MEETING RECORD

NAME OF GROUP:	HISTORIC PRESERVATION COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, August 21, 2014, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Tim Francis, Jim Hewitt, Jim Johnson, Berwyn Jones, Liz Kuhlman, and Jim McKee ; (Greg Munn absent). Ed Zimmer, Stacey Groshong Hageman, and Amy Hana Huffman of the Planning Department; Hallie Salem, Urban Development Department; Kevin Abourezk from the *Lincoln Journal Star*;
STATED PURPOSE OF MEETING:	Regular Historic Preservation Commission Meeting

Acting 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 regular meeting held July 10, 2014. Motion for approval made by Jones, seconded by Johnson and carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman and McKee voting 'yes'; Munn absent.

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

APPLICATION BY 700 O LLC FOR A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION AND NEW CONSTRUCTION AT 700 O STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: **August 21, 2014**

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

Brett West, WRK Development Company, LLC, came forward to state this project was first proposed two months ago. Since then, all notes have been reviewed thoroughly and the property was visited again to consider renovation. A proforma was run on the existing building and renovation does not seem aesthetically or financially viable. A feasability study led them to conclude that the property should be razed.

Jones asked what grade of construction the proforma included because the cost seems excessive for such a small building. There were people doing work on the interior, so it does not appear to be unusable. This is an important, listed building, contributing to the Haymarket District.

Mr. West replied that the cost estimates are high because the inside of the building is unusable to create a leasable income.

McKee asked whether there was knowledge that the building was part of the historic district at the time of purchase.

West replied that there must have been but more and more was learned. The details are provided.

Francis asked for clarifications about building dimensions.

West stated the existing building is approximately 9,000 square feet on the ground floor. The new building is 9,000 per floor so approximately 36,000 square feet.

McKee stated that part of the reason for his appointment to the Commission was to stop this type of project. Buildings have been demolished one by one over time and the fabric of the Haymarket is slowly disappearing as a result. The building proposed is not over-scale. The Industrial Arts Building on Innovation Campus is an example in which the outer walls were saved. He ask if anything similar was considered.

West replied that the only facade considered was the one to the east. The financial package considered the Industrial Arts scenario and what has to be done to make it leasable as office or retail space.

McKee said the Commission does not give instructions, but that is the one type of project he could vote for, and would not support demolition unless something more appropriate would come along. This project would be better suited to the West Haymarket or further south, but not in its current location.

Hewitt stated he would be interested to hear how this is comparable to the Industrial Arts Building. The State Historical Society Board went back and forth as to whether that building was worth saving. Looking at it now, it seems that keeping only the facade is preserving it in name only, and that is not preservation. He stated he is against getting rid of this building.

Kuhlman agreed that too many buildings have been taken down in the Haymarket and she will not support the project unless measures are made to protect the exterior in order to keep more of the historical fabric in place.

Johnson agreed with Mr. McKee and Ms. Kuhlman.

Jones stated he is not a fan of preserving only the facade and would like to see the building truly preserved. If developers choose not to preserve it, let it be on their heads.

McKee moved denial of the demolition.

Zimmer stated that the ordinary schedule on matters of demolition would allow Commission hear the item twice over two months, in case additional information is needed. If members feel there is enough information to act today, then the Commissioners can move first to suspend the usual schedule, and vote to act.

McKee responded that he would prefer not to vote on demolition today. McKee said not voting today would enable Zimmer to present the opinion of the Commission to the powers that be. It offers a better chance to consider two steps. Zimmer agreed that is the reason the schedule is as it is.

Johnson noted that the motion for denial of the demolition was never seconded. McKee retracted his motion.

Francis asked if the item needed to be suspended.

Zimmer explained that if the Commission wished to act today, it would be necessary to move to suspend the adopted schedule in order to do that. With the schedule intact and the discussion on the first item complete, Commission is free to move on to the proposal for new construction. He went on to clarify that it is up to the Commission whether to vote on the second item.

Hewitt asked for clarification on how he should vote if he is against demolition. McKee stated that he could stand mute and it will put off the demolition motion, so there will not be a vote on the matter today.

Francis stated the architects have a chance to go back and take another look, knowing that this Commission is firmly against this.

Hewitt added that if the developer wandered into the purchase of this historical building with open eyes, then they cannot return and complain about what is happening.

Francis opened discussion on the proposed new building.

West stated the architects worked to bring in some of the previous design comments, such as incorporating more brick, historically appropriate scale, and simplification of many design elements, into the updated design. The glass faces into the city and is more in scale. The alleyway brick is maintained to work with the City's proposed artwork area. It includes a rooftop conference area and outdoor deck. With the extra time and effort, this has become a good and viable project.

McKee asked if the dock grade would be retained or reduced down to street level.

West stated the dock level would be retained. Time was spent on-site examining how it would fit in with the property next door, and it was scaled down, but would keep the height to fit in with the existing buildings.

Kuhlman stated it is a nice mix of the old and fitting into the fabric of the neighborhood.

Bob Puschendorf, Nebraska State Historical Society (NSHS), stated that in 2010-11, the Historical Society participated in an ad hoc task force with the City on development of the Arena and surrounding railyard. At the time there was thought that there could be Federal involvement in a portion of the bigger rehab project.

The task force talked about how this might proceed to be reviewed under Section 106 of the National Historical Preservation Act. It gives the Historical Society review authority over Federal impacts on historical sites. At that time, they identified the "area of potential effect." It included the Haymarket Historical District, the Haymarket West development area, the Haymarket South, and Pershing Auditorium. The city followed up with components of discussion. There was an archeological investigation done in the Railyard. There was a survey report on the South Haymarket. The Historical Society talked about documentation of the existing Haymarket. And that led to a National Register nomination. The reason they talked about it was their concern over what development pressures would have on the Historical District. The full Section 106 process did not occur because there was no Federal involvement.

Ruben Acosta, State Historic Preservation Office, stated that Lincoln is not the only community facing these issues. In Omaha, a landmarked property acquired by a developer was "de-landmark" or its designation rescinded in order for it to be demolished. Historic districts cannot just be regrown and should not be lost. It is also important to avoid freezing a district to the extent that an area dies because it cannot change with the times. One creative example is to consider how people from the period of significance modified their buildings, and used and expanded their spaces. When there is no Federal involvement, he Preservation Office relies on local entities to make the right decisions. He stated he is glad to see the Commissioners considering the impact of the gradual changes occurring so there is awareness about preserving the overall historical fabric of the area.

Francis closed the hearing on this Item.

Ed suggested the Commission hear Item 6, to accommodate those who are present.

APPLICATION BY NEBRASKA NEON SIGN COMPANY ON BEHALF OF HUDL FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNS AT 151 N. 8TH STREET AND 725 P STREET IN THE HAYMARKET LANDMARK DISTRICT.
PUBLIC HEARING: **August 21, 2014**

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

Ryan Haffey, Nebraska Neon Sign Company, addressed the P Street request and stated this is a scaled down version of the sign Hudl has on the Old Chicago Building. It consists of open channel lettering with the neon tubes mounted on the background. This space is

above their board room. And it just announcing their presence as they are growing and taking up more office space in the building.

McKee asked for information about Hudl.

Jeff Scott, Hudl, replied that Hudl provides video analysis for coaches and players. They serve15,000 of 16,000 high school football teams in the United States and are expanding into other sports. He described the company as having a young, talented team of developers, sales people to support coaches.

McKee asked if they need a sign to draw prospective teams?

Scott replied it is more to recruit talent and to make sure Lincoln knows Hudl is here and a big part of the Haymarket where they have been located since 2007 and are now in two buildings.

Johnson stated there was comment that the sign looks crowded into the space. He asked if Hudl would be willing to make it smaller.

Haffey stated there are several options to consider such as removing the black background and only having the logo and letters. There is no opposition to scaling it down.

Johnson stated he is not opposed to the sign but would like to see more brick.

Haffey responded that the benefit of the background is it can be installed with fewer mounting points. This is new construction, so it is thin brick.

Kuhlman stated she supports the idea of the single letters and more exposed brick.

Haffey replied that the problem is that if Hudl changes their logo or sign, there is more to remove and therefore it is inadvisable to remove the background altogether. He suggested the options of scaling it down or changing the colors.

McKee noted that this particular building is not a contributing historic structure.

Francis asked if the corporate logo includes the black background.

Scott confirmed that it would be undesirable to change the color for that reason.

McKee stated that is the logo, but the sign could still contain individual letters.

Kuhlman agreed.

Zimmer stated another point is this one would be neon, above one that is externally illuminated. On one facade, that would create considerable contrast. Part of the question

is if it needs illumination in the same way, since this is not a nighttime business, and this is more for presence, just to show that Hudl is growing. Just something to consider - that we are mixing media here in a rather small facade.

Acosta stated that the Historic Preservation Office feels that there is a lack of creativity when it comes to historic signs in the Haymarket. Big neon signs are not compatible with the surroundings. Applied lettering on windows is an example of creative signing that retains the historical character of the Haymarket and has the added benefit of being easy to replace and relocate, and not causing damage to buildings.

Johnson noted that there are five windows and five letters.

Acosta responded that using lettering on windows identifies the space occupied by the tenants, it follows a historical pattern. The more context that is shown, the better it is for those making decisions.

Francis stated that he advocates for the current proposal because it looks tidy and provides a benefit to the business to announce their location.

Scott stated he thinks the lighting is important due to the amount of traffic the area sees at night.

Haffey stated that the black background must either extend to the letters, or be removed altogether.

ACTION

Johnson recommended recommend that the scale be reduced.

Haffey stated a revision will be sent with the final size.

Johnson moved approval of the Certificate of Appropriateness, seconded by Hewitt..

Motion for approval carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, Mckee voting ‘yes’; Munn absent.

Zimmer indicated that the second Hudl request, for a sign on the former Salvation Army Building at 151 N. 8th St., raises a question about appropriate spacing of projecting signs. Signs of this type are required to be spaced at least 50 feet apart, but the sign requested is approximately 40 feet from one to the north. Zimmer reminded the Commission this question had arisen previously regarding projecting signs on narrow storefronts, such as on Havelock Avenue or in some parts of Haymarket. He noted this did not appear to him to be a good case for considering changing that requirement, as these signs are located on a single facade.

The Commissioners urged Hudl and Nebraska Neon to consider alternatives for Hudl's sign, for consideration at a future meeting.

APPLICATION BY SPEEDWAY PROPERTIES, 820 Q ST., HAYMARKET
PUBLIC HEARING: August 21, 2014

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

Ruben Acosta of the State Historic Preservation Office pointed out that while 8th St. in Haymarket traditionally had canopies along 8th Street where the spur tracks were located, Q St. did not. He also questioned covering the transom level of the storefronts.

Ken Fougeron represented Speedway Properties. Zimmer noted that the first proposal he received suggested installing a canopy at 820 Q Street at the same level as the building to the west. He questioned this as Q Street slopes down from east to west and the buildings and their front "docks" are at different levels. The current proposal before the Commission recognizes the topography and requests a canopy for 820 Q at a higher level than on the building to the west.

ACTION

Jones moved approval of the recommended finding and Certificate of Appropriateness, seconded by Hewitt..

Motion for approval carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, Mckee voting 'yes'; Munn absent.

APPLICATION BY US PROPERTIES FOR SIGNS AT THE GRAND MANSE
PUBLIC HEARING: August 21, 2014

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

Jessica Lindersmith of US Properties explained that their proposal is to install four permanent metal frames on the Grand Manse, in the same manner as the banner sign on Lied Center facing Q Street, and secure a succession of banner signs advertising various regular (annual) events in the building. They would like to install one sign per facade and they envision having a banner in each frame at all times, treating them as permanent-but-changeable "wall signs," not as temporary banners. The frames would be secured into joints in the stone facades. They have not yet determined exactly where on each facade they would install the signs.

Jim McKee asked if the banners would replace the electronic message boards. Lindersmith indicated that was not their intention.

Zimmer indicated year-round wall signs seemed different from the original proposal for

event banners. He suggested it raised a question about the need to review and approve each banner, if they would always be part of the building's appearance.

Members suggested they did not have enough information to take action on this item.

APPLICATIONS BY ANTHONY MITCHELL FOR LANDMARK DESIGNATION OF THE O'CONNELL-GALBRAITH HOUSE AT 727 S. 9TH STREET, AND A SPECIAL PERMIT FOR HISTORIC PRESERVATION
PUBLIC HEARING: AUGUST 21, 2014

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

Zimmer stated that these applications concern a very small house on a narrow, 32'x100' lot on South 9th Street. His research indicates the house date from the early 1880s and is one of the oldest brick houses in Lincoln. It was built for and probably by the O'Connell family. Mr. O'Connell was listed in several occupations, including bricklayer, but for most of his residency was a watchman at the Burlington depot. In the early 20th century the house was rented by John and Mabel Galbraith, an African-American family. John Johnson took photos of the Galbraiths in front of the house, around 1911-12. Zimmer showed those photos and said that only a few of the residential settings in Johnson photos are still extant. In the later 20th century the house was occupied by Germans from Russia. Zimmer stated that this sequence from families of Irish ancestry, to African-American, to Germans from Russia, is highly characteristic of the South Bottoms neighborhood.

The special permit request is to use the building as a take-out restaurant. Jones inquired and Zimmer answered that the applicant intends to open a "soul food"/barbeque restaurant. It would not have indoor seating as the floor plan is very small and allows just for a small ordering/waiting area, a counter, and the kitchen. Zimmer advised against specifying "soul food" in the special permit as that should not be part of the planning and zoning consideration. Jones concurred, but said he would welcome a good barbeque place.

Zimmer said that the property has some parking to the rear, accessible from the alley. The adjacent property to the south is under the same ownership as 727 S. 9th and is a parking lot. At the corner of 9th and G is a former grocery store, used by Lincoln Literacy Center.

The historic integrity of the structure is not pristine. What appears to be brick today is stucco over the original brick. The special permit application does not propose to make any exterior changes to the property. Zimmer noted that the O-1 district is an office and residential district in proximity to the Capitol and County/City Building. Lincoln Mall, for instance, is zoned O-1. The district allows restaurants as part of an office or residential building, such as the lunch counter in Landmark Center at 10th & Lincoln Mall. However, O-1 restaurants are restricted to 20% of the office or residential area. 727 S. 9th is somewhat of an anomaly in that district as a very small, single family structure. The landmark designation and special permit would allow the restaurant use without the typical

O-1 restrictions.

ACTION:
Jones moved that the Preservation Commission recommend both applications for approval, seconded by Johnson.

Jones commented that the landmark application and historic photos were exciting and the use seemed to fit the building and area.

Motion recommending approval of Landmark designation and a Special Permit for historic preservation carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman and McKee voting 'yes'; Munn absent.

APPLICATION BY JOEL SARTORE TO REMOVE A TREE AT 700 N. 16TH ST., LEWIS-SYFORD HOUSE
PUBLIC HEARING: **August 21, 2014**

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

Zimmer presented photographs of the mulberry tree in the rear yard of the Syford House. He noted that its shade and screening of the large dormitory to the east are valuable, but the tree has been dropping large branches and is leaning over the property to the south.

Jim Hewitt noted that he was on the Historical Society Foundation board when the Foundation owned this house and the tree was already a problem. Jones noted that mulberry trees seldom grow to this age and this one appears hazardous.

Zimmer asked if the Commissioners wanted to recommend or condition their action on a replacement trees. McKee noted that Sartore is doing a good job with the property and he felt that would be unnecessary.

ACTION

McKee moved approval of the recommended finding and Certificate of Appropriateness to remove the tree, seconded by Hewitt.

Motion for approval carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, Mckee voting 'yes'; Munn absent.

APPLICATION BY McFARLAND'S PUB FOR A SIDEWALK CAFÉ, 710 P ST., HAYMARKET

PUBLIC HEARING: **AUGUST 21, 2014**

Zimmer stated there is no new information to present on this item.

APPLICATION BY REXIOUS NUTRITION, 320 N. 8TH ST., HAYMARKET
PUBLIC HEARING: **August 21, 2014**

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

Zimmer showed the sign proposed by Rexious, which is located on the "garden level' below Flatwater Bistro. Members commented on the challenge of retailers operating on lower levels. Zimmer noted that there is some visibility from the sidewalk to the lower level all along the face of this dock.

ACTION

Johnson moved approval of the recommended finding and Certificate of Appropriateness, seconded by McKee.

Motion for approval carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, Mckee voting 'yes'; Munn absent.

APPLICATION BY CBS SIGNS FOR 4343 N. 61ST ST., HAVELOCK AVE. LANDMARK DISTRICT
PUBLIC HEARING: **August 21, 2014**

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

Zimmer showed the sign proposal for the Schmidt Bros. Building, now Havelock Salvage. It would replace the awning on the north side of the building with a striped fabric awning, with the name of the business. Members commented it was an improvement.

ACTION

McKee moved approval of the recommended finding and Certificate of Appropriateness, seconded by Kuhlman.

Motion for approval carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, Mckee voting 'yes'; Munn absent.

REVIEW AND RECOMMENDATION ON REDEVELOPMENT PROJECT, 820 N ST.
August 21, 2014

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

Jonathan Camp and architect John Badami presented the project. The building is the Western Supply Company building, constructed in 1895. Camp is proposing a redeveleopment project that would return the south, main facade to its original pattern of

windows and elevated entrance, with stairs and a "porch" on the N St. sidewalk. Block windows would be reopened on the west and east sides, and some new windows introduced on the west. An addition on the west would provide accessible entrances, elevator, and stairs, while an open stair tower near the northwest corner would provide a code-required second egress. They would explore gently removing the paint from the south facade, or repaint it more appropriately if that proved infeasible. The gravel parking lot to the west would be paved. In the future, a second building might be constructed there, sharing the stair and elevator tower.

Members commented favorably on the proposal and asked Zimmer if formal action was necessary. He indicated that while the building is adjacent to, not within, the jurisdiction of the Haymarket Landmark District, it is within the boundaries of the recently listed Haymarket National Register district and the City administration would appreciate the Commission's recommendation.

ACTION

Jones moved that the Commission recommend the redevelopment project be approved by the City and applaud the improvements to the property, seconded by Kuhlman.

Motion for approval carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, Mckee voting 'yes'; Munn absent.

ADDITIONAL REPORTS

Stacey Hageman asked the Commission if they would prefer to receive her briefing on South Haymarket Sub-area Plan next month. Members indicated that would be preferable.

Zimmer indicated the Lincoln Haymarket Historic District is now officially listed on the National Register of Historic Places, and he and Stacey will present the Koop House nomination to the State Board before the next HPC meeting.

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