MEETING RECORD

NAME OF GROUP:  HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING:  Thursday, June 18, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE:  Cathy Beecham, Jim Johnson, Berwyn Jones, Jim McKee and Greg Munn; (Tim Francis and Bob Ripley 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 noted the location of the Nebr. Open Meetings Act.

Ed Zimmer introduced the new Commissioner Greg Munn and expressed his appreciation for many years of service by previous Commissioner Jerry Berggren. The other Commissioners concurred.

McKee then requested a motion approving the minutes for the regular meeting held May 21, 2009. Motion for approval made by Beecham, seconded by Jones and carried 5-0: Beecham, Johnson, Jones, McKee and Munn voting 'yes'; Francis and Ripley 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 U.S. PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE OLD FEDERAL BUILDING, 129 NORTH 10TH STREET

PUBLIC HEARING:  June 18, 2009

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

Greg Munn stated that although he is not involved in this particular sign, the applicant Monte Froelich, is a longstanding client of his and he will not vote on this item.

Zimmer stated that he received a call from Monte. Mr. Froelich informed him that the sign in question was secured to the wall with velcro. It was seen as temporary. It was intended to be up when the gallery was having a show. Zimmer stated that ordinarily under the zoning code a temporary sign can be used to 60 days in a calendar year.
McKee wondered about having a sandwich board sign instead of this one.

Beecham stated this brings up the issue of Mr. Froelich’s ability to advertise his tenants. She is unsure a lot of tenant signs around the doorways are desirable.

**ACTION:**

Jones moved denial, seconded by Jones. Motion carried 4-0: Beecham, Johnson, Jones and McKee voting ‘yes’; Munn declaring a conflict of interest; Francis and Ripley absent.

Beecham understands the advertising on the large digital sign, but she does not want something attached to the building. A free standing sandwich board sign on a temporary basis would be agreeable.

McKee would not want to see a banner sign on this building. The other Commissioners agreed.

The Commissioners solicited Munn’s knowledge of the existing building signs. Munn stated there are building identification signs over all the doors. The purpose of the digital sign was to advertise everything in the building. There are directory signs inside the building as well.

The Commissioners all agreed that the wall sign in question needs to be removed and is not appropriate.

**APPLICATION BY URBAN DEVELOPMENT DEPARTMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR FACADE IMPROVEMENTS THROUGHOUT THE HAVELOCK LANDMARK DISTRICT, INCLUDING PROPERTIES BETWEEN 6024 AND 6242 HAVELOCK AVENUE ON THE NORTH SIDE OF THE STREET AND 6039 AND 6211 HAVELOCK AVENUE ON THE SOUTH SIDE OF THE STREET**

**PUBLIC HEARING:**

June 18, 2009

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

Scott Sullivan appeared as applicant. He was before the Commission about two months ago. Last time, he presented a series of preliminary facades. He is back today to present the updated building facade proposals. After Historic Preservation Commission approval, Urban Development will review and give approval. The shop owners can then go out and obtain bids for the work. Sullivan proceeded to present graphics of proposed building facades.
McKee questioned if someone opts out of the program, if the money would then go back to the pool to be used by other owners. Sullivan replied he was correct. Funding would be available for other projects. Zimmer stated TIF financing must be expended within with fixed boundaries of the redevelopment area.

Jones inquired about the Salvage Warehouse buildings. He questioned if there is a way to eliminate the large sign out front. There are numerous signs in the window. Sullivan responded that there have been discussions with the business owner. The owner is reluctant to take down any of his signs.

Sullivan noted that installing new windows and repairing both cornice lines on the other Salvage Warehouse building is part of the plan. There is still the issue of a lot of signage. Zimmer believes that city involvement can be contingent on signs and other conditions. He noted that these projects can be taken on a case by case basis if the Commission wishes to do so.

Sullivan believes that individual properties can be singled out if the Commission wishes to do so. It was his understanding that they would be looked at individually.

**ACTION:**

Jones moved approval, with the condition that 4341 N. 61st St. not have any signage in the second floor windows, seconded by Johnson.

Beecham would like to see progress on the first floor windows of 4341 N. 61st St. with relation to the numerous signs.

Jones would like to see the signage reduced also.

Sullivan stated that the Isles Pub and Pizza at 6232 Havelock Ave. is taking over their neighboring building. Quite likely this project will be back before the Commission.

Graphic awnings were suggested out front of the existing Misty’s at 6235 Havelock Ave. The Committee had a problem with too many graphics and signs on one building. Misty’s said they would take down the necessary signs to get approval of the awnings. They really liked the new design. They can have one pole sign within 200 feet. Misty’s is paying for some of this themselves.

The design for the building at 6213/6215 Havelock Ave. has been challenging. An overhang was proposed along with moving the storefront.

Jones suggested painting the east overhang a darker color to minimize it.
Sullivan stated that the Havelock Furniture building poses some questions. The taller portion of the building is used for storage.

At 6125 Havelock Ave., the committee thought a smaller sign would look better. McKee and Jones agreed that the larger sign band looks good the way it is shown.

Sullivan noted that Arnolds Tavern is nice looking inside. The owner has done a lot of work. At the Joyo Theatre, the west wall will be stuccoed. Some under canopy lighting will be installed.

Motion for conditional approval, contingent upon continued discussion with Salvage Warehouse to minimize existing signs and control additional signs, carried 5-0: Beecham, Johnson, Jones, McKee and Munn voting 'yes'; Francis and Ripley absent.

APPLICATION BY SPEEDWAY PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 330 NORTH 8TH STREET AND 800 ‘Q’ STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: June 18, 2009

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

Craig Smith stated that their primary focus today is the Tool House buildings. There is currently an existing loading dock and ramp to the building on the west side. They would like to remove the ramp. A handicapped ramp to the lower level will be created. They plan on using just the original openings. There is a plan to match the windows. They are still working on the design. TIF money will be involved. Today they are asking for conceptual approval of the access to the basement, handicap ramp, steps going into what they would like to be a restaurant space and the outside dining space.

There was a discussion about the design.

Smith stated that there is some interest in housing on the top floor and possibly the middle floor. It will probably end up being office on the 2nd floor and maybe the 3rd. There have been discussions to re-establish the loading docks and create storefronts. Smith would like approval of work in the sidewalk areas.

McKee likes the streetscape. The overall concept looks okay. He likes the idea of restoring the 2nd and 3rd floor openings.

Smith stated that they are negotiating with Urban Development with regard to TIF funds. He feels they are close to having an agreement.
ACTION:

Munn moved to encourage the applicant to continue discussions with Urban Development Dept. for a redevelopment project including in concept the designs shown for the sidewalk elements, the loading dock addition, window restorations and additions, alley possibilities, and pursue the other concepts shown, seconded by Jones. Motion carried 5-0: Beecham, Johnson, Jones, McKee and Munn voting ‘yes’; Francis and Ripley absent.

APPLICATION BY CAFÉ INDIGO FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIDEWALK CAFÉ / STREET FURNITURE ADJACENT (NORTH) TO 701 P STREET, THE CREAMERY BUILDING, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: June 18, 2009

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

Zimmer stated that the applicant wants to put some furniture on the sidewalk for outdoor dining. City Ordinance states that if facilities are placed on the sidewalk in Haymarket, this Commission needs to render their opinion. There is no railing and it is not exclusive–anyone can use the seating. The applicant just wants to add furniture to the city right-of-way.

Kim Coleman stated that the table and chairs would be for public seating. Robert Coleman noted that it will be cabled together at night to keep it from walking away. It can be used by whoever wants to use it.

Robert Coleman pointed out that the Outdoor Dining Committee was concerned about this space during the Farmer’s Market. Zimmer stated perhaps the furniture could be moved to the dock during the Farmer’s Market. The Colemans were both agreeable to the idea.

ACTION:

Motion for approval made by Jones, seconded by Munn and carried 5-0: Beecham, Johnson, Jones, McKee and Munn voting ‘yes’; Francis and Ripley absent.
APPLICATION BY ENGINEERING DESIGN CONSULTANTS FOR A CERTIFICATE OF APPROPRIATENESS OR A SIGN AT THE FOSTER HOUSE, 1021 D STREET, A DESIGNATED LANDMARK
PUBLIC HEARING: 

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

Pam Dingman appeared as applicant. This is her office at 1021 ‘D’ Street. Omaha Mayor Suttle visited their space. Business in a historic space is not permitted in Omaha. She presented two options for signage. The previous appearance before Historic Preservation Commission approved a 6 foot post sign out front. There is a white picket fence around the property. She believes the post sign would not be effective and not as attractive. There are a few ground lights around the porch but they are pointed toward the house.

McKee prefers the rectangle lattice sign.

Zimmer believes either sign makes more sense than a pole sign. It does not block the architectural features and is not that large.

Dingman stated that the sign would be in the same colors as their logo, EDC in green, eggshell background and blue, green and brown stripes.

ACTION:

Jones moved approval of the rectangular lattice sign, seconded by Jones. Motion carried 5-0: Beecham, Johnson, Jones, McKee and Munn voting ‘yes’; Francis and Ripley absent.

DISCUSSION

** Zimmerman stated that Planning Commission acted yesterday on the Moss garage. Some sketch ups were submitted to the Commissioners that this Commission did not have the advantage of viewing. Also, some emails were received from the Near South Neighborhood Organization in support of the taller height. Planning staff recommended denial of the application. Commissioners asked Zimmerman many questions and eventually voted for approval of the application. This decision could be appealed to the City Council.

Beecham stated that the neighborhood association seemed impressed with the work that has been done by the applicant so far.
Zimmer believes it was with mixed feelings that this was approved by Planning Commission. Commissioners indicated that they did not wish to encourage an appeal of the decision to City Council.

** Zimmer is working with his Wesleyan interns on a possible national register nomination for the Woodsshire district.

There being no further business, the meeting was adjourned at 3:20 p.m.