

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 18, 2013, 1:00 p.m., Conference Room 214, County/City Building, 555 S. 10 St., Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** *Historic Preservation Commission:* Cathy Beecham, Tim Francis, Jim Johnson, Liz Kuhlman and Jim McKee; (Berwyn Jones and Greg Munn absent).  
*Urban Design Committee:* JoAnne Kissel, Gil Peace, Michelle Penn, Scott Sullivan and Mary Anne Wells; (Peter Hind and Michele Tilley absent).

**ALSO ATTENDING:** Marvin Krout, Ed Zimmer, Stacey Groshong Hageman and Teresa McKinstry from the Planning Dept.; James Arter, Dave Erickson, Paula Yancey and Jordan Pascale of the Lincoln Journal Star.

**STATED PURPOSE OF MEETING:** Joint Meeting of Historic Preservation Commission & Urban Design Committee

Acting Chair JoAnne Kissel called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Proposals for publicly assisted improvements in the former Tracks 1 & 2 area west of Lincoln Station, between two railroad canopies

Ed Zimmer was asked by the administration to seek the advice of the HPC and the UDC on the proposed elements. These groups have seen the streetscape in the past. This is property of Lincoln Station. It comes to these bodies as a joint project between the City and the property owner.

Jim Arter is working with Dan Marvin on adding some green space as a transition between the historic area and West Haymarket. The content has not changed. The presentation has been updated a little. This is a blend of old and new. He looked at the original West Haymarket Master Plan. The space was divided into zones for dining, relaxation and exploration. He wants to connect people using historic artifacts. The plan from Erickson Sullivan overlays a plan which has some rain garden elements. They are trying to incorporate those elements and are cooperating with the Public Works Dept. They will divert the rain from the canopies into a water retention system. In the dining zone, he presented some ideas for landscaping, a bench and borders. He proposes to build a couple of seating platforms. One of the primary uses for Lincoln

Station is to create a space for outdoor weddings, tailgaters, etc. There will not be a lot of events. It will be limited to a few private events a year. In the explore zone, they could put a railroad crossing arm across the sidewalk, possibly lowering it if there is a stage use. They kept a wheel truck. He proposes a concrete top on the wheel truck for use as a table and bench. One art suggestion was a silhouette of immigrants, laser cut from thick steel. One of the integrated plan desires was to bring in immigration. This is one way to incorporate the history. They will preserve the line from the train platform and the new improvements. He is still struggling with the asphalt topping over the deteriorated train platform. That will be a funding issue. He would consider looking at some applied techniques. One key element is to have some lighting that is subdued. The lighting plan would have it lit below the knees. They are asking for approval of the benches, plants, lighting and art elements. The facade lighting was approved last year. They will be back with the lighting scheme for the back of the building.

Dave Erickson stated there is a main public lobby. They are trying to retain the notion of the connection between the station as a train station and trackside and the canopies. The dining element proposing the new P Street aligns with the outdoor dining. They will do some higher landscaping that will block the headlights of eastbound cars. The slightly relocated engine is moved further north than it currently exists.

Beecham asked about the distance between the two canopies. Arter believes it is about 30 feet.

Erickson stated they are maintaining the line of the platform. There used to be a subway level. He understands those are being restored as well.

Kissel inquired if any City money will be used. Arter replied that for the bioretention, most of the funding will come from Public Works.

There were questions and a discussion on where the art piece by Tom Otterness would potentially be placed. Arter stated there have been suggested locations.

Zimmer stated this comes to this group as a question. The Mayor requested input. Is there a home for the train piece in this space?

Arter would caution about putting the train sculpture in the green space. Perhaps it could be placed in the corner so it is less disruptive with any event they may have.

Wells is not sure it fits with the design of Canopy Street. It might fit nicely with the new Telephone Exchange along Antelope Creek.

Kissel is curious. There are a lot of small pieces to all of what is being proposed. She is trying to picture what seems like a remarkable change from what Canopy Street is trying to do. The table and bench seems like a display of artifacts. Erickson stated they are trying to create a transition between the two spaces. They aren't intending to clutter

it. This is a subtle transitional area, nature retaking the previous industrial use. Arter noted there would not be a lot of stuff sticking up.

Wells thinks the green space will be a nice addition to quiet. She has always wanted some turf in the area.

Penn is wondering if there is room for art on the north side of the park.

Sullivan has questions about the scale of the train sculpture in front of the real train.

Penn noted that it is a kids area. It feels like it belongs there more than anywhere.

Kissel thinks this is a question for the art committee.

Beecham wonders if the whimsical nature of the sculpture might seem out of place.

Wells believes it might be trying to do too much in one space.

Sullivan questioned what will be done to try to bring back a little bit of the history. Arter replied they have selected some photos and will display them in Lincoln Station. They have worked with Ed Zimmer on the photos.

Arter stated that it is his understanding that there is no other green space planned in the West Haymarket other than this area. This will hold up to foot traffic. It will be maintained by Lincoln Station.

Kissel questioned if it will be privately owned. Arter replied yes. There were early on discussions as to how this would work. It will be private land. They are selling the City an easement for public use. In exchange, they are giving up the right to add onto the building or build something else on this piece. It limits their ability to have private events to 10-12 times a year. They are not looking at an entertainment district. They are also looking at reconfiguring some of the tenant space.

Peace questioned if the public access easement will have liability insurance for the City. Arter replied there will be no indemnification by the City. It will be privately owned and they agree to let the public on it. It will be privately owned and insured.

Kissel thinks that Urban Design Committee tends to look at these from a contextual point of view. This particular project sounds like it will be creating more of an attraction. She can see someone taking pictures and having events. This will be more of an experience as opposed to a more urban design fabric. The elements may refer back to railroad days, but they have no logical placement. There are a lot of things that seem gimmicky. It seems like it is trying to create a collection of pieces. The applicant has every right to do this, but because you are using public funds, this is the review. It may

sounds like a logical thing for a property owner to do. From a streetscape point of view, it breaks a lot of rules.

Arter looked at the design and saw a lot of concrete. The struggle he had was one to proceed privately. Arter reiterated that the City wants to do the bioretention funds.

Beecham questioned if there are particular elements that concern Kissel. Kissel is not fond of the wheel benches or wheel truck picnic table. Wells agreed.

Arter noted that the silhouettes are suggested art. He does not want to compete with an art committee.

Kissel thinks that content and connection are important. This collection is very different from what has been done. It would be nice if it were more integrated.

Zimmer believes these committees are addressing this because of the potential of City participation in this space. The applicant seems to be offering a blend. The question is, does this look like something the City should be involved in.

Arter is trying to incorporate what he believes are the City's main goals.

McKee likes the idea of a transition. He finds the crossarm and signal nicer than the bench and recreated stuff. That is just his personal opinion. He doesn't see the train piece fitting into this anywhere.

Beecham likes the grass between the railroad trestle. She would like the wheels better in the landscaping.

Penn doesn't particularly like the picnic table and bench either. Overall she likes the area with the concrete and grass growing. It goes back to refinement. Those two pieces don't feel refined to her.

**ACTION:**

*Urban Design Committee:* Penn moved approval without the bench, picnic table and train sculpture, seconded by Wells. Kissel, Peace, Penn and Wells voting 'yes'; Sullivan abstained; Hind and Tilley absent.

*Historic Preservation Commission:* Johnson moved approval without the bench, picnic table and train sculpture, seconded by Beecham. Johnson, Kuhlman, McKee, Beecham and Francis voting 'yes'; Jones and Munn absent.

There being no further business, the joint meeting was adjourned at 2:30 p.m.

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 18, 2013, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Cathy Beecham, Tim Francis, Jim Johnson, Liz Kuhlman and Jim McKee; (Berwyn Jones and Greg Munn absent). Marvin Krout, Ed Zimmer, Stacey Groshong Hagemen and Teresa McKinstry of the Planning Department; Jordan Pascale of the Lincoln Journal Star and other interested citizens.

**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.

Francis then requested a motion approving the minutes for the regular meeting held March 21, 2013. Motion for approval made by Johnson, seconded by Beecham and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

The opportunity was then given for persons with limited time or with an item not appearing on the agenda to address the Commission.

Ed Zimmer stated there is an item not on the agenda. General guidance is requested for the Rodizio Grill sign for 734-737 P Street.

Ryan Haffey stated there is an existing mounting point on the building, but no electricity.

McKee questioned if there has been an objection to projecting signs. Zimmer stated this would be in lieu of a freestanding sign, a type which must be spaced at least 50' apart. The nearest projecting sign (for Scooters, located on the NW corner of the building, at 8<sup>th</sup> & P, is less than 50 feet from this location.

Beecham questioned if there is a group that can make an exception. Marvin Krout indicated the Planning Dept. will explore this question. Zimmer believes that the suggested location, above the entrance door, is preferable to a location further west.

The Commissioners noted their preference for the sign centered above the door.

Zimmer stated that this application will be before the Commission in May, 2012.

Haffey noted that the sign will have exposed neon red tubing.

McKee does not like exposed neon.

Francis suggests the applicant investigate what can be done administratively.

**APPLICATION BY SINCLAIR HILLE ASSOCIATES ON BEHALF OF DELRAY  
BALLROOM FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 817 R  
STREET IN THE HAYMARKET LANDMARK DISTRICT  
PUBLIC HEARING:**

**April 18, 2013**

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

Michael Sinclair came back from the meeting last month with a request to make the front design blend better. He understands this is the last historical remnant of buildings on this block of R Street. He is proposing three columns offset from the building, so the balcony is supported. They worked through the rail system on the balcony. It is just pickets now. He feel we have made the north facade more visible. Owner Shelley Fritz is also attending today.

Beecham noted that the current design looks less art deco.

Sinclair brought comparable improvements around to the east side as well.

Francis thinks it looks very handsome. Kuhlman agreed.

McKee likes it a lot better, Beecham agreed.

Beecham questioned the rail on the corner. Sinclair replied that it serves a couple of purposes. It is a design feature that draws you around the corner, and it keeps traffic out of that line.

Zimmer noted that the Commission turned down the north element at their meeting last month.

McKee likes the changes. All of his concerns have been addressed. Beecham agreed.

Marvin Krout noted that Public Works has a question about ADA accessibility. He questioned if ADA accessibility can still be maintained along the sidewalk on the north frontage. Shelley Fritz stated she has been working with Civil Design Group for a

blended accessibility. She has been working on lease versus vacation. She is still trying to hash out what makes the most sense for her.

Zimmer stated if this proceeds as a vacation, last month this Commission indicated they would not support that. The City has an application for vacation of right-of-way.

**ACTION:**

McKee moved approval of the design as presented, seconded by Beecham and carried 4-0; Beecham, Francis, Johnson and McKee voting 'yes'; Kuhlman abstained; Jones and Munn absent.

The Commission reiterated that they still prefer a permit for use of the right-of-way and no vacation.

Beecham wondered if Fritz has talked to any of the City Council members. At the meeting last month, she got the impression from Jon Camp that it sounded like a solution had been explored. It sounds like the rent fee is astronomical, which she does not believe should be the case. She thought he was interested in making the lease much more affordable throughout the area.

Francis believes that Fritz should talk to adjacent property owners and pick their brains.

Kuhlman commented that there is the whole idea of fiber optic cable that could be installed in the front six feet. She is not sure that vacation would make any sense.

Beecham stated that her only concern would be relinquishing control of what happens in a very public place, with an unknown owner twenty years down the road. Seeing the care the owner has taken with this building, at the very least she strongly supports the lease prices should be affordable.

Krout believes there have been discussions that the current pricing encourages vacations by making them cheaper than permits to use the right of way.

**APPLICATION BY NEBRASKA NEON SIGN COMPANY ON BEHALF OF  
MACPRACTICE FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 817  
R STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**April 18, 2013**

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

Ryan Haffey tried to address some concerns of the Commission from the last meeting. He is proposing metal letters with reverse illumination.

Zimmer presented pictures of three possibilities. The sign on top of the building has to be very large to be seen. It appears entirely too large.

Haffey stated that often times signage for a large building like this, he doesn't believe the signage necessarily needs to be by the entrance. It needs to acknowledge the building location.

Francis wanted to know what other signs are on that building. Beecham believes they are all vertical.

Francis can see the value of having the sign in the north location for more visibility.

Johnson believes large letters on the side of the building are easier to see.

McKee stated in his experience, he would rather have it on the south end of the building.

**ACTION:**

Johnson moved approval of the horizontal sign on the north side of building, Beecham seconded.

Zimmer stated that the proposal last month was separate letters. This is gold tone aluminum reverse channel letters on a metal background and painted.

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

**APPLICATION BY OSI BROTHERS LLC FOR LANDMARK DESIGNATION UNDER LMC 27.57.120 AND APPLICATION BY BARGNBARN FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION UNDER LMC 27.63.400 FOR THE LINCOLN AIR FORCE BASE (LAFB) REMOTE FACILITY, AT 6901 W. ADAMS STREET**

**PUBLIC HEARING:**

**April 18, 2013**

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

Zimmer stated this property is just outside city limits on W. Adams St. The property is 19 acres on a hill above Arnold Heights. During the period when the Lincoln Air Force Base (LAFB) was in operation, this was part of the base. The house looks like a ranch

house and some outbuildings, all are connected by covered walkways. He has not been able to document its exact function but it appears to have been a remote facility for the LAFB, located to be safe from an attack on the airfield and designed to somewhat conceal its function. The heating and AC is on a huge industrial scale. Another similarly located facility on the hill above LAFB was the complex of ammo bunkers, north of West Fletcher adjacent to Nine Mile Prairie.

McKee noted that the use of cast concrete leads you to believe this was made very secure for a reason.

Beecham questioned the zoning. Zimmer replied it is AG (Agricultural) and if approved will stay AG with landmark overlay. This location is in the third tier of the Lincoln urban growth area. Urbanization is not expected to occur until sometime after 2060.

Zimmer stated this landmark application is accompanied by a request for a special permit to allow relocation of existing business from West O Street. They purchase wrecked, high-value autos from a large region to disassemble and resell the parts, principally on eBay. They would like to operate that business here. It would operate entirely inside the buildings and all storage would be inside. The permit would not allow them to store any materials outside. The applicant has stated they don't disassemble a large number of autos, perhaps two a month. They conceive of growing to add possibly another building in the future. They have 19 acres. There could be a condition that any additional building be no bigger than the largest of the existing buildings. A landmark special permit would allow this use without changing the underlying AG zoning.

McKee questioned if the existing business conforms to all City codes. Zimmer believes so.

Zimmer reiterated that the zoning would stay AG. This is an overlay for historic preservation. Additional buildings would have to be brought in for Historic Preservation Commission review as a condition of the special permit.

McKee noted if they tore down the house, the whole site and our understanding of it would change; landmark designation would protect the complex. Zimmer stated that without landmark designation, someone could build a different acreage residence here. Marvin Krout noted that while this parcel is not a full twenty acres, since it has an existing residence it could be rebuilt with a single house.

Zimmer noted there are certain commercial-type uses you can do in the AG district. This isn't one of them. The Planning Dept. did their normal notification of properties within 1/4 mile and haven't received any responses for or against.

Beecham wondered if this is the only way to do this. It feels a little odd to landmark this without architectural or historic basis. She questions if it is historic just because it's old. Is this the only alternative? We don't have any concrete evidence what it was used for. Zimmer indicated that the basis of the application is not the architecture of the buildings, but rather their association with the LAFB. He is still seeking more specific documentation of original use. McKee noted that he felt the property was interesting and had significance for its association with the Air Force Base.

**ACTION:**

Francis moved approval of the landmark designation, seconded by McKee and carried 4-0: Francis, Johnson, Kuhlman and McKee voting 'yes'; Beecham voting 'no'; Jones and Munn absent.

Johnson moved approval of the special permit for historic preservation, seconded by Francis and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

**APPLICATION BY WILLIAM THORNTON FOR LANDMARK DESIGNATION UNDER LMC 27.57.120 AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION UNDER LMC 27.63.400 FOR THE CONRAD A. SCHAAF HOUSE AT 659 S. 18<sup>TH</sup> STREET**

**PUBLIC HEARING:**

**April 18, 2013**

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

Francis sponsored this application on behalf of the Thorntons.

Mark Thornton submitted a letter from the Capitol View Neighborhood Association endorsing this application.

Francis believes this is clearly a historical house.

Zimmer noted there are two applications, landmark designation and a special permit for historic preservation. This is a stuccoed bungalow. Conrad Schaaf was a builder of substantial homes in early 20<sup>th</sup> century Lincoln. He built this house for his family. The special permit application will allow the applicant to continue to use this property as an ongoing use to serve neighborhood youth with counseling, activities, and meals.

This use can be provided from the house, but not from the garage. The garage is an accessory building. The owner would like to adapt the garage, bring it up to code and

make it a place of assembly. The site would not change, other than updating the garage. It would be brought up to all codes. The impact of the proposed use is known because it essentially has been running already.

There is a provision in the zoning code for neighborhood support services but they are required to be located next to a church, park or school, which this site is not. The staff recommendation is to utilize the definition of neighborhood support services to say this is the kind of activity that can be done in the garage.

Owners within 200 feet were notified by letter. Zimmer received a call from one neighbor. He returned his call, left a message and has not spoken with him yet. Mr. Mark Kohler of Capitol View Neighborhood Association noted that he is a neighbor as well as association president and is in favor of the applications.

Mark Thornton appeared. He is Executive Director of Jacobs Well, which is the name of the service program. They are responsible for food distribution to about 300 families through First Presbyterian Church, operate the neighborhood garden at 18<sup>th</sup> & F, and provide non-traditional mentoring and life lessons. Beecham inquired if there are certain hours for this operation. Thornton replied they have a set Tuesday night meeting. This garage would make it so they could do more after school and more hours.

**ACTION:**

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

Beecham moved approval of the special permit for historic preservation, seconded by McKee and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

**STAFF REPORT**

Zimmer noted that the annual preservation conference, sponsored by the State Historical Society, is coming up in June of this year. The conference is Friday, June 14, 2013 with Commission training on Saturday, June 15, 2013. Grant funds will cover the expenses for both events. Commissioners need to let him know if they are going to attend.

There being no further business, the meeting was adjourned at 3:35 p.m.

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