MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 20, 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, Liz Kuhlman, Jim McKee and Greg Munn (Berwyn Jones absent). Ed Zimmer, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department; Stephanie Brady 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 August 16, 2012. Motion for approval made by Beecham, seconded by Johnson and carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent.

Munn then requested a motion approving the minutes for the special joint meeting held September 5, 2012 with Urban Design Committee. Motion for approval made by Kuhlman, seconded by Beecham and carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent.

APPLICATION BY MIKE RIERDEN FOR AN AMENDMENT TO SPECIAL PERMIT NO. 1118, REGARDING HISTORIC PRESERVATION OF THE FORMER TIFERETH ISRAEL SYNAGOGUE, A DESIGNATED LANDMARK AT 244 SOUTH 18TH STREET

PUBLIC HEARING: September 20, 2012

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

Mike Rierden appeared with Mike Hughes. Mr. Hughes has owned this property since the early 1990's. He considers this as more than an investment. He would like to operate it for 20 more years at least. Prior to 2008, the property was zoned R-7. Then it was changed to B-4 zoning. Typically, there are no parking requirements in B-4, except for this area. After a number of years of operation, Mr. Hughes came to the conclusion that the parking lot does not get used much. This conclusion was drawn due to observed use and tenant comments. His tenants are typically grad students or young professionals who walk or bike to the downtown area. The area is currently under transition. The building currently stands alone on its block. Rather than residential that was there in early times, there is the
good possibility of multi-use for the remainder of the block. He believes this adds to the lack of demand for parking.

Mr. Rierden reads the Downtown Master Plan as encouraging pedestrian access and limiting the use of vehicles. One of the questions Mr. Hughes gets a lot is where is the closest grocery store. He hears rumors that there is an interest in the area. They would like to amend the special permit to eliminate the requirement for parking. The owner feels this would be better suited to an ‘as needed’ type of parking. He submitted a plat map of the area showing parking available for lease in the area. The owner has talked to neighbors and would arrange parking if a tenant would like a spot to park. It is to the advantage of the owner to provide parking to any tenant wants who wants it, or the tenant might not rent from him. But it is not to the advantage of either the landlord or tenant to pay for parking that is not used or needed.

Since Mr. Hughes started leasing the parking lot, the lot rent has gone up 400 percent. The parking lot owner knows they have him over a barrel. He wants to emphasize the fact that based on the ownership and management, there doesn’t seem to be a need for a set amount of parking in his building. This would be provided on an ‘as needed’ basis.

Beecham asked about the parking garage on 18th and Q. Hughes replied that he is on L Street. That seems a little far away.

Ed Zimmer stated that City staff has discussed this with a recommendation of approval. This application goes on to the Planning Commission. Staff analysis is that with the evolution of this area and the owner’s long experience in successfully operating this apartment building, it feels like we are requiring something not necessary to require. Parking can be provided ‘as needed’ and staff is comfortable with this proposed arrangement which would be the same as the “core area” of downtown, just ½ block west. At some point, the zoning line requiring parking in this part of the B-4 downtown district may move to 19th Street, but it isn’t prudent to ask to redraw the downtown zoning map on one request that has another way to address the issue. At one time, the line existed for the purpose of differentiating the downtown core and east edge fringe. He believes that in time, the “edge” will likely come to be viewed as the new Antelope Valley Parkway.

**ACTION:**

McKee moved approval, seconded by Kuhlman.

Beecham noted that if the building to the east is lost, there are no neighbors left.

Johnson used to park around here. It is his opinion that the majority of the cars were outsiders parking in the area that created a problem, not residents.

Motion for carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Jones absent.
APPLICATION BY BENNET HOTEL PROP. HOLDINGS, LLC FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT 710 P STREET IN THE HAYMARKET
LANDMARK DISTRICT
PUBLIC HEARING: September 20, 2012

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

Eric Schafer with Telesis and Bryan McFarland appeared. Schafer stated that Mr. McFarland plans to operate an Irish pub at 710 P Street. They request to change the colors of the facade. He presented a set of colors. They are a dark forest green, gold and burgundy.

Bryan McFarland stated that he is open to the color concept prepared by Planning staff based on his color palette.

Zimmer stated that Haymarket is the only area that this commission has control of color. There aren’t many painted facades in this area, but there are two or three storefronts of this type. This property and Fringe & Tassel have both had various color schemes over time. We aren’t talking about one required color scheme. The facade at 710 P is a reconstruction, using materials salvaged from a similar building demolished from 1020 P Street. He believes the proposal fits with the architecture of the district.

ACTION:

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

Zimmer indicated some additional information is needed on the projecting sign, such as size and location.

McFarland stated that they only thing they would expand on is the name. He is flexible on the location of the sign. The entrance of the building is recessed. There is an some exterior fire escape next to this building (to the west), but he is not sure if those would infringe on the viewing of the sign.

Zimmer pointed out that the locations the applicant has looked at, are made of cast iron. He would not recommend placing the sign on the cast iron.

McKee suggested on the brick parapet. Schafer stated that they will work with staff on a good location.

Zimmer noted the Commission could make a recommendation on the sign, if they feel they have enough information on the design and the location.
Kuhlman wondered about the materials to be used for the sign. McFarland replied that it would be a painted sign with a downlight. He is not planning on a lighted sign. He is looking at something similar to the Lazlo’s sign. The size would be about 4 foot x 4 foot, and that includes the light.

Munn believes the anchor for the Lazlo’s sign is already in place. That would be the preferred place to locate the new sign.

Beecham inquired about the colors for the sign. McFarland replied they would be a darker brown and a lighter gold color.

Zimmer stated that the window signs will have to come back, they aren’t ready for presentation yet.

McFarland isn’t planning on doing anything permanent to the windows yet. It might be just the logo.

Munn thinks placement on the building is important. He is personally inclined to place the new sign where the old one used to be.

Beecham moved approval of the sign with size and colors as presented, size approximately 4 foot x 4 foot, sign location using the existing mounting, centered above the door, with final design to be reviewed by Ed Zimmer, seconded by Johnson. Motion carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Jones absent.

APPLICATION BY NEIGHBORWORKS LINCOLN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE DR. O.C. REYNOLDS HOUSE, 2530 Q STREET
PUBLIC HEARING: September 20, 2012

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

Greg Munn stated that he is working on the design for this application. It is not ready and will appear next month.

Review of signs for Marriott Courtyard Hotel, northeast corner of N. 8th and R Streets, advising Urban Development Dept.

Zimmer stated that this item appeared at the joint meeting a few weeks ago. It appears to be moving forward. It is adjacent to but not within the Haymarket Landmark District.

Mitch Holt appeared. They are the managing partner for Marriott. The first sign is a refinement. They will be individual letters mounted to a steel tube, approximately 12 inches in depth. It will not be illuminated. Next is a blade sign, about 4 inches in width, with a
stamped or pressed through letter, illuminated with an LED fixture. They will keep to a four to six foot width.

Kuhlman questioned the location of the second sign. Holt replied that the sign will be mounted under the entrance canopy, centered on the entrance of the main front door.

Zimmer had previously raised a concern about a plastic faced, full can-type, internally lit sign. That is not allowed in Haymarket. What is being proposed is a metal sign with push through letters.

Holt stated that sign number three would be a directional hotel entrance sign, mounted on the surface of the brick with adhesive and an arrow pointing to the entrance. This would help direct foot traffic. All the signs will have the same font. They are looking to have a soft opening for the hotel very soon.

Beecham likes the new locations of the signs.

**ACTION:**

Francis moved approval of the three signs as presented, seconded by Kuhlman and carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent.

Zimmer presented a piece of material of the monument sign. It is actual slate. It all grips together so there is access to the mechanical inside.

Holt isn’t sure if the hotel wants to do this sign or not. It will be reviewed internally.

**Miscellaneous**

- Zimmer stated that there is a large Queen Anne house at 17th and D St. that is just outside the designated local landmark district. This was built for Myron Wheeler about 1891. He became the dean of Lincoln court reporters. The house became a triplex through the 1990's. Larry Buller (who redeveloped “The Chimes”) lived here as a tenant and then an owner. It was sold to a family who used it as a single family home, but never did much in terms of reconversion. The 2nd floor is accessed through stairs on the back side of the house. In 2005, zoning changed from R-6 to R-2. Since the triplex was given up, it remained a single family house. The present owner bought the house in foreclosure, with the understanding it was a triplex. There were three electric meters on the back. He received commercial (apartment type) building permits. The zoning is R-2, but the area retains many multiple-family buildings in conversions and purpose-built apartments.

The new owner to believe this property retained its right as a triplex. He received permits and has two apartments upstairs. He has invested a lot of money in this property. He was informed after further research that this is a single family home. There are two routes he can take. First, he could apply to change the zoning. Staff would not recommend in favor
of that. He could apply for a Landmark designation. He could use that to apply for a triplex and make the case that this is the best solution to recover it from the poor condition that it was in.

Zimmer advised that the another route might be for him to make an application before the City Board of Zoning Appeals. They can grant variances in certain limited circumstances. The city attorney’s office is researching whether the owner is eligible to apply for a zoning appeal, given the specific circumstances of this case.

Beecham questioned if an option would be to make the upstairs two apartments, into one. She questioned if duplexes are allowed in this district. Zimmer doesn’t believe there is enough square footage for a duplex. The owner wouldn’t need a parking variance. There are a few six-plexes on the block.

Francis wants to encourage someone who is putting money into the house and investing in the neighborhood.

Beecham wondered since this went back to single family status, would the owner be required to have fire codes up to date if a variance is granted. Zimmer replied that on a triplex, he would have to license it.

Francis stated that every time a property transfers ownership, it has to be brought up to code.

Zimmer stated that this may come back as a landmark application.

- Beecham noted that an electronic sign has been put up at Westminster Church. Questions were raised to her about the sign.

Zimmer replied that churches or community theaters can have electronic signs. This is a fairly recent change to the sign code. They have to be on premise and can’t advertise, only their own messaging. Electronic signs have a lot of regulations.

Beecham was wondering if the sign required any kind of notification. Zimmer doesn’t think there would be any kind of notification. He believes it is a sign that can be done by right.

- Zimmer stated that Sunday, September 30, 2012 at 2:00 p.m., he will be conducting a University Place Tour and a College View tour on the same day at 5:00 p.m. October 14, 2012 is a Wyuka Fall tours at 2:00 p.m. and the Near South annual meeting at 6:00 p.m. Has also been asked to be included in activities at Wyuka on October 21, 2012. 5:30 p.m. the same afternoon is the Everett Neighborhood annual meeting.
• Beecham stated that this Sunday is the Country Club tour and car show.

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