

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 19, 2008, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig and Berwyn Jones; (Cathy Beecham, Jim McKee 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

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held May 15, 2008. Motion for approval made by Berggren, seconded by Helwig and carried 4-0: Berggren, Francis, Helwig and Jones voting 'yes'; Beecham, McKee 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 FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE VEITH BUILDING, 816 P STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: June 19, 2008

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

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNS AT SUITE ONE, 311 N. 8TH STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: June 19, 2008

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

Building owner Jeff Lewis appeared. He is proposing a change to the building's sign package. They have done their best to keep the signs within budget constraints. Suite One is proposing two signs—one like Maggie's (the other tenant on the north end of the first floor) and a vertical, four-sided sign with open letters and interior LED lighting. It will be a simple sign.

Francis questioned if the currently hanging vinyl banner would go away when the signs are installed. Lewis replied it would be taken down when permanent signs are installed.

Lewis stated that this will be a pillar with four sides to the sign.

Zimmer noted that the bottom of the sign is the center of the railing. Below that is the landing of the stairwell to Suite One in the basement. He noted that TMCO did the laser cut metalwork inside and outside at "The Mill". He would suggest the exact same font as shown in the under-canopy blade sign.

Helwig questioned how this would be lit. Lewis replied that it would be internally lit with LED strips. The letters would be cut out of the metal sign.

Zimmer noted that this is not plastic faced backlit. It is interior lit with metal cutout letters. He suggested if the interior was colored white, it might be more visible in the daylight. Lewis liked that idea. It would make it much more visible.

Lewis wondered if it would be better to have Suite One on two sides of the sign and Pub and Pizza on the other two sides. It might be a little redundant to have the same message on all four sides.

Berggren believes there might be too many words for the sign.

Adam Luedtke stated that he would be happy with Suite One and Pizza alternating on the sides of the sign "pillar."

Helwig questioned the colors of the other proposed sign. Luedtke replied the colors would be as presented. 36" x 20", gray background with Suite One in red letters and Pub & Pizza in yellow letters. It is not lit. It will hang from the canopy. It is the same size as the Maggie's sign.

ACTION:

June 19, 2008

Jones moved approval of the hanging canopy sign, seconded by Berggren. Motion carried 4-0: Berggren, Francis, Helwig and Jones voting 'yes'; Beecham, McKee and Ripley absent.

Berggren believes there were a lot of sign details discussed with regard to the pillar sign, but not a lot of details presented visually. He would like to see more specifics in a drawing, such as dimensions, font and how it is lit.

Jones would be agreeable to a sign that looked as presented.

Helwig would like to see more detail also. What the applicant presented is just a simple concept drawing, not something from which a sign could be built.

Berggren moved approval, seconded by Jones: Francis and Jones voting 'yes'; Berggren and Helwig voting 'no'; Beecham, McKee and Ripley absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS BY WATERPARK CONDOMINIUMS FOR WORK AT THE FORMER LINCOLN LIGHT AND WATER BUILDING, 2901 A STREET, A DESIGNATED LANDMARK

PUBLIC HEARING:

June 19, 2008

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

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

APPLICATION BY JON CAMP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE MAGNUM BUILDING, 824 P STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

June 19, 2008

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

Zimmer stated that this is the east building of Haymarket Square. There is a new tenant called the Haymarket Bodega. It is a food market and liquor store. The new tenant is replacing the existing signs in the same locations. He placed it on the agenda in case there was something that wasn't in the same range as previously approved signs, but they all seem to comply.

The Commissioners agreed.

APPLICATION BY JACK McDONALD ON BEHALF OF "N ZONE" FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE LINCOLN HIDE & FUR BUILDING, 728 Q STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

June 19, 2008

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

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

APPLICATIONS BY CHARLES AND NANCY OGDEN FOR:

(A) A CHANGE TO THE TEXT OF LMC 27.63.400 (SPECIAL PERMIT FOR HISTORIC PRESERVATION); AND

(B) DESIGNATION OF THE GRISWOLD HOUSE, 1256 FALL CREEK ROAD AS A LANDMARK UNDER LMC 27.57.120 AND

C) A SPECIAL PERMIT FOR HISTORIC PRESERVATION UNDER LMC 27.63.400 AS PROPOSED TO BE AMENDED, FOR THE PROPERTY DESCRIBED AS THE GRISWOLD HOUSE, PERMITTING CONSTRUCTION OF A CARRIAGE HOUSE AS PROPOSED

PUBLIC HEARING:

June 19, 2008

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

Zimmer stated that this application consists of three parts. There is a special permit for historic preservation, a landmark application and a special permit application. This is a house in Piedmont built in 1935. It seems to quite easily meet the landmark standards in terms of architecture. Robert Griswold was a Pioneer Seed man. He came to Lincoln when there was already a Griswold Seed Co. Zimmer hasn't yet established a relationship between Wallace Griswold who founded Griswold Seed and Robert Griswold, perhaps nephew and Uncle. Robert Griswold ascends to take over the company. He believes this property stands out that Piedmont had a unique condition in their subdivision that the house was put within 15 feet of dead center of the lot. The current owners would like to build a big guest house/garage. That would be a primary use in zoning terms. They have enough area to have two units. For this to be a duplex, it would have to be attached to the house. This is proposed as a carriage house. He would prefer this appear to be a subsidiary building. The applicant would like to position the carriage house to be off to the side and towards the back of the lot. There are setback issues. This is proposed to be taller than a garage. In Zimmer's opinion, the proposed provision to the landmark special permit seems to be one that would rarely get used. The carriage house could not be sold separately. It could be rented. There have been a few of these special permits where the neighbors have made covenants with each other, but that is not something the city gets involved in. The economic necessity is slight. Having the flexibility to allow someone to invest in their property and meet their needs is desirable.

Helwig questioned the floor layout. Zimmer knows that the tower feature is an elevator. That makes the height somewhat tricky.

The Commissioners discussed the preliminary elevation drawings that were submitted.

Berggren thinks the design is fine. He imagines it does meet the goals of the owner for their use. The architecture aspect is not a huge issue for him, speaking of the building specifically. He is very concerned about taking action recommending a change to the zoning ordinance when there are only four Commissioners in attendance today. He would like to hear the views of all the Commissioners.

Zimmer stated that he included the proposed language in the Commissioner's agenda information. The City Attorney John Hendry has since added a further step in the language to make the application go all the way to the City Council for action. This is a landmark application accompanied by a special permit. This type of special permit for historic preservation has previously been final action by the Planning Commission.

Berggren inquired if the City Council will review these applications. Zimmer replied that the City Council has final action on the landmark application. Today, landmark special permits are final action by Planning Commission. The City Attorney indicates that the City Council must have the final say on adjusted height or adjusted yards.

Berggren noted that if the Ordinance wasn't changed, the chimney would have to be moved 2 feet. Zimmer noted that the applicant is also requesting to encroach in the rear yard setback.

Berggren inquired what the regulations are if this was proposed as a duplex. Zimmer replied that if this structure was attached to the house and within the existing setbacks, it would not need any special permits.

Zimmer stated that the Castle at 19th and D and the Sartore house on Sheridan Blvd. have carriage houses with dwelling units. The applicant Mr. Ogden was attracted to putting this under the landmark provision. He would like the future protection that it offers for the property.

Berggren thinks the carriage house looks just as big as the original house.

Jones noted that he looked at the property yesterday and it is almost completely surrounded by greenery. It is hard to see the house. Zimmer stated that he believes the carriage house would be hard to see also.

Zimmer stated that this application goes on to appear before Planning Commission and City Council.

Helwig would envision a carriage house as a much smaller building than what is proposed.

ACTION: DESIGNATION OF THE GRISWOLD HOUSE AS A LANDMARK UNDER LMC 27.57.120 **June 19, 2008**

Motion for approval made by Berggren, seconded by Jones and carried 4-0: Berggren, Francis. Helwig and Jones voting 'yes'; Beecham, McKee and Ripley absent.

ACTION: A CHANGE TO THE TEXT OF LMC 27.63.400 **June 18, 2008**

Motion for approval made by Francis, seconded by Berggren.

Zimmer sees the question as, would the Commission regard it as beneficial or not, to have more of a say in the height and area regulations.

Berggren sees this as getting further away from what was original and historic.

Motion for approval failed 3-1; Francis, Helwig and Jones voting 'yes'; Berggren voting 'no'; Beecham, McKee and Ripley absent.

ACTION: SPECIAL PERMIT FOR HISTORIC PRESERVATION June 19, 2008

Motion for approval of the special permit made by Berggren, seconded by Francis.

Berggren feels that although this seems to be a high quality design, it is a question of scale. It might be hidden by landscaping now, but that can always change. This is a very big building for that particular neighborhood. He applauds the quality of materials selected, but it comes down to size.

Motion for approval failed 1-3: Francis voting 'yes'; Berggren, Helwig and Jones voting 'no'; Beecham, McKee and Ripley absent.

STAFF REPORT:

- Zimmer stated that this year's grant from the Historical Society will give support to Brown Bag lectures, television programs and walking tours.
- The book of John Johnson photos will be out August 4, 2008.

MISCELLANEOUS:

• Helwig questioned the Slattery house. Zimmer replied that the well was withdrawn from the application. Morton St. as proposed comes across the south front acreage. The trouble is, it needs to line up with the intersection. He doesn't know Ms. Pegram-Siders' intention as to the street. Two thirds of the south front yard is zoned B-2. Public Works intention in designing a street widening on N. 14th St. is to minimize the properties on 14th taking access from 14th St. The best protection she could give the house and the setting would be to rezone the B-2 property to a residential district (the rest of the house lot is R-3). There might need to be an amendment to the historic preservation guidelines. Hopefully, the landmark designation will stay for a long time. Morton St. needs to be mentioned somehow in the guidelines.

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