. The fire escape will extend to the parking lot to the north.

Beecham inquired what kind of metal will be used. Wood replied it will be painted steel, the same color as the base color of the house.

Zimmer stated that the application is asking to adjust the side yard for the footprint of the stairs. This will be a recommendation to Planning Commission.

Beecham stated that even though this doesn’t look as pretty from the outside, she believes this is more reversible. It could be taken down in the future.

Wood stated that he is trying to make as few changes as possible. Fire code dictates the fire escape, along with wired smoke detectors. He believes this is the least conspicuous choice for the stairs.

**ACTION:**

Beecham moved approval of the proposal, recommending it be approved by Planning Commission and City Council, seconded by Johnson and carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

**APPLICATION BY ANNE BURKHOLDER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE BURKHOLDER PROJECT, 719 P STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**  
May 19, 2011

Members present: Beecham, Johnson, Jones, Kuhlman, McKee and Munn; Francis absent.
Lisa Holmquist appeared. Anne Burkholder would like to have one of the artists create a piece for the front of the building. It would be installed on the northeast corner. She presented a rough sketch of the proposed artwork. The artist works in the school system. Part of the sign will be sheet metal with cut through letters and wrought iron that will match the porch railing. Mary Kolar, the artist, likes to use fun colors. She is not sure of the final colors to be used. She will be consulting with a sheet metal company and will see if they have any ideas on mounting it to the building.

Zimmer stated that preliminary discussion in January described the art as similar to one of the masks on the upper corner of the building. This incorporates the artwork into a bracketed sign that projects from the building. If this were just a bracket with words, it would be simply a sign. They want it to incorporate art as well. The Commission wasn’t enthusiastic about just affixing art work to the main facade. This presentation puts it more into a sign idea.

McKee questioned if the sign will be lit. Holmquist replied no, it will not be lit.

Beecham wondered what would happen if the sign needed to be changed out and how it would be anchored. Zimmer has discussed the anchoring with Anne Burkholder. The position and scale would be complementary to the art banner on the west side of the building.

Jones questioned if this will be two faced. Holmquist replied that it will be two sided.

Zimmer noted some signs are a symbol of the activity inside the building. This takes it one step further. It is a work of art and a sign together in one.

Munn believes the material, size and shape seems to meet the criteria for the signage in the Haymarket. Zimmer agreed. The chief criteria is that it receive a Certificate of Appropriateness from this commission.

Holmquist stated that the artist reuses materials. She believes this fits with the vision for the building.

McKee believes the previous discussion noted that this was extremely whimsical for the area.

Beecham is less concerned than she was before seeing more specifics. Her biggest concern is that it could be removed in the future if need be.

Zimmer noted that the placement on the north needs to integrate with the architecture of the building.
McKee questioned if consideration was given to installing this proposal in exchange for the existing art sign. Holmquist doesn’t believe so, but she is unaware of what Ms. Burkholder’s response would be to that inquiry.

**ACTION:**

Jones made a motion to continue public hearing on this item to the next regular meeting of the Historic Preservation Commission to allow the applicant to gather and present more detailed information on the specifics of the design and address if this proposal could replace the existing sign, seconded by Johnson.

Beecham is somewhat hesitant to approve a second sign without design specifics in front of her along with installation details.

Kuhlman would like to see a visualization of the sign on the building and scale.

Scott Sullivan stated that he knows the artist’s work well. He sees the lack of retail in the Haymarket. He likes the whimsy in the proposal. He believes a more eclectic mix would make it more fun in the Haymarket.

Zimmer stated that this combines works of art and signs. The general sense is that this has some kind of precedent. The scale, materials and durability are the focus more than specific artistic style.

Beecham would like to get a sense of the weathering effect on the piece. Holmquist will obtain the answer.

Motion for continuation carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

**APPLICATION BY CRAIG SMITH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:** May 19, 2011

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

Zimmer had a question from Commissioners about the rooftop work. This work was approved for a building permit last fall, without Zimmer’s awareness or the Commission’s review. If there was an error, it was the City’s, not the applicant’s or the Commission’s.

Craig Smith indicated he recalled discussing this with the Commission some years ago. He stated that this was a concept when the windows were being changed. They are looking at cladding the addition in a metal panel system that looks almost like titanium. It has zinc in the panels.
This complex is 90,000 sq ft. It is a series of four buildings and the garage. The Salvation Army building was a mess. People were living on the upper floors. The building has been gutted, with a new access from the 8th St. side. Two restaurants will be in the complex. They have worked with the University for a program that is on the second floor. They had to get approval to put the vinyl signs on the windows. All the building windows have been replaced. Some computer companies have moved in. Through the whole process, it was determined they needed more connections for the upper floors, hence this addition. There will also be an outside deck on the roof of the lower building. There will be brackets and handrails that keep people an extra foot and a half from the outside edge of the building. He thought this was previously approved.

Zimmer can’t find any record of this being formally approved in the past.

McKee questioned if this is an external hallway. Smith replied yes, but it will be completely enclosed. This is the connection for the fourth and fifth floors that will be offices.

Kuhlman would like to see a finished image. Smith has some images, just not with him.

Zimmer believes an error may have been made in the review of this property. He can't find any record of a formal decision on this specific item. The building permit has been issued for work on this property.

McKee questioned the color of the glass. Smith replied that it would be tinted. Smith stated that it will be six feet wide with a center mullion. He felt if it was done in metal, it would look updated but not modern.

Smith will email the drawings and details to Ed Zimmer.

The Commissioners directed Ed Zimmer to review after submission of final details from Smith.

**Miscellaneous:**

**Tool House, 800 Q Street, Haymarket**

Smith has a tenant that is interested in moving into the east building. It is a breakfast restaurant. They want outside dining and exposure on the front. The area on “Q” St. has been raised for some outside dining. Before that were large stairs off the corner. The corner had access to the basement. He is looking to create some outside seating. There would be outside dining in the alleyway with additional seating out front. It lines up with everything else. It would project about eight feet or so. He has to see what has been worked out with the city. It lines up with everything else being done on the block. There are two accesses, one for service and one for seating. This is important to the tenant. There may be room for a public bench at the sidewalk level on the corner.
Munn likes the continuity.

Beecham thinks it looks very nice. Jones agreed.

This will appear on the agenda for action at the next regular meeting.

***

Salvation Army, 151 S. 8th, Haymarket

Craig Smith stated that he will be back at the next meeting to have the Commission look at the addition on the back half on P Street, where the garage is. He is proposing three more floors on top. It is set back 92 feet. The tenants would like more space. This would give them an opportunity for more floors. He has done the engineering. He wants to pull the building back from the neighbors. This building will be pulled back from the Burkholder Project. This will be before the Commission next month. When the old Townsend building was donated to St. Paul Methodist Church, he went down and saved the entire front brick facade and put it in crates and stored it in a warehouse. There is an idea to relocate the brick here. The space next to it is a series of smaller shops. He feels this could be an interesting space.

APPLICATION BY SCOTT SULLIVAN ON BEHALF OF BAJA SALON FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 6213 HAVELOCK AVENUE IN THE HAVELOCK AVENUE LANDMARK DISTRICT

PUBLIC HEARING: May 19, 2011

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

Scott Sullivan appeared along with Barb Barnhill, the owner of Baja Salon. This is a difficult building in the facade project. He is still concerned with the overhang on the east side. There is a low wall that is the parking edge of Misty’s. The driveway accesses parking in the back. The tree out front will be removed. The scaffold just came off today for the redesign of the front as previously approved. They are still caulking and grouting below. The first phase was to bring the door to the front. That is nearly complete. The owner would like more space and to expand to the east. She is looking for a waiting area. One of the issues is a four inch step up into the building. ADA is partly addressed by one of the side doors. He is proposing a gradual slope to a recessed door, not a ramp. No rails would be needed. They would be butting against the wall to Misty’s parking lot.

McKee questioned if the applicant has talked to Misty’s about the wall. Sullivan hasn’t gotten to that part yet, but they will be consulted.
Beecham questioned the access to the parking. Sullivan replied that access is off the alley.

Sullivan will be reconfiguring the door that was just put in this week. The entrance door will move to the new addition. The brick will be continued. There is still a false wall. This addition allows them to put up a sidewalk and slope the roof to the back. This will be a huge improvement. He doesn’t see any negative steps.

ACTION:

Beecham moved approval of the proposal as submitted, seconded by Munn. Motion carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting ‘yes’; Francis absent.

STAFF REPORT

3935 Randolph St.

Zimmer stated this building was opened in 1925 as St. James Church. It changed to Faith Orthodox Presbyterian in the 1950's. It has never been used for anything other than a church. He believes the pews may have been salvaged from other uses as they do not all match. There is a wing and a small addition on the back. It had been zoned B-1, like the corner. In the rezoning of the area, this was changed to R-2 zoning. It is appropriate for a church but the likelihood that this will become another church is low. It has been on the market for about two years. A potential buyer would like to run a catering business from the basement. This is not possible in R-2 zoning. There is the possibility for a landmark special permit. This is an interested buyer and a willing seller. They are caught between who would apply. This is one of the smallest neighborhood churches built in Lincoln. If this looks like a landmark, the Commission can ask Zimmer to prepare an application and facilitate the sale moving forward. The buyer would apply for the landmark special permit. The Commission could direct Zimmer to apply for landmark status on behalf of the Commission. This is an interesting little building.

Jones questioned what the plans are for the first floor. Zimmer is unsure. That would have to be answered. A church in the North Bottoms is a residence today.

McKee is not opposed to landmark status for this building.

Zimmer believes this could become a good transition for commercial to residential. If the building is lost, it is not a great possibility for this lot to become another residence. It is hard to imagine another intensive use. The special permit details would have to be submitted and reviewed.
The Commission encouraged submission of a landmark application.

OTHER

• Zimmer stated that the next joint meeting with Urban Design Committee regarding the arena hasn’t been scheduled yet. A few comments have been received.

• This coming Sunday, he will be doing a walking tour of Brownbilt Neighborhood south of Randolph School. It starts at 2:00 p.m. at 37th & D Streets.

• Next Thursday will be a walk of Woodshire neighborhood. It will be filmed for Channel 5 and PAL brownbag.

• Next month, the election of Chair and Vice-Chair will be on the agenda.

There being no further business, the meeting was adjourned at 2:30 p.m.