

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 17, 2011, 1:30 p.m., Conference Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for the regular meeting held October 20, 2011 and the special meeting held October 13, 2011. Motion for approval of both minutes made by Johnson, seconded by Jones and carried 7-0: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

APPLICATION BY USA ROLLERSPORTS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 4730 SOUTH STREET, THE LT&T NO. 4 EXCHANGE, A DESIGNATED LANDMARK

PUBLIC HEARING: November 17, 2011

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

No information to present.

APPLICATION BY MONTE FROELICH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 129 NORTH 10TH STREET, OLD FEDERAL BUILDING/GRAND MANSE, A DESIGNATED LANDMARK

PUBLIC HEARING: November 17, 2011

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

Natasha Salem appeared. She has compiled more information on the lighting output for the east side of the Grand Manse. She wants to illuminate the columns. She looked closer at the building itself. The ledge under the cartouche is where she would propose locating the lighting of the cartouche. The lower ledge would be the location for the accent lighting for the columns. She would also propose lights at the base of the columns. There would be one accent light per double column, four total. She found a very low profile LED flood

light. It is four and one half inches in height. The total profile is around six inches maximum. She would utilize the lower ledge to accent the columns, four total fixtures. She believes this would light the columns no more than 25 to 30 feet up. She thinks this will adequately highlight the columns. The projection would be no more than ten feet on either side. She doesn't believe the upper floor tenants would have a problem with this lighting. There should be little to no spillage beyond the building. The lighting for the cartouche will be a small eight to twelve watt LED. She is comfortable with the eight watt. She would propose placing two lights directly under the cartouche pointing inwards towards the head.

Munn believes the cartouche would act as a shield that prevents the light from spilling. He questioned if she considered one light instead of two. Salem replied that she did consider just one light. There is a lower projection on the figure that would block the light.

Kuhlman questioned what would happen if the lights were installed and they don't meet the applicants' expectations. Sometimes lighting takes a lot of adjustment. Salem feels good that these fixtures have some adjustment to them. There is a slight chance that you will see the top of the bronze fixture.

Zimmer believes it make sense to have the fixture temporarily mounted so it can be tested before conduit is run.

Beecham questioned the procedure if the Commission feels that the lighting doesn't meet the recommendation after it is installed. Zimmer replied that some of it depends on the presentation of the proposed lighting. In certain ways, this is a concept and how the concept would be applied. The recommendation should make sure it achieves what has been described in presentation. He believes the Commission has some leeway since this approves more of a concept in the lighting.

Beecham would suggest the applicant work with Zimmer.

Johnson likes what the applicant is trying to do.

Munn stated this is very subtle, but should be very effective.

ACTION:

Beecham moved approval of the lighting plan as presented, seconded by Johnson. The Commissioners request Zimmer be involved for the adjustment of the lighting. Motion approved 7-0: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

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Jessica Lindersmith appeared to discuss a possible roof deck on top of the Pavilion building (former Comfort Station). They would like to see more activity in this building. They would propose using the same limestone to match the building. You could get up to the roof deck from the inside of the building.

Steve Powell with Tru-Built Construction stated the deck will be approximately six feet by eighteen feet.

Kuhlman questioned the reasoning for placing the structure on the "O" St. side versus the alley side. Powell replied that the interior layout only allows this side for an interior staircase.

Zimmer wondered if conceptually the stairs could be in a glass enclosure on the east side.

Jones doesn't care for this at all.

McKee doesn't either. It overpowers the building.

Beecham wondered if there is a way to make it more subdued.

Zimmer believes it might be worth studying if it were possible to cut a doorway on the east side and provide an exterior staircase of lighter appearance to a more inconspicuously placed deck.

Munn questioned the proposed use of the roof deck. Lindersmith replied that this building will stay a lodging use. It is rentable for parties. Munn believes it may require two exits if a certain square footage is reached for the building.

Zimmer noted that Building and Safety could require two exits for an assembly space.

Francis would find it more tolerable if the deck were moved towards the northeast corner.

Zimmer suggested that the Commissioners could defer taking a vote until a subsequent meeting, because this design has only been presented to them today. Members asked the applicant to consider the discussion and suggestions.

APPLICATION BY CRAIG SMITH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

November 17, 2011

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

Craig Smith appeared as applicant to describe changes to the former garage area of the old Salvation Army complex. He has revised the design for the front of the building. He would like to see about the possibility of expanding the size of the south addition. When the structural analysis was done, it was discovered that we couldn't go down into the existing footings. What they wanted to do would require new footings/ He would like to pull the back building northward to create a new structure to support the third, fourth and fifth floors. He would retain the original facade design of the added floor, but cover more of the west wall of the adjacent building.

Since the street front was always garages, this design uses garage door fronts. He installed these doors on the old Fire Station at 24th and 'O' St. It is now a leased by a fraternity. He would propose doing something similar. He would use some of the old brick that came off some old buildings that were torn down. He would propose a cast stone product that simulates limestone for the facade. He thinks this holds up very well. The elevation goes downhill to the west quite dramatically.

McKee questioned what happened to the Townsend facade. Smith decided to use it on another project. He doesn't think any of the pressed metal cornice can be reused. Original estimates for restoration were astronomical. He knows some guys who can maybe hammer back some detail pieces and it could be used for a mold for reproduction.

Smith wanted to show Commissioners the design. He wants to move the building up ten to fourteen feet, increase the size of the back building, same facade as approved, and move the facade north. He would like reaction to how the front facade is being handled. He would appreciate any suggestions to finalize the design. He would ask for final approval of facade design at the next meeting of Historic Preservation Commission. He wants to get a feel for types of materials. He will need four air conditioners on the roof. He hopes to place them behind the parapet wall.

Munn questioned the roof area. Smith replied it is still being proposed as an outside deck area.

Zimmer believes it makes better sense for input on the facade. He thinks that while cast stone is a fine sturdy material, he wonders if it bears a relationship to the Haymarket. There is some cast stone trim and some limestone trim in the area, but not a limestone facade. Interpreting it as two store fronts could be a reasonable solution.

Smith added that one of the design items he is proposing is adding some skylights in the indoor/outdoor seating area. The ceiling will probably be fourteen feet off the deck.

Zimmer questioned if Smith would be requesting a vacation or permit for use of the right-of-way for outside dining. Smith believes it would be a permit to use the right-of-way for outside dining. One row of tables would be in the public right-of-way. The tenant would pay rent to the city. Zimmer would have to examine the situation with Public Works.

Munn noted that the restaurant storefront to the east was built using brick. Smith agreed. Munn sees that as a far more successful material for the Haymarket area. There are a variety of brick colors.

Munn would also consider a lighter brick for the western facade. McKee agreed.

McKee noted there is a lot of limestone on the Depot building.

Kuhlman would like to see more of the detailing and the brick work. She would proposed some accents or patterns to make it feel more appropriate to the Haymarket area. She is having a hard time with the garage doors. It is a little too industrial.

Smith believes that she should drive by the 25th and "O" St. building to get a better feel of what he is proposing. Depending on the uses, a tenant might actually want to open the doors.

ACTION:

McKee moved approval of moving the north facade of the southernmost building north approximately 10-14 feet, seconded by Johnson.

Motion for approval carried 7-0: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

APPLICATION BY NZONE FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 728 Q STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

November 17, 2011

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

No information to present

NATIONAL REGISTER NOMINATION OF MEADOW GOLD COMPLEX, 7TH - 8TH, M - L STREETS

PUBLIC HEARING:

November 17, 2011

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

Zimmer stated that the Meadow Gold owners are seeking the Commission's endorsement to move their nomination forward to the State Historic Preservation Board. He noted that

he had proposed that the period of significance was from 1900-1939. The State Historical Society saw it as extending to 1960 and the National Parks Service agreed, so he revised the earlier draft. It doesn't make any additional buildings contributing. All the non-contributing buildings were built in the 1970s and 1980s. He wouldn't show as many pictures as he has used in the past. He gathered all the details in the tax credit application. He would use some historic pictures as supplemental. He believes he has a technically sufficient recommendation. Members asked whether they could act at the December meeting and Zimmer said the state meeting is in January, so that would be fine.

HAVELOCK STOREFRONTS

Craig Smith is now the proud owner of three buildings in the Havelock area. They are the buildings next door to the former Fire Station (now Engine House Cafe). He is proposing a rework on the store fronts. He thought there might be a more creative use. He is trying to create an indoor/outdoor covered area with a handrail and pull the store front back. He is working with the Engine House to create an indoor connection between the two buildings.

McKee noted that there is already a connection between the two buildings. Historically, the Fire Station and Police Station were connected in the past.

Smith is proposing to meet ADA requirements for the bathrooms. He would have them in the back. They would be shared between the two buildings. The tenant has talked about possibly creating a party room.

Zimmer noted that Smith would be removing the facade for Wolf Tackle shop. It has a doorway and two windows.

Smith knows that this has had some TIF money assigned to it. He will work with the City with regards to the facade grant. He will get some base line drawings. There is another barbeque restaurant that is interested in the first floor of the two story space. He feels an outdoor dining space would be more interesting. Smith would propose an I-beam at the top of the windows and the rest of the facade would stay.

Zimmer questioned if it might be worth considering converting this to the party space and doing the outside dining in front of the taller building, where the storefronts are not historic.

Kuhlman questioned if Smith really needs the garage doors with an outdoor space. Smith replied that in the Dundee area in Omaha, there is a gentleman who opened a new restaurant called Pitch. It has what we are talking about doing.

Beecham is not sure there is any value in pushing the brick back. McKee is not sure about that either.

Smith suggested what if only the door and windows were opened up. All you would have to do is fill in the brick again to restore it.

Munn noted that the building on the east wouldn't need brick removed.

Kuhlman would like to see an example of the building in Dundee. Something less industrial looking on this front would be nice.

Smith is having discussions with the owner of the Engine House Café.

Zimmer stated that the district as a whole is a designated landmark and these are contributing buildings. He would recommend against removal of the City Hall facade. The applicant could proceed after a waiting period if he were denied by this commission, with private funds. Using City funds make this more complicated and Commission probably has more leverage.

Smith wondered what if the bottoms of the windows on the former Police Station/City Hall were removed and it was 3 openings in the brick with a true entrance behind it?

Zimmer noted this would retain a facade wall on the street.

Munn thinks that would look a little better. It looked like the windows were originally arched. He would like to see some historic evidence of the way the building originally looked.

UPCOMING ITEMS

Zimmer will have some items for public hearing in December. He would propose having the joint meeting with Urban Design on same day. It would be December 15, 2011. The developers are ready to make a substantive presentation for the joint meeting.

The members agreed to have Historic Preservation Commission on December 15, 2011.

There being no further business, the meeting was adjourned at 3:10 p.m.