MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 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 and Liz Kuhlman (Berwyn Jones, Jim McKee and Greg Munn absent). Ed Zimmer, Stacey Groshong Hageman, Stephanie Rouse, and Michele Abendroth of the Planning Department.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice Chair Tim Francis called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Approval of HPC meeting record of November 15, 2012

Johnson moved approval of the November 15, 2012 meeting record, seconded by Kuhlman. Motion carried 4-0. Beecham, Francis, Johnson and Kuhlman voting 'yes'; Jones, McKee and Munn absent.

Application by Scott Sullivan for a Certificate of Appropriateness for work at 6118 Havelock Avenue in the Havelock Avenue Landmark District

Sullivan stated that the proposed design has been enhanced since it was first presented to the Commission. The sign currently is an aluminum frame awning system but it is clad in metal. It is backlit illuminated.

The proposed changes are to take off the metal cover but keep the frame, cover it with canvas, and tear out the soffits. It will have a raised panel with fiber cement. It will not be backlit. The ends will be open. The business is not open at night, but the owner would like to have some type of illumination. He is proposing that the face of the letters be opaque and the sides of the punchout will have a glow from an internal light. You would see glow around the letters but the letters would not be lit.

Zimmer stated that the sign guidelines speak against plastic face and a backlit awning, but the halo glow does not seem to be a prohibited form. He recommended that it is acceptable. Commissioners were supportive of the design.

Johnson moved approval of the submitted design, seconded by Beecham. Motion carried 4-0. Beecham, Francis, Johnson and Kuhlman voting 'yes'; Jones, McKee and Munn absent.
Application by Speedway Properties for a Certificate of Appropriateness for work at 6038 Havelock Avenue in the Havelock Avenue Landmark District

Zimmer stated that the owners of property at 6038 Havelock Avenue have submitted a design for a sign. The sign has 30" tall channel letters on a framework 20 feet long with internal illumination and blue-plastic translucent faces. He is recommending denial of this sign as it does not meet the sign guidelines. The guidelines state that a plastic face and interior illumination is not permitted.

Beecham moved denial of the submitted design, seconded by Johnson. Motion carried 4-0. Beecham, Francis, Johnson and Kuhlman voting ‘yes’; Jones, McKee and Munn absent.

Application by Scott Sullivan on behalf of Speedway Properties for work at 800 Q Street, the “Tool House” building in Haymarket Landmark District

Craig Smith explained that there has been some redesign with the hotel on the corner. Scott Sullivan is the architect for Twin Peaks. They are leasing the space for the kitchen at the old Tool House. They have changed the location of the bar and the dining space.

Beecham asked about the railing at street level. Smith stated that it is for safety reasons, but it will be decorated similar to the railing above it.

Sullivan stated that the owners of the restaurant have recently proposed additional changes. The window on the west corner will not change. They would like to remove the center portion of the two windows on the south elevation and make it into one larger window in order to have more visibility. They also want to expand the porch to wrap around the south side in order to accommodate more outdoor dining space.

Kuhlman stated that she would like to see an elevation drawing so she knows exactly what they are approving.

Zimmer stated that it is in the Commission’s purview to request further drawings at a subsequent meeting, or they could approve portions of the design they are comfortable with.

Commissioners generally agreed that extending the dock is acceptable pending further review. They requested that the refined drawings be brought back to next month’s meeting.

Staff Report

Zimmer stated that he has been working with Dave Murphy on an online directory of historic placemakers and architects in Lincoln. They have information on their background and projects.

Zimmer stated that he has been contacted about the purchase of the Lewis Syford House. The Sartores are proposing a small addition to the back to provide bathrooms in the back which would not be visible from the front. They would like to focus on the most significant features of the house. Zimmer noted that he has spoken to the city attorney. An easement is owned by the city. The idea is to negotiate a new easement and take it through the process. The owners would like to use it as residential.

Zimmer informed the Commission that he will have the 2012 Annual Report for the Commission’s approval at the next meeting.

Zimmer explained that a sign for the Seaton & Lea Building at 8th and Q will be brought to the Commission at the next meeting. This is a free-standing sign given its weak brickwork. The
Commission has seen this and approved it in concept with the package. The question was raised as to how this fits in the sign code because it stands in the right-of-way. It becomes like a pole sign, but those always stand on private property. He believes a simple solution has been found, which is to say it is part of the approved uses in the public right-of-way allowed for private use.

Zimmer provided an update on 1717 D Street. The project has not gone to Planning Commission at the owner’s request. The owner would like to own the building, but may not want to live there forever. He went back to the Near South Neighborhood, and they came to an agreement that he would live there for a minimum of 5 years, and after that he could own it as a tri-plex. They will work out further details, and they hope to go to Planning Commission in January.

There being no further business, the meeting was adjourned at 2:55 p.m.