MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, August 16, 2012, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Jim Johnson, Berwyn Jones, Jim McKee and Greg Munn (Liz Kuhlman absent). Ed Zimmer, Stacey Groshong Hageman 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 July 19, 2012. Motion for approval made by Johnson, seconded by Jones and carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting ‘yes’; Kuhlman absent.

APPLICATIONS BY KENT SEACREST ON BEHALF OF NEIGHBORWORKS LINCOLN, THAT THE DR. O.C. REYNOLDS HOUSE, 2530 Q STREET BE GRANTED (a) LANDMARK DESIGNATION UNDER LMC 27.57.120 & (b) A SPECIAL PERMIT FOR HISTORIC PRESERVATION UNDER LMC 27.63.400

PUBLIC HEARING: August 16, 2012

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

Ed Zimmer stated that there are two parts to this application. The existing zoning of the large house at 2530 Q St. is R-6 residential, so NeighborWorks can’t locate their offices in it, but it can be allowed under a landmark designation and special permit. These applications will go on to appear before Planning Commission and City Council. The landmark application has been drafted.

It was built in 1905 for Dr. O.C. Reynolds. The house appeared in the newspaper at that time as an example of what could be done with concrete blocks, “the new building material.” People in the past have looked for ways to use and preserve this house. It has been used as a rooming house. A private family renovated the interior and moved out a few years ago. NeighborWorks has been in this neighborhood and renovating houses for many years. They hope to use this as office space. It will be kept in essentially single family condition. They seek to convert the existing three stall garage into a classroom. It would be preserved in a condition that could easily be converted back into a garage.
Beecham inquired as to the condition of the cement blocks. Zimmer responded that it seems to be pretty sound. The previous family did a lot of interior work. There is a nice exterior pattern with a lot of texture. The piers of the front porch use blocks. The window sills and string courses use smooth-faced block. This is a nicely detailed house.

The small single garage would be taken down. They could accommodate essential parking for staff along the alley. There is some on-street parking in the vicinity.

Beecham further inquired how much yard will be lost. Zimmer responded that the applicant wants to minimize the amount of concrete installed. Public Works would like to see a 20 foot width on the alley instead of 16 feet. He doesn’t know yet what the signs would look like yet. The accessible ramp hasn’t been designed yet, either. Those details would be required to come back to the Commission for review of appropriateness, if the permit is granted with the recommended conditions.

Beecham questioned if there is a reason for placing the ramp on the more visible side of the property. Zimmer believes this provides more direct access from the designated handicapped parking stalls. It will make it more accessible.

McKee wondered about the porch addition details. Zimmer replied that these details will be back before this commission.

Jones inquired if a ramp could be done entering from the rear of the house. Zimmer replied that the challenge would be maintaining the interior features and kitchen space.

Beecham questioned if anything has been presented to the neighborhood. Kent Seacrest replied that a neighborhood meeting has been scheduled before the Planning Commission hearing on September 26, 2012. The initial response seems to be very supportive. They are excited to try and keep the property looking like it does now.

Zimmer noted that the commission might be presented with a gazebo in the future that would utilize the open yard to the east.

ACTION:

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

McKee moved approval of the special permit with conditions as requested by staff, seconded by Johnson.

Beecham believes it would be great to have a letter from the neighborhood association before the Planning Commission hearing.
Zimmer noted that the applicant would pay for pavement of the alley up to the west property line–150 feet.

Motion for conditional approval carried 5-0: Beecham, Johnson, Jones, McKee and Munn voting ‘yes’; Francis abstained; Kuhlman absent.

APPLICATION BY SCOTT SULLIVAN ON BEHALF OF ENGINE HOUSE CAFÉ FOR A CERTIFICATION OF APPROPRIATENESS FOR WORK AT 6028 AND 6030 HAVELOCK AVENUE IN THE HAVELOCK AVENUE LANDMARK DISTRICT

PUBLIC HEARING: August 16, 2012

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

Scott Sullivan appeared as applicant. This is for a couple of signs for the Engine House Café. He would also like the opinion of the Commission on some ideas for window replacement. They are proposing to replace both of the existing signs. The wall sign being proposed is 10’ 4" x 1’ 3", PVC with a high gloss red finish. This is taking after a lot of Haymarket wall signs. Sullivan questioned the owner about a red sign on red brick. This is what he received. They are not proposing any new lighting. The second sign is a PVC shingle sign, approximately 6’ x 6’. It would down-lit with goose neck lights.

McKee questioned if the new sign would be mounted approximately at the same height as the existing sign. Sullivan hasn’t had any conversation about the placement, but he assumes so.

ACTION

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

Sullivan would like the opinion of the commission on replacing the large door. They are clad now.

McKee would like to keep the character of the fire house door. He doesn’t want to see something too commercial, not anodized aluminum.

Sullivan thinks they are proposing a painted aluminum clad. This is typically a factory painted finish.

McKee believes design is more important to him, than the interior structure.

Sullivan believes there might be an unresolved issue with regard to the large door. He needs to research some code issues regarding egress and see what can be done. He will look at the old photo of the firehouse and see what the original doors looked like.
APPLICATION BY CITY OF LINCOLN URBAN DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR IMPROVEMENTS IN THE S. 11TH STREET RIGHT-OF-WAY IN THE EVERETT LANDMARK DISTRICT, FROM APPROXIMATELY LINCOLN MALL ON THE NORTH TO A STREET ON THE SOUTH
PUBLIC HEARING: August 16, 2012

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

Wynn Hjermstad with Urban Development stated that she has been working on this project for a few years. They are working on a streetscape in this neighborhood. They have identified the project areas, A St. to J St. An opportunity came forward from the EPA. The day before the RFP was going to be sent out, they found out the EPA grant was approved. They did a three day design charrette with the neighborhood. They have a vision to let them identify what the area should look like. They had some broad parameters. They want to identify the historic character of the area. They decided not to wait for the EPA final report. The City of Lincoln did an RFP and hired Clark Enersen. There will still be some federal hoops to jump through.

Dennis Scheer stated that he has been to the neighborhood group a few times. He received input from the neighborhood. There are a number of street features that needed to be fleshed out with the neighbors. Now that a project has been defined, it is their intent to have it bid this fall. He needs input from the Historic Preservation Commission regarding some of the design features and the lighting style. They are proposing curb realignments, addition of bike lanes and landscaping, along with lighting improvements.

Hjermstad noted that one of the broad parameters is the goal of building community and making the area pedestrian friendly.

Karen Nalow stated that there is a rich history of architecture in the area. The people in the community take an interest and make it active. They want to build on the stewardship. They have developed a general master plan. They are proposing bumping out the curbs and the addition of bike lanes, giving back room to the pedestrians.

McKee wondered about trucks that unload in the middle of the street. Nalow replied that they are not reducing the standard drive width lane. They also looked at a parking lot area to the west.

Zimmer noted that they are not changing the existing curbing overall. The right-of-way would stay the same. Nalow noted just the curb will be bumped out at the intersection.

McKee hears talk of changing the bike lanes. Does this conform to that? Zimmer replied that this area doesn’t have the intensity of downtown bike lanes. This is a matter of organizing the large width that is out there.
Beecham wondered what happens to the bike lanes once they get out of this area. Zimmer replied there is some question as to what happens at the north end. The options are still being considered.

Scheer stated that the bike lanes and the corner bump outs help to organize the street.

Jones doesn’t recommend having bike lanes behind angle parking. Nalow stated that angle parking will only remain where it exists now.

Beecham would like to hear the landscape plan addressed. Nalow replied that a lot of the trees are aging or have been removed. They are proposing multiple species, overstory trees. She noted that they always consult with the Parks Dept. on appropriate trees.

Beecham noted that it is hard to get someone to take ownership of a street tree. A gator bag is a great idea. Nalow believes that the Parks Dept. has had a lot of success with those.

Nalow has been looking at some of the existing architecture and features in the area. They are looking at incorporating some trees. A lot depends on what kind of money is initially available. They have also been discussing street furniture.

Beecham believes it would be great to bring in the school in the conversation. Hjermstad stated that the EPA report identified a number of projects. They are interested in talking with the school and see if they have any interest in taking on a project. There is no gathering area on C Street. One suggestion is to create a gathering space for students. Incorporating community gardens was suggested. The school has to buy into this and teachers take it on.

Beecham noted in the past that Stronger Safer Neighborhoods worked on the painting of intersections. That was a very cool idea. Hjermstad replied that is something that can be suggested.

Scheer stated that they are exploring the idea of a traffic circle at 11th and D. Hjermstad is working on the funding. Schemmer Associates is doing the engineering.

Jones would suggest presenting this to some bicycle groups around town. He is not sure this would be a popular idea.

Scheer believes this corner is a great example of what lighting would do to create a particular design element. Hjermstad noted that lighting was identified by the neighbors as one of the main issues.

Elizabeth Thomas stated that right now, the north and south ends of the area have acorn lighting. There is also some existing acorn lighting on F Street and Klein’s corner. She
also noticed a lot of lanterns. She presented a modern version of the lantern. These would be downlit. Some of the lighting ideas don’t meet the dark sky standards.

Beecham wondered if any LES fixtures use LED. Thomas believes some LES lights have LED.

Hjermstad stated that a couple of areas have LED lights. They have talked to LES about it. LES has said there are a couple of other potentially money saving ideas. They are looking at more energy efficient options.

Thomas stated that because 11th Street has both residential and retail, they are thinking there would be a light at each corner and perhaps each side of the alley. This would equate to about four poles per block with roughly a 70 foot spacing.

Francis departed.

Beecham prefers the acorn lights. She believes it keeps more consistent with what is already around the neighborhood. Jones agreed. He likes the night sky ideas also.

Hjermstad would like the direction of this group.

Beecham questioned if any overhead power lines could be buried. She questioned if there will be any project funds to cover this. Thomas replied no. Beecham would like to try.

Beecham wondered about the vision of the traffic circle. She questioned what will be in the middle of the circle. Scheer replied there will be no feature. Perhaps a slightly raised pavement in the middle. There is one at South Pointe. There would be no hard curb. This is not a roundabout.

Nalow noted that a fountain was talked about. This might not be a good idea with truck traffic. Zimmer stated that the original Thompson fountain at 11th and J was removed in the 1910s. The interior features of the fountain disappeared. The outer ring reappeared at the zoo and now it is in storage.

Scheer believes perhaps something could be planted in the very middle.

McKee suggested perhaps a decorative concrete or brick feature.

Hjermstad stated that a housing improvement project from A St. to J St. is being provided by Urban Development. It is being made available to owners and investor owners for people along 11th Street.

Beecham thinks that is a great way to get residents and owners invested.
Hjermstad noted that Everett Neighborhood Association is working hard on that. There are a lot of opportunities that could occur here. They are all working with business owners and investors.

Scheer is seeking advice from this commission.

Beecham believes if we can do anything to get the schools involved, it would be great.

Munn noted that there is a vast expanse of wasteland with all the concrete that is there now.

The commissioners voiced their preference for the acorn lights with the “hat,” down lit.

Beecham suggested it would be great if the light poles were available for signage.

**MISCELLANEOUS:**

- Zimmer stated that he has a request from B & J Properties regarding the old Salvation Army building. Regarding the roof top feature, they have a notion they would like to bring a stair case up to exit from the roof deck. There is a staircase inside that goes up to the third floor. They would like to extend it to the fourth floor. He believes this to be almost no material effect. This is in the vocabulary of warehouse roofs. Zimmer wasn’t comfortable with passing it along without talking to the Commission first. He believes it will look like a rooftop feature.

  The Commissioners agreed that this would be no material effect.

- McKee stated that there seems to be a small building missing from next to the Henkle and Joyce building. He was opposed to the removal of the north section. He doesn’t believe the building in question was supposed to be removed.

  The Commission would like Zimmer to discuss this with the owner.

McKee noted that Smith is usually more careful with his treatment of buildings in the Haymarket and keeps the Commission informed of his intentions.

Zimmer will talk with Craig Smith.

There being no further business, the meeting was adjourned at 3:15 p.m.