Vice-Chair Tim Francis called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Francis then requested a motion approving the minutes for the regular meeting held May 19, 2011. Motion for approval made by Johnson, seconded by Munn and carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Jones absent.

Election of Chair and Vice-Chair

Munn would like to be considered for Chair. Francis would be happy to continue as Vice-Chair. There were no other nominees.

McKee moved approval of Munn as Chair and Francis as Vice-Chair, seconded by Johnson. Motion carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Jones 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 ANNE BURKHOLDER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE BURKHOLDER PROJECT, 719 P STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: June 16, 2011

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

Ed Zimmer has been in contact with Anne Burkholder’s representative and she indicated that Ms. Burkholder is out of town and will be attending the July meeting of Historic Preservation Commission.
APPLICATION BY CRAIG SMITH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: June 16, 2011

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

Craig Smith appeared as applicant. He wanted to update the Commission on the construction of the proposed addition to the top of the building.

Zimmer stated that the work appears to be continuing pursuant to direction from this Commission.

Smith would like to propose a secondary panel that will look the same as what was originally proposed. This would be a double dip galvanized panel. It eliminates the shininess of the panel and helps with the weathering. If this system is done, the panels are reversed so the fasteners are inset and you don’t see them.

McKee doesn’t believe the streetscape would appear much different from what was previously presented.

Zimmer asked about corrugation. McKee believes it is similar to a standing seam roof. Smith will provide Zimmer with a panel sample.

Kuhlman questioned if the window pattern will match the rest of the building with regard to proportion, shape and size. Smith replied yes. They are all basically 6’ x 6’ with a toe kick. Visually it will look correct.

Smith previously talked about using the Townsend facade on this building. Bricklayers he spoke with, expressed some disbelief at his idea. He thinks he needs to physically show them his idea so they will more fully understand.

McKee wondered if the paint will be cleaned off the bricks. Smith is not sure it can be done. The bricks are pretty old and porous. He thinks there is enough gingerbread on it. If repainted, he thinks a pretty good paint scheme can be done.

Smith would like the windows as big as possible. He would like to light the windows. He doesn’t want them to be too tall against the existing structure.

Kuhlman questioned if there is any possibility of putting in a window system on the first floor that is closer to the character of the original building. Smith replied that the door has to be placed where it is. He thought he would do another metal handrail and some seats. There is supposed to be one mullion and a matching one on the other side.
McKee thinks if the front could be inset, even two feet, it would break the flat line of the building front.

Smith will work through the details and give the Commission an update. He believes it can be done.

Smith pointed out the new addition in the rear.

McKee questioned the Townsend building. He wanted to know if there will be any depth to the windows. Smith hopes to achieve the line and depth. He is trying to adjust for the height and get the proportions correct.

Smith is requesting approval of the architectural work on the upper floors and if this is appropriate to use this facade. He will fine tune the design and appear before the Commission again.

Kuhlman wondered about the new addition next door. Smith replied it is still in development stage. It is indoor/outdoor dining space available to various surrounding businesses. A courtyard would be created that would define the space.

**ACTION:**

McKee moved approval of proceeding with the architectural work of the upper floors and trying to reuse the facade, seconded by Johnson and carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Jones absent.

Motion made by Johnson that the applicant will continue work on the back portion of the building in consultation with Ed Zimmer, seconded by Munn and carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Jones absent.

**APPLICATION BY CRAIG SMITH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER “TOOL HOUSE” COMPLEX, 800 Q STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:** June 16, 2011

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

Smith presented a concept of the Tool House complex. He stated that the use of the sidewalk right-of-way has been approved by the City. The area in front of the building is what he is seeking approval for.

Zimmer stated that the Tool House had part of the area in front vacated, but the dock didn’t extend this far east, so there is some remaining sidewalk area that needs approval.
Smith stated that this would line up the outdoor dining area with the edge of the property.

Zimmer believes this establishes the use of the outdoor space without putting any enclosed structure on the space.

**ACTION:**

Beecham moved approval, seconded by McKee

Smith pointed out the mullions will be replaced similar to what they are. They will be cut all the way down to the sidewalk level.

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

**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: June 16, 2011

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

There was no new information to present.

**APPLICATION BY SCOTT SULLIVAN ON BEHALF OF THE CITY OF LINCOLN URBAN DEVELOPMENT DEPT. FOR STREETSCAPE WORK IN THE RIGHT-OF-WAY OF HAVELOCK AVENUE WITHIN THE HAVELOCK LANDMARK DISTRICT**

PUBLIC HEARING: June 16, 2011

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

Scott Sullivan stated that he will be presenting the landscape component of Havelock Avenue. He has talked about the streetscape project at previous meetings. The Commission will see some design on the Cornhusker Highway section. Urban Development intends to get this small piece designated as blighted also. Most of the work is very budget dependant. A lot of the intersections are pretty wide, blank expanses. These could be an opportunity for landscaping that is not there today. Everyone who came to the meetings would like to see the trees removed from the store fronts. There are narrow sidewalks, small shops and difficult signage. Trees are generally being removed and they will be focusing heavily on landscaping at the intersections. Every single owner that attended the meeting wanted the trees removed. They tend to block their store fronts and make signage very difficult. This is a very active unique area. There is a good mixture of second story residential, day time businesses and night life. It could open the potential for some small sidewalk café business if the trees are removed. The package is about to go up for bid. Ornamental lighting, some signage and the old pole sign on Cornhusker
Highway will be addressed. The railroad is a big part of the history of the district. The signs will be double sided. As part of the streetscape package, they have proposed a five globe fixture at all the corners and a single globe fixture, three per block, at the center of the district. He showed a variety of the trees being proposed on the landscape plan. He also showed some plantings from the plan. These will be irrigated.

Beecham questioned who will maintain the planters. Sullivan replied that a Business Improvement District is being created. Parks annually negotiates the contract to maintain these type of things. It is a City responsibility, but a BID cost. Sullivan presented plans to the Commission. They are working with Russ’s to screen their parking lot. They will bid some additional landscaping that Russ’s has agreed to pay for.

Beecham is trying to remember if any other areas around town have no trees in the commercial area. Zimmer sees this as a nice balance. The corners will have greenery and there will be more trees towards the residential areas and more openness for the commercial area.

Sullivan stated that everything is going out for bid.

**ACTION:**

Kuhlman moved that the streetscape concept as presented is compatible to the district, seconded by Johnson.

Beecham stated this is a hard vote for removal of so many trees, but she appreciates the thoughtfulness that went into the design and that some trees will be put back.

Motion for approval carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Jones 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

Zimmer stated that this application has moved on to Planning Commission for review.
APPLICATION BY JEANNE HEIM FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 611 S. 31ST IN THE WOODS PARK BUNGALOW LANDMARK DISTRICT  
PUBLIC HEARING:  
June 16, 2011

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

Zimmer stated there is no information to present at this time.

LANDMARK DESIGNATION AND SPECIAL PERMIT FOR HISTORIC PRESERVATION OF PROPERTY AT 3935 RANDOLPH STREET, ORIGINALLY ST. JAMES LUTHERAN CHURCH  
PUBLIC HEARING:  
June 16, 2011

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

Zimmer stated that this is an application for landmark application and special permit. It used to be Lutheran Evangelical Church. It has also been occupied by an Orthodox church. This property was last used as a church a couple of years ago. The present owner/seller is First Apostolic Church. The pews and light fixtures are referenced in the proposed guidelines. An interior of a building is seldom mentioned. The buyer wants to install a commercial kitchen in the basement. He would suggest not designating the interior in the landmark, but have a condition in the special permit that requires that changes to the sanctuary space must be reviewed. He believes the applicant would be agreeable to this condition. It gives some leeway to discuss a possible evolution of the building. There is no parking on the property except a driveway, or even adjacent on-street parking. The applicant is proposing a very modest use. The church use is allowed in this zoning district. Zimmer believes this would be a good buffer between Runza and the residential houses.

ACTIONS:

Francis moved approval of the special permit and landmark designation of the exterior, with any interior changes subject to review through the special permit, seconded by Beecham and carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent.
STAFF REPORT

Arena

Zimmer has a proposed date with the Mayor on Tuesday, June 28 at 8:00 a.m. regarding the West Haymarket Arena. Dan Marvin suggested the next step for Urban Design Committee and Historic Preservation Commission is to talk with the Mayor. The meeting will be 45 minutes to one hour in length. It will be a public meeting. It is intended to be a conversation with the Mayor. Zimmer suggested this would be the time for the groups to discuss their notes from the public meeting held at Pershing and make individual commentary. The meeting will be held in Room 113 of the County-City building.

Beecham stated that quite a bit of time has passed since final comments were made. She wondered if any progress been made. Zimmer will gather comments on what was presented. It would take more than one hour for the design team to show what has transpired in the month or so since this was finished. He will ask if there are certain responses they want to show.

Beecham would hate to waste time discussing items that have already changed. The group agreed.

Beecham would like to see comments from the website. Zimmer will work on disseminating those.

OTHER

• Zimmer stated that Jon Camp has acquired 820 N Street with his children and intends residential redevelopment on the upper floor and commercial on the lower floor. Camp is working with Scott Sullivan and would like to bring back much of the original appearance of the building. He is exploring the possibility of adding a two level parking structure on the gravel parking lot. He would ask for eight feet of public right-of-way to make that happen. He hasn’t created elevations yet. It would come to Historic Preservation Commission instead of Urban Design Committee due to its proximity to the Haymarket area. The public will lose parking on M St. and N St. as they become key roadways to the arena area. It is conceptual at this point.

• Munn stated that revising the boundary of the Haymarket District was mentioned a few meetings ago in relation to the West Haymarket project. He inquired about the current status. Zimmer will discuss West Haymarket with the State Historical Society in the next few weeks. He will bring a report back to this group. This is fundamentally local project. There is little federal participation and the federal agencies involved seem only willing to have limited roles.

There being no further business, the meeting was adjourned at 3:15 p.m.