MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 16, 2012, 1:30 p.m., Conference Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska


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 January 19, 2012 and the joint meeting held January 12, 2012. Motion for approval of both made by Jones, seconded by Johnson and carried 5-0: Johnson, Jones, Kuhlman, McKee and Munn voting ‘yes’; Beecham absent at time of vote; Francis absent.

APPLICATION BY CRAIG SMITH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 NORTH 9TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: February 16, 2012

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

No one appeared

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: February 16, 2012

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

James Vannurden appeared as applicant. $10,000.00 has been granted to them for a sign on South Street. He submitted a site plan for the location of the sign on the corner of 48th and South Street.
Ed Zimmer indicated the site triangle at the corner that is off limits for purpose of a sign location.

Vannurden pointed out an oak tree on the property that has had large branches fall very close to the building. The corporation has been looking at possibly removing this tree.

Zimmer requested information from an arborist. The reply stated the tree needed some immediate and ongoing attention. He noted that there are several mature oak trees on the site. The pin oaks are pertinent to the review of this commission since they are noted on the site plan.

Vannurden stated that their main corporation agreed to replant two trees to replace the one in front that needs to be removed.

Beecham questioned if the traffic box on the corner would impair the ability to see the sign in its proposed location. Vannurden replied that their person from Nebraska Neon Sign Company has said that it would not affect the sign.

McKee questioned if this sign will have three faces. Vannurden replied the sign would be triangular in shape with three sides.

Beecham expressed concern that the sign might not be very visible behind the utility box.

Beecham also wondered about the age of the pin oak. Zimmer replied that the tree goes back to the age of the building. Beecham believes the tree is probably nearing the end of its life.

Jones questioned how the residential neighbors feel about the proposed sign. Vannurden replied that everyone who comes in has mentioned they have a problem seeing their existing sign.

Kuhlman noted the brick would match the building in color and style.

Beecham would like to see an over-story tree replanted. Zimmer would suggest the applicant submit a revised site plan to the Planning Director for his review.

Jones questioned if the sign would have interior lighting. Vannurden replied that the sign would be interior lit, just the letters would be illuminated.

McKee and Beecham believe a red oak would be a good suggestion for a tree.
ACTION:

Beecham moved approval of the sign with the condition that the site plan be amended to show replacement of the existing pin oak tree with two new over-story, deciduous trees, to be approved by the Planning Director, seconded by Jones. Motion for conditional approval carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Francis absent.

APPLICATION BY DEBORAH KUWAMOTO FOR A CERTIFICATE OF APPROPRIATENESS OR CERTIFICATE OF EXCEPTION ON THE GROUND OF HARDSHIP FOR WORK AT 345 S. 29TH STREET IN THE EAST LINCOLN/ELM PARK LANDMARK DISTRICT

PUBLIC HEARING: February 16, 2012

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

Deb Kuwamoto has lived next to this house for 26 years. Her husband grew up in Woods Park. Of that time, the last 20 years has been minimal maintenance on the house in question. The last 10 years has been no maintenance at all. The out-of-state owner decided that it was finally time to get out of the rental business. Deb and her husband offered to buy this house to tear it down. The owner refused their first offer. Then the water pipes on the second floor broke. It is an older house that has settled. The foundation is bad and the floors slope to the south. The water flooded the whole second floor and broke through the dining room ceiling. By the time the realtor got there, he couldn’t get in the front door because it was water swollen and frozen shut. There was also water in the basement. The realtor strongly encouraged them to place another offer with the seller, which was accepted.

Zimmer stated that there is a letter from the neighbor to the south in support of this application.

Kuwamoto would like to tear down the house and leave it as green space. She has talked to the neighbor to the south and they are in favor.

Beecham wondered what the zoning is. Kuwamoto replied that it is R-2 zoning.

Beecham questioned if design standards would be in effect if this whole property was sold some day. Zimmer stated that neighborhood design standards would apply along with the preservation guidelines because this is in a historic district.

Kuwamoto replied that it is her strong intention to leave this as green space.
ACTION:

McKee moved approval of a Certificate of Exception on the ground of hardship, seconded by Johnson.

McKee believes that there isn’t evidence to show a good alternative to demolition.

Beecham questioned if a duplex could be built. Zimmer replied this isn’t a large enough lot for a duplex in the R-2 district. Neighborhood design standards apply.

Kuwamoto stated that she inquired as to how much water was used in the flooding of the house. She was told 83 units, which is over 62,000 gallons of water, is what flooded the property.

Jones wondered how this happens in a historic district. Who should have the power to condemn before it gets this bad?

Zimmer stated that this is a very active neighborhood, but this building also seemed to be tiptoeing on the line.

Motion for approval carried 6-0: Beecham, Johnson, Jones, Kuhlman, McKee and Munn voting ‘yes’; Francis absent.

APPLICATION BY LIZ KUHLMAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 301 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: February 16, 2012

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

Kuhlman stated they have taken the suggestions from the last meeting and incorporated them into their design. She would like to talk about signs today. She included the existing images shown at the last meeting. Concerns were raised about moving the door. She wanted to make sure the existing opening could be maintained. They can get a door in there. The east door would be replaced with a more historically appropriate door. They would mimic the dock design and railings in the area. The south elevation would have a canvas awning that would not be attached to the building.

McKee thinks that this is a very pivotal building for the area.

Munn likes the structure that is being proposed for the canopy. He asked what is being proposed for lighting. Tony Young replied that they would like to have lighting under the canopy to shine back towards the building.
Kuhlman is proposing a free standing sign that plays on the vertical. The Commissioners agreed that they really like the idea for the sign.

Young was thinking open channel neon. McKee is not sure about open channel neon in the Haymarket.

Young stated that they would like to have a painted sign at the top of the building.

Zimmer noted there is an aluminum panel at the top. He believes the painted sign at the top of the building would be no material effect. The sign code might need to be sorted for the free standing pole sign and if it is in the right-of-way. There might be enough language in the special sign district. It would be nice not to have the sign attached to such a fragile building. The Haymarket is a special sign district.

**ACTION:**

McKee moved approval of a Certificate of Appropriateness, seconded by Jones and carried 5-0: Beecham, Johnson, Jones, McKee and Munn voting ‘yes’; Kuhlman abstained; Francis absent.

**STAFF REPORT**

- Beecham would like an update on the Crawdaddy’s building.

Zimmer hasn’t heard if any steps have been taken on the City side.

Beecham stated that she will be meeting with the Mayor to let him know about her objections and why she voted the way she did. She also wants to meet with the Scott brothers. There is an LES easement south of O Street related to the substation. One issue is, if in the future LES has a bigger load, the deal negotiated with the railroad states they gave up the right to condemn property to acquire easements.

- Zimmer stated that ‘Restore Omaha’ is scheduled for March 2, 2012 and March 3, 2012 at Metro Community College.

- Zimmer is working on the Brownbilt National Register nomination. It could be before the Commission perhaps next month for review and recommendation. His intern Stephanie Brady is also working on the Mission Arts nomination.

There being no further business, the meeting was adjourned at 2:00 p.m.