

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION and URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Thursday, July 18, 2013, 1:30 p.m., Conference Room 214, County/City Building, 555 S. 10 St., Lincoln, Nebraska

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

ALSO ATTENDING: Marvin Krout, Ed Zimmer, Stacey Groshong Hageman, Paul Barnes and Teresa McKinstry from the Planning Dept.; Hallie Salem from Urban Development; Jordan Pascale of the Lincoln Journal Star and other interested citizens.

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

Acting Chair Michelle Penn called the joint meeting to order and acknowledged the posting of the Open Meetings Act in the room.

REVIEW OF ENHANCEMENTS TO PARKING DECKS 1, 2 and 3, ARENA DRIVE BETWEEN O STREET AND R STREET

Ed Zimmer stated that many months ago, Parking Deck 1 was presented. Today, Parking Deck 3 will be presented. Project Oscar is advancing and is attached to that garage. Deck 2 will be presented also.

Mike Marsh presented the layout of the three garages. The west elevation was shown. The three decks will be sisters, but not twins. Materials will be complimentary, but not carbon copies of each other. The brick color has been modified on each building.

Marsh continued his presentation of the garage design. He stated there will be some distinguishing signage with different colors, for each parking deck. They were thinking about a couple of bands of LED lighting on the decks. There will be a couple of signs with uplit LED lights. Signage and lighting will be more subtle on the backside.

Penn would like to hear about the interior lighting. Greg replied that the light is intended to be cast downward. Hopefully, there will not be excessive light spillage. They would like to add some horizontal elements on the alley side.

Marsh stated that the goal is to make someone feel safe. The stairwells will be lit up without dumping a lot of light pollution into the area.

Penn knows that other members of the Urban Design Committee, who are not present today, have been concerned with interior lighting on garages in the past. Perhaps the lights could be pulled back a little. Dan Marvin believes some things have been done in the past to help these situations.

Adam Hoebelheinrich stated that LED can be expensive. He urged them to get the most out of their lighting budget. There is a lot of open air in the precast. The sidewalks are close to the building also. Hopefully that helps.

Johnson inquired about the traffic pattern. Greg Smith replied that there will be two way traffic. The slides represent the wayfinding and some of the color application.

Jones sees some sconces on the garages that appear to be uplit. He would prefer to have them downlit only.

Tilley thinks it is smart to have some type of number on the building, along with color for identification. Perhaps there could be some kind of reminder or sign that lets you know where you are parked.

Jones thinks perhaps there could individualized tickets for each garage.

Smith replied they have looked at that and it was not cost effective.

Penn inquired how they see the traffic patterns working. Hoebelheinrich believes that for most events, traffic will flow pretty normally.

Marsh stated that for Deck 1, the entrance will be on the north side. For Deck 2, it will be on the west side, and for Deck 3, it will be on the north and south. Traffic leaving Deck 1 and 2 will be sent north. Traffic leaving Deck 3 will be sent south. They hope to have Deck 3 open in June or July of 2014. Deck 2 will be open in October of 2014. By then, the area will have had a number of events and they will have a better idea of the traffic model.

Penn asked about road closings during events to keep traffic out of the Haymarket. Marsh explained traffic routes and closings on the map.

Penn asked about the entertainment district. She was under the impression it can be closed for a beer garden. Marsh stated it will be a SDL-Special Designated License. The whole process goes through City Council.

Tilley wondered if the streets can be closed off without a SDL. Marsh anticipates that happening.

ACTION:

Johnson made a motion for Historic Preservation Commission to endorse this project, seconded by Jones and carried 4-0: Francis, Johnson, Jones and Kuhlman voting 'yes'; McKee and Munn absent.

There being no further business, the joint meeting was adjourned at 2:20 p.m.

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, July 18, 2013, 2:20 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Johnson, Berwyn Jones and Liz Kuhlman; (Jim McKee and Greg Munn absent). Marvin Krout, Ed Zimmer, Stacey Groshong Hagemen, Paul Barnes and Teresa McKinstry of the Planning Department. Hallie Salem of Urban Development; 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 June 20, 2013. Motion for approval made by Johnson, seconded by Jones and carried 4-0: Francis, Johnson, Jones and Kuhlman voting 'yes'; McKee 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.

McKinney's Irish Pub - 151 N. 8th Street

Nathan Stewart appeared. He presented a drawing for a possible sign for McKinney's Irish Pub.

Zimmer stated that this item did not get submitted in time to make this agenda, but he wanted to get the opinion of the Commission. It is not proposed to be interior illuminated. It would look like channel at first glance, but he believes what is authorized are two alternatives that would be acceptable. The most conventional would be the gooseneck lighting.

Stewart stated that there may be a redesigned logo down the road. He is looking for advice today.

Francis believes the presented sign looks appropriate. Jones agreed.

APPLICATION BY SCOTT SULLIVAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 6117 HAVELOCK AVENUE IN THE HAVELOCK AVENUE LANDMARK DISTRICT
PUBLIC HEARING: **June 20, 2013**

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

Zimmer stated that Scott Sullivan is waiting to hear on bids that won't be available until tomorrow.

APPLICATION BY JONATHAN CAMP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE ARMOUR BUILDING, 100 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: **July 18, 2013**

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

Zimmer has looked at doors that the Camp's would like replaced.

APPLICATION BY JONATHAN CAMP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HARPHAM BUILDING, 808 P STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: **July 18, 2013**

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

Mark Johns of Vincenzo's stated that there has been complaints about the umbrellas. They would like to replace them with a triangular section awning, in the black and gold color scheme. .

Kuhlman observed that it looks like the awning will line up with what has been done at Lazlo's.

Johns noted there will be no lighting

ACTION:

Kuhlman moved approval, seconded by Johnson approved and carried 4-0: Francis, Johnson, Jones and Kuhlman voting 'yes'; McKee and Munn absent.

APPLICATION BY DAVE ERICKSON FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE PEPPERBURG BUILDING, 815 O STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

July 18, 2013

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

Dave Erickson stated that Monte Froehlich now owns this property. The first floor has been leased to someone who is allowed to resurrect the Sweep Left bar. This will also be a restaurant. They would like a sidewalk café structure. All the sidewalks slope from east to west. This slopes a little over 12 inches. They would like to see about a deck to serve onto. The proposal also includes a new door in the storefront. Patrons will be served directly from the restaurant space. Other users in the Haymarket have grappled with the grade issue. This is designed to be a little less permanent. They are proposing the deck will be framed with treated wood, and PVC material over it. They are proposing a series of planters with tempered glass. The distance from 815 to O is 32 feet. The deck is approximately 14 feet x 19 feet. The new downtown pedestrian sidewalk standards would apply. He is here to get comments on the aesthetics.

Francis noted that the total sidewalk depth is 32 feet.

Halle Salem wondered about the distance from the deck to the overpass. Erickson replied about six feet.

Kuhlman questioned the height of the deck. Erickson replied that it varies due to the slope. The level to the stoop, 5.5 inches to 16 inches, east to west.

Francis would not extend the deck any further than what is being presented today.

Jones inquired if an awning is being considered. Erickson does not believe so. This is not a very hospitable area. There will not be a lot of direct sun for this area.

Kuhlman would like more specifics on the decking. Erickson replied they are proposing tongue and groove PVC. They are elevating the framing so rain will run under the new structure. They would place a skirt around the deck so trash can't blow underneath.

Francis appreciates the durability of the PVC product.

Erickson stated that the planters will be fixed to the perimeter and made from powder coated steel.

Francis wishes this business was in operation and needed to expand,. This looks like the least pleasant place to sit outside. He personally doesn't like to be that close to the overpass.

Jones is happy with the reversibility of this. This can be taken down quite easily if needed. There will be no footings associated wit this.

Kuhlman believes that PVC is not traditional, but allowable.

Zimmer stated that most decks in the Haymarket are essentially metal and concrete. This property doesn't have the benefit of a loading dock to transform.

Jones doesn't believe this violates any of the aesthetic regulations.

Zimmer believes this is more street furniture than architecture. He stated that the brick band at the base is worth saving for later, if someone would like to reverse these changes

ACTION:

Jones moved approval, seconded by Johnson and carried 4-0: Francis, Johnson, Jones and Kuhlman voting 'yes'; McKee and Munn absent.

APPLICATION BY SINCLAIR HILLE ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SCHWARZ PAPER (FORMER HARGREAVES BROS.) BUILDING, 747 O STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

July 18, 2013

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

Michael Harpster been asked to look at the Schwartz Paper Building. They are renovating it to allow for retail and office space on the ground floor and a residential configuration above. The north facade is the most significant of the building. They propose to bring the facade closer to it's historical identity. They need to look at windows. They want to try and keep the look as historically accurate as possible. They are considering a possible north entry. With the proximity to the parking garage, they are interested in having a north entry to serve the residential.

Zimmer believes this is one of the most intact 19th century store fronts in town. He would encourage the applicant to try and retain the material. Storefronts are extremely rare. He believes that historic images show a north door. A photo may show two entrances. He believes that storefront survived the fire.

Jones thinks it is marvelous to use this glorious old building. He has looked at this building a number of times over the years.

Harpster stated the main issue he sees with the facade are, the windows on the upper floors are too small to accommodate residential. They are also considering a new addition to the south. They are looking at extending the windows to the south. The relationship between the floors and windows is a little awkward. The sill heights on the third and fourth floors are five and six feet above the finished floor. The owner is considering either retail or office.

Francis wonders if the arch above the windows was open at one time. Zimmer stated that it looks to him that at one time, they went up to the top.

Francis questioned the interior ceiling heights, Harpster replied that the second floor is about 13 feet, the third floor is around ten feet and the fourth floor is around 14 feet.

Francis suggested skylights could open up the space. Harpster stated they have considered that option.

Zimmer talked about historic tax credits. As awkward as the windows are, the language about not enlarging openings is pretty flat footed. The window pattern as proposed looks better than what was historic. The other way to approach this, you could open just about anything on the west side. He is afraid this likely wouldn't pass Park Service review. It might be worth going to the State, but have a backup plan.

Harpster noted the addition on the south is trying to emphasize the fact that this is a new addition, but work in conjunction with the existing building. There would be a two foot gap between the two buildings. This would be a 24 foot wide building. The vertical height would match the Schwartz building. They are proposing having actual punched openings that match the proportion of the windows on the east.

Jones questioned if the new addition would be within the district. Zimmer replied yes. The district line runs down the alley.

Harpster doesn't see any changes to the west side. The new addition would match the parapet height. There would be glazed windows on the south side. Horizontally corrugated metal is proposed for the new addition.

Jones is impressed with the length the applicant is going, to maintain the window lines.

Francis questioned the windows on the first floor. He wondered if the first floor could be kept, but higher up windows be replaced. Zimmer believes the ground floor windows are far more significant. The Parks Service review would have to look at repair costs, etc.

Jones believes adjacent traffic noise would be a good argument. Window issues have to be worked through very carefully. It is hard to meet the standard that says you can't make any openings bigger or smaller.

Francis would like to encourage them to move forward.

Jones loves the project. Johnson agreed.

Zimmer stated that this is one of the most significant buildings in the district. We haven't had a big housing project in a while. Tax credits would require five years of ownership. TIF could be likely.

REVIEW OF PRESERVATION EASEMENT FOR LEWIS-SYFORD HOUSE, 700 N. 16TH STREET

PUBLIC HEARING:

July 18, 2013

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

Zimmer sent Commissioners a comparison of the existing easement and the suggested draft. The only improvement was a suggestion by Joel Sartore to include more of the ground floor interior rooms. The heart of the easement takes the Certificate of Allowance out of the easement. There are portions that are more strict than the Secretary standards. We have tried to eliminate these and place the decision back with this Commission and the Secretary of Interior standards. They also took out the clause to rebuild in kind. He doesn't see the point to rebuild in kind.

Jones noted that this couldn't be subdivided in the earlier easement. He doesn't see that language in this draft. Zimmer believes the language is clear that the easement stays with the land. He can anticipate that potentially an adjacent property would want to share a driveway. You can't subdivide away the easement.

Zimmer distributed a comment from PAL that they remain interested in this property.

Bob Puschendorf wanted to thank Ed for his good work on this easement. He is neutral. It's important to the Commission as the Ordinance comes more into line with

the Secretary of Interior standards. He can see the benefits to the added language. Some of the wording is questionable.

Jones wondered if there were any specific changes he would recommend. Puschendorf replied the language regarding reconstruction of buildings. He doesn't want to see replica buildings.

Zimmer noted if the main building is lost, then you couldn't rebuild anything on the lot . The Secretary standards would permit something.

Peter Bleed commented about the paragraph with "no new structure shall be permitted" being deleted. It strikes him as pretty desirable language. He sees a lot of flexibility there. He doesn't want to see something undesirable get built.

ACTION:

Jones moved approval, with the additional ground floor rooms added, seconded by Johnson and carried 4-0: Francis, Johnson, Jones and Kuhlman voting 'yes'; McKee and Munn absent.

Staff Report

Zimmer had a discussion with Dennis Scheer regarding the pedestrian alley adjacent to Lumberworks at 7th and P. The City has engaged Scheer to design the improvements. This is early enough in the design, to talk about ideas.

Scheer reiterated that this is very early in the discussion. He showed different alleys around town. There are general goals at this point, comfortable, safe and they want to make it ADA compliant. They need to provide six foot wide concrete per Public Works. All the alleys in the Haymarket have a similar vertical brick wall, electrical issues, various unique problems. There has been discussion about possible landscaping in the alley.

Kuhlman questioned if this is a vehicular alley or strictly pedestrian. Zimmer replied that the south half has been vacated. The north half is a true public alley. The cross alley is another mixed condition. The east half is platted, the west half is public ownership, private space and dock.

Scheer believes this alley has to be pedestrian dominant. There is a garage door at the end of the alley. There has been some loading that has happened at the north end of the alley. They will continue to look at everything. There are drainage and pavement issues. They are going to have to deal with the break down. He has talked to Will Scott

about easements on the wall surfaces. There is an idea to have great vertical surfaces as well.

Francis thinks it would it be a mistake to consider this a secondary pedestrian space. Scheer agreed.

Jones believes proper lighting will help.

Scheer reviewed the buildings around the alley He will be back with ideas. The garage will be open this fall.

There being no further business, the meeting was adjourned 4:15 p.m.