MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 20, 2007, 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 Carol Walker; (Jim McKee, Bob Ripley and Terry Young 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 July 19, 2007 and the meeting held August 16, 2007. Motion for approval made by Helwig, seconded by Walker. Motion for approval carried 4-0: Berggren, Francis, Helwig and Walker voting ‘yes’; McKee, Ripley and Young 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 MAGNOLIA RESTAURANT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 301 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: September 20, 2007

Members present: Berggren, Francis, Helwig and Walker; McKee, Ripley and Young absent.

Ed Zimmer presented a color drawing of the proposed sign.

Helwig inquired how much neon is on the sign. Zimmer replied the outline of the sign and the outline of the flower is neon. A previous sign at this location had approved downlighting. La Paloma had approval on a neon addition to their sign. They never followed through.

Berggren does not care for the neon. Neon has never been on this building. It post-dates the age of the building. He would approve the sign without the neon.

Walker noted that the applicant needs to have some kind of lighting.
Francis would like to see the sign approved as submitted.

Walker does not have an objection to neon.

Berggren would like to see the lighting be consistent with what has been on the building previously. The applicant could do uplighting or downlighting.

**ACTION:**

Francis made a motion for approval of the sign as proposed by the applicant, seconded by Walker. Motion failed 3-1: Francis, Helwig and Walker voting ‘yes’; Berggren voting ‘no’; McKee, Ripley and Young absent.

Berggren made a motion to approve the sign as presented without neon illumination, plans for future illumination to be submitted at a future meeting, seconded by Helwig.

Berggren noted that they could construct the sign, hang it up and decide on the illumination later. If no sign is approved, the applicant is left without any signage.

Zimmer does not believe the sign could easily be adapted for a different kind of illumination. Don Denton indicated that Zimmer was correct. Zimmer noted that temporary banners are allowed in the Haymarket.

Motion carried 4-0: Berggren, Francis, Helwig and Walker voting ‘yes’; McKee, Ripley and Young absent.

**APPLICATION BY GAMMA PHI BETA BUILDING ASSOCIATION FOR DESIGNATION AS A LANDMARK OF GAMMA PHI BETA SORORITY HOUSE, 415 NORTH 16TH STREET**

**PUBLIC HEARING:**

September 20, 2007

Members present: Berggren, Francis, Helwig and Walker; McKee, Ripley and Young absent.

Joan Kopf stated that they are applying for landmark status to seek more tax deductible dollars for the house. They need to add more safety features.

Berggren inquired if the catwalk on the property ever existed. Zimmer believes the rooftop railing did exist but mentioned that restoration of landmarks is not required, although of course that is an option.
ACTION: September 20, 2007

Helwig moved approval of landmark designation, seconded by Walker. Motion for approval carried 4-0: Berggren, Francis, Helwig and Walker voting 'yes'; McKee, Ripley and Young absent.

APPLICATION BY ROY MAURER COR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1444 NORTH 37TH STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

PUBLIC HEARING: September 20, 2007

Members present: Berggren, Francis, Helwig and Walker; McKee, Ripley and Young absent.

No information to present at this time.

STAFF REPORT

Monte Froelich appeared to present information on the Old Federal Building.

Greg Munn presented graphics of the proposed sign. He also presented some site plans showing where the signs were to be located on the corners of the property. The sign will be the same color as the building. It will be a large keystone. The lower portion will be illuminated. The upper portion will be a bronze finish.

Zimmer stated that there are requirements for the brightness and “change rate” of digital signs.

Walker inquired if the sign is scrolling. Munn replied that the message should be fairly static. Zimmer noted that if the panel is allowed, it could be specified what is allowed in the panel. There is a difference between signs for on-premise businesses and off-premise advertising. He believes this discussion involves on-premise signs.

Berggren wondered why one sign is so much closer to the edge of the building versus the other sign. Don Denton believes there is a setback issue along with traffic visibility issues.

Berggren inquired if both signs would have the same message. Munn replied yes.

Berggren observed that the sign appears upside down. When a building is signed, the building name hierarchy would be above any businesses in the building. He does not have a suggestion, just an observation.

Berggren believes that a roof top sign for Lincoln Station was approved. Could a roof top sign for this building be approved? Zimmer replied that new roof top signs are permitted
only in the Haymarket Landmark/special sign District. He does not believe you could permit a roof top sign on this building nor that one would be useful.

Berggren would like information on a monument sign versus a pole sign. Zimmer replied that a monument ground sign has a defined height which is lower. A pole sign sits above car height. This is an urban setting. The applicant wants to be at pole sign height.

Berggren wondered what the norm is for viewing sign information. Is it eye level? This is a monumental building. The sign has a heavy solid base. This is an interesting sign. Perhaps Grand Manse could be the base.

Zimmer sees the heavy basement element of the building being replicated in the sign but the top portion does not seem related to the building.

Francis approves of the sign design, but he would like to see more specifics on the animation and flashing times.

Berggren is unsure how he feels about the message board. He inquired what exactly the messages would be.

Monte Froelich responded that events being held in the courtroom portion of the building could be advertised. He can foresee retail in the building. He talked with consultants who told him not to rule out professional or office space. He prefers retail but he would not turn down professional offices.

Berggren could see this as a great place for an office, but not a great space for a storefront. Francis sees that as more of a reason for signage. The building does not look like retail.

Berggren thinks a building directory is needed. Froelich replied that there is a historic building directory inside and they plan on using it.

Walker likes the base. She does not like moving digital signs.

Berggren thinks the animation could be recessed into the base and rise up when there is a message. A retractable sign of sorts.

Zimmer proposed if the architectural hierarchy was taken one step further, the sign could look better. If the base of the sign relates to the base of the building, perhaps the top of the sign could reference a window or other upper element.

Denton thinks it would possible and he agrees that it would be a better look.

Froelich stated that they will explore that idea.
Munn stated that they are also looking at wall signs for building identification, in raised letters on a panel.

Berggren likes this. But, he will not vote for four signs that all say Grand Manse. The sign on the building should state the building name. Berggren does not like the keystone going through the beams. He would like to see the keystone eliminated. He really likes the building sign.

Froelich would like to have something to identify the Comfort Station. He presented a sketch of proposed signage. He does not think that Grand Manse needs to be on the sign at all. The Comfort Station is obviously identifiable with the Federal Building.

Froelich would like to remove the railings on this building. They are somewhat shaky.

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