MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, May 20, 2010, 1:30 p.m., Conference Room 203, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Jim Johnson, Berwyn Jones, Jim McKee and Bob Ripley; (Tim Francis and Greg Munn 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 29, 2010. Motion for approval made by Johnson, seconded by Beecham and carried 5-0: Beecham, Johnson, Jones, McKee and Ripley voting 'yes'; Francis and Munn 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 CRAIG SMITH ON BEHALF OF B & J PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK ON THE EAST SIDE OF N. 8TH STREET, Q-R STREETS, IN THE HAYMARKET LANDMAKR DISTRICT

PUBLIC HEARING: May 20, 2010

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

Craig Smith and Ken Fougeron appeared as applicants. Craig Smith stated they are close to having the hotel signed within the next 10 days. The architects have been enlisted and they are going full speed ahead. He has the final renderings to show today. He presented some images of a proposed Hilton hotel. It will have a garden level. The brick color will transition from the new hotel to the existing portion.

Ed Zimmer stated that streets in the Haymarket typically have multiple facades and the hotel is designed to create some variety within the long 8th St. facade. Zimmer noted that the design concept of the hotel has already been looked at by this Commission.
Smith stated that they are still working on the grading and drainage issues with their neighbor to the east. It is the sidewalk that is the problem. LES can only give them 3200 amps per transformer. They are running out of room to locate transformers. They believe the hotel transformer will sit behind a gate. The trash receptacle location has been taken care of. It will be located through the garage door. He is asking for a Certificate of Appropriateness for work on the east side of N. 8th Street, between “Q” Street and “R” Street.

Smith further stated there will be three signs with the exact location, size, colors and particulars to come later. The hotel signs will be on the east, west and north walls. For the shops accessed above and below the 8th St. Dock, he is thinking about primarily blade signs with some signs hanging on the railing.

Ripley questioned that the fenced in area on the dock is an outdoor dining and drinking area with a locked gate for exit only. Smith concurred.

Ripley asked about the lower garden level. Smith replied that will be retail spaces.

Smith would like some input on the brick colors and variations. He has a structural engineer from Houston. They think they can use full sized brick on the lower stories and “thin brick” tiles all rest of the way up. The “thin bricks” are the same material as the bricks below and will be mortared in place. He showed a unique new system that keeps the thin brick from sliding. He also showed some brick color samples.

**ACTION:**

McKee moved approval of signs on the east, west and north walls with materials, exact location and lighting to be approved at a later date, seconded by Beecham. Motion carried: Beecham, Johnson, Jones, McKee and Ripley voting ‘yes’; Francis and Munn absent.

McKee moved approval of the alternate brick system should it become necessary, with brick colors in a similar tone but different shade, seconded by Beecham.

It was agreed that Ed Zimmer will review the brick colors and approve or bring it back before the Commission if the colors vary greatly from the intent of the motion.

Motion carried 5-0: Beecham, Johnson, Jones, McKee and Ripley voting ‘yes’; Francis and Munn absent.
McKee made a motion that the precast banding design as brought forward is consistent with the concept that was previously approved, seconded by Johnson. Motion carried 5-0: Beecham, Johnson, Jones, McKee and Ripley voting ‘yes’; Francis and Munn absent.

Smith stated that at the next meeting he will be able to show details of the hand railings and possibly details of the signs. They are currently negotiating with possible tenants.

Ripley inquired how many tenants there will be. Smith replied that there will be about 3 or 4 on the first level, one of them being a restaurant. There is some interest in some retail space in the garden level. The Tool House basement has generated some interest in retail space.

Smith noted that the possible restaurant tenant had a question about the windows. The tenant would like to have the windows go all the way to the floor. He could possibly bring this forward at a later date.

APPLICATION FOR DIABETIC OUTREACH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER ZIMMER GROCERY, A DESIGNATED LANDMARK AT 1941 K STREET
PUBLIC HEARING: May 20, 2010

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

Zimmer stated that Diabetic Outreach fits nicely in this property, as they are an “owner-occupant” as required in the special permit. They would like to have a sign in the same location as has previously had a sign. They would also like to have a sign in the window.

Beecham wondered if the sign would be more appropriate in the corner of the window. Ripley believes since this is an occupant, he finds it more credible in the center. A corner sign invokes a simple closed/open sign. A sign in the center makes more sense as a business identification sign.

McKee wondered about the color band. Zimmer believes that it is decoration only and probably needs no action since it is no material effect, in his opinion. The only item that needs action would be the lower sign in the window.
ACTION:

Jones moved approval of the window sign as presented, seconded by Johnson and carried 5-0: Beecham, Johnson, Jones, McKee and Ripley voting 'yes'; Francis and Munn absent.


PUBLIC HEARING: May 20, 2010

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

Zimmer stated that this will be coming back before this commission. The Nebraska State Historical Society has a requirement of passing on 10 percent of their Federal funding to certified local governments. Those used to be just Lincoln and Omaha. Five communities are now involved. The Historical Society has more money to allocate so he can ask for more funding than anticipated. He anticipates more upgrades to the preservation section of our website. There is another round of landmarks that need to be placed on the website. There is a list of all the landmarks and maps. The GIS people in Planning will be working on more direct links from the map to the property information. The capabilities of the GIS website are tremendous.

The Commissioners expressed their approval of the concept.

Ripley believed it is a significant opportunity.

MISCELLANEOUS:

• Zimmer stated this is Preservation Month. He has done a PAL brown bag event and will do several tours.

• Jim McKee and Linda Hillegass received the Boosalis Award this year.

• The Wyuka Tour last Sunday was misty and rainy. About 75 people attended. He gave out tour books from last year’s publication.
• This Sunday at 2:00 p.m. will be a Woods Park Walk leaving from the parking lot at Woods Park by the Health Dept. It will last about 1 ½ hours.

• Jim McKee and Ed Zimmer will do an alley tour next Thursday.

• Zimmer had a visit from a young man who is going to turn 816 P Street (formerly Crescent Moon Coffee) into a bar. This is on “P” Street next to Vincenzo’s. The courtyard is privately owned. They could claim the whole thing for game days. He doesn’t believe they could deny passage to it since it is an entryway to other businesses.

There being no further business, the meeting was adjourned at 2:40 p.m.