MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 18, 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 Jim McKee; (Bob Ripley, Carol Walker 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 September 20, 2007. Berggren noted a correction to be made on the first page. His comment should be corrected to read “Berggren does not care for the neon on this building”. Motion for approval as corrected made by McKee, seconded by Helwig. Motion for approval carried 4-0: Berggren, Francis, Helwig and McKee voting ‘yes’; Ripley, Walker 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 ROY MAURER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1444 NORTH 37TH STREET CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

PUBLIC HEARING: October 18, 2007

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

Ed Zimmer stated that the applicant Roy Maurer called and he is not ready to present the Commission with information on this yet. He hopes to be ready for the November meeting.
APPLICATION BY MONTE FROELICH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAND MANSE/OLD FEDERAL BUILDING (129 NORTH 10\textsuperscript{th} STREET) AND AT THE PAVILION/COMFORT STATION (NORTHEAST CORNER OF 9\textsuperscript{th} AND O STREETS

PUBLIC HEARING: 

October 18, 2007

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

Monte Froelich appeared. He has been working on getting a steak house for the space next to Blue Orchid. He found out last week that will not happen. He would like to see a high end restaurant for that space. He has hired a Director of Sales. They are looking at this being a unique venue in Lincoln for groups. He presented photos of signs from the Lied Center and the Rococo Theatre.

Greg Munn presented graphics of the signs they are proposing.

Berggren wondered about the four tenant sign spaces above the message bar. Froelich stated that perhaps only two spaces would be needed.

McKee inquired how they would be lit. Don Denton replied they would most likely not be lit.

Zimmer asked what his relationship is with the certified historic rehab of the building. Froelich doesn’t think there are any issues. If there are, he would just let the credits expire.

Grant Landreth from the Nebraska State Historical Society stated that tax credits can’t be sold or transferred. Froelich stated that he bought the managing partner’s interest. Ownership didn’t change hands. Landreth stated that until May of 2009, everything needs to go through his office for review.

Froelich questioned how signage works with the historic designation. Landreth replied that anything the city owns, the park, etc. is their responsibility. Anything within the landmark space must be reviewed by the Parks Service; exterior, removable, temporary, everything. Just for the sake of not putting the tax credits in jeopardy, it would be in the applicant’s best interest to submit everything to the National Park Service for their review. It typically takes 30 days for review by the State Historical Society and then the application is forwarded to the National Park Service for their review. This could take another 30 days.

Helwig thinks the freestanding signs look a little more connected to the building than the previous signs they have seen. Munn showed Helwig a drawing of the sign he prefers.

Berggren stated that the sign occupies so much space on the corner. This is a big sign. He does not know of another sign downtown that is this big. He is uncomfortable with it. Francis
thinks a less substantial sign would not look right. Berggren stated that there is so much stuff around the message. It makes it very large.

McKee is bothered by the massiveness of the stone arch on the sign. It makes it overpowering.

Munn noted that codes dictate how short the sign can be.

Francis wondered how the Commission feels about the electronic messaging component of the sign.

Berggren stated that the massiveness of the sign doesn’t feel good. He thinks the electronic question is a separate issue. He doesn’t feel a good reason to oppose it but he doesn’t see any reason to approve it. He does not feel comfortable with the scale of the whole thing. He is comfortable with the “P” Street Market sign. This sign looks very heavy to him. It is essentially a billboard. He is uncomfortable with giving a downtown building a billboard. He doesn’t want to sound negative. The messages need to be out there. There has to be a better sign somewhere.

Zimmer stated that the Rococo is a theatre building with a marquee, and Lied has an electronic sign on a giant blank wall. He does not believe a sign needs to be attached to a wall on this building.

Froelich thinks the height could be lowered by reducing the tenant signs to two instead of four. In his discussions with downtown associations, they feel the “P” Street Market signs might be taken down in the future.

McKee noted that the pillars on the ends of the electronic messaging portion of the sign bother him.

Francis wondered if there was any direction the Commission could give the applicant.

**ACTION:**

Berggren moved approval of the letter style as presented, for the building signs, east elevation, north elevation and comfort station, seconded by McKee. Motion carried 4-0: Berggren, Francis, Helwig and McKee voting ‘yes’; Ripley, Walker and Young absent.

Berggren stated that the corner sign needs to be scaled down. It needs to be weighed against the preservation guidelines. It will be reviewed again by the National Park Service.
McKee is not opposed to the architectural concept. Zimmer suggested perhaps metalwork instead of masonry might be the direction to go.

Berggren believes the ordinances they are dealing with are counter productive. He understands a ground sign is too low for people to see. A pole sign is too high. There is no middle ground.

Denton stated that a ground sign is allowed but it could not be over eight feet high.

Zimmer stated that a special sign district could be created. The Planning Director could create a special sign district in a historic district. If the Commission and the applicant supported it, he has a strong suspicion it might be approved.

Denton would like to see the sign a little lower. Berggren likes that as a potential solution. He pointed out that he is becoming aware of the fact that the message portion needs to happen. If you are going to have uses in the space that change regularly, you have to be able to modify the message instantly. The applicant might want to visit with the Preservation Association and see about gaining their approval.

The Commissioners directed Zimmer to work with the applicant towards a special sign district to use a sign not previously submitted, given the current code, but that would be more compatible with the Commissioners comments.

APPLICATION BY “CRABBY BILL’S” RESTAURANT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 803 Q STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: October 18, 2007

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

Zimmer received a call from the manager of Crabby Bills. This is the Arturo’s location. The main sign is the same configuration as was there before. There was no sign on the railing before. In most areas, this area is public right of way. Building and Safety says signs approved by the Commission can be located on stair rails and fences.

Helwig understands the pole sign will have neon. Zimmer replied he was correct.

Helwig has reservations about the sign on the railing. Everyone has a dock space now. Starlight has one under the canopy. Licorice International has one.
Berggren noted that this is a narrow storefront. How many signs are too many? He can see this as a logical banner. The character and location doesn’t bother him as much as there are three signs.

Berggren inquired how they propose to have people enter the restaurant. It would make more sense to have the sign on the entrance door.

McKee noted that you wouldn’t be able to see the sign unless you were standing in front of it.

**ACTION:**

Helwig moved approval of the pole sign only, seconded by Berggren. The Commissioners agreed that Ed Zimmer will review the sign to make sure it falls under the perimeters of the previous sign that was approved for this building.

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

**APPLICATION BY JIM AND COLLEEN BURDEN FOR A CERTIFICATE OF APPROPRIATENESS FOR AN AMENDMENT TO A SPECIAL PERMIT FOR HISTORIC PRESERVATION AT WESTVIEW, THE FORMER LANCASTER COUNTY POOR FARM, A DESIGNATED LANDMARK AT 7000 NW. 27TH STREET**

**PUBLIC HEARING:**

October 18, 2007

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

No one appeared.

**STAFF REPORT**

- Zimmer received an application for a Brown Baggers sign. It was received after the legal deadline for this agenda.

Berggren is concerned. He would like to see this as part of a sign package for the building. Zimmer replied that an overall package was reviewed. This was not a part of the package.

- Zimmer stated that the City Council heard the appeal from Magnolia Restaurant. He attended the meeting with the owner.

Berggren submitted a letter to Zimmer to forward to the City Council. Zimmer noted that staff will attach the letter to these minutes.
There being no further business, the meeting was adjourned at 2:40 p.m.