MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 21, 2016, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Melissa Dirr Gengler, Jim Hewitt, Jim Johnson, Jim McKee and Greg Munn; (Tim Francis and Liz Kuhlman absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department; Bob Norris of Nebraska Neon Sign Co. and Scott Wieskamp.

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 regular meeting held November 19, 2015. Motion for approval made by Johnson, seconded by Hewitt and carried 5-0: Dirr Gengler, Hewitt, Johnson, McKee and Munn voting ‘yes’; Francis and Kuhlman absent.

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

- Hewitt is troubled that they want to do away with the Telephone Museum.

McKee stated that he had talked with them at one time about moving it into the first floor retail space. Ed Zimmer stated that one tenant was looking into possibly doing a display about the history. The phone museum is disinclined to break the museum into parts. It strikes him that at least three different corporate entities have supported the museum at their current location. He believes there is still ongoing discussion and he hopes the museum can continue doing what they do, in their current location.

McKee thinks that someone should consider speaking with a member of the Woods Foundation. Hewitt believes there should be some way to put pressure on Nelnet to keep the museum. Zimmer pointed out that if this is the “ Telegraph District”, the history of the area could be an asset to the district. This isn’t just a museum, it is part of what this project says it is about.
Hewitt thinks it is good to keep this in the front of our minds while considering this area. He would be more than willing to remind the developer that this should be addressed.

Zimmer believes that perhaps the Mayor’s office and Urban Development should be involved as well.

Munn questioned the purview of the commission in cases like this. How proactive can we be with issues that we believe should be addressed? Zimmer believes the commission’s power of duties states that this is part of the assignment. The duties have language that speak to working with other groups in the community and giving advice. He believes the commission is solidly within their mission to give advice on the Telephone Museum. The developer is already asking advice of this body for the development.

McKee questioned if PAL (Preservation Association of Lincoln) has addressed this issue. Zimmer does not believe they are aware of this. He will mentioned the commission’s concern to them.

- Hewitt noted that Twin Peaks has gone out of business. He trusts that this group remembers that Berwyn Jones and himself voted against that particular use. It seems to him that this group will have another opportunity to review what comes next.

APPLICATION BY NEBRASKA NEON SIGN COMPANY FOR A CERTIFICATE OF APPROPRIATENESS FOR THE HARGREAVES/SCHWARZ BUILDING, 747 O STREET, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

Members present: Dirr Gengler, Hewitt, Johnson, McKee and Munn voting ‘yes’; Francis and Kuhlman absent.

Bob Norris with Nebraska Sign Co. appeared. They are developing a sign package for this building. Two developers are involved. There will be condominiums and one retail entity. He is going to talk about the total package for both entities. The Schwarz is the new name for the Schwarz Paper Company building. Most of the building will be residential. On the east and west facades, they plan to repaint the vertical building identification signs. On the west side there will also be a small panel for the retail portion. They plan for that sign to be illuminated with down pointed gooseneck lights. The north elevation is the main entrance. They are proposing a painted metal panel above each doorway with dimension letters. They would also be lit with gooseneck fixtures. The center band is brick. They intend to attach the signs to the brick, but project them out a few inches. They are also proposing vinyl signs applied to the tops of the lower windows of the market storefront and to the door glass of the residential entrance, similar in design to the signs above the entrances. They won’t be advertising any products. The canopy and dock on the east face is being rebuilt. They are proposing a blade sign under the canopy. There may be another blade sign to the far end of the building. These
would not be illuminated. There would also be a sign on the east side, on top of the canopy that says U-Stop Market. These would be individual letters with LED lights. Each letter would have a framework.

Zimmer believes this would be similar to the Old Chicago sign, with LED bulbs instead of neon.

Norris continued that there would be exposed neon that outlines the letters. There are two separate entities using the signs. Both entities have seen what is being proposed and approve of the designs submitted to this commission.

McKee asked about the ghost horizontal sign on the west elevation. Will it be painted out or highlighted? Scott Wieskamp replied that is a good question. They haven’t thought about that yet. McKee does not have an objection, but this group has leaned toward allowing ghosts to remain. His preference would be to not paint over it.

Norris doesn’t know if there is anything on the west being proposed. McKee would be opposed to an ever growing directory sign. Norris believes the market owner has no desire to have any other tenants. Wieskamp noted that the market will occupy the entire first level.

McKee questioned if serif font would be more appropriate for the Market sign. He is seeing sans serif being proposed. Zimmer believes examples of early Schwarz paper signs are similar in their effect and are sans serif. Channel letter serif would probably be confusing. Norris agreed that it can be difficult to set the bulbs in serif. If it was serif, the letter would probably have to be larger. We are limited to three feet high.

Munn thinks bulb signage is more period appropriate, but he wondered if there is a history of light bulb logo signs in this area. Zimmer believes most illuminated signs are period type, but not typical warehouse signs. This is a more complete package than this group is used to seeing.

Johnson likes the ghost print sign the way it is. He would discourage painting it.

Munn wondered about the east painted sign for the Schwarz. Zimmer replied that it faded a long time ago.

**ACTION:**

McKee moved approval of the sign package as presented with the condition that the ghost sign on the west elevation remain, seconded by Johnson and carried 5-0: Dirr Gengler, Hewitt, Johnson, McKee and Munn voting ‘yes’; Francis and Kuhlman absent.
APPLICATION BY NEBRASKA NEON SIGN COMPANY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HENKLE & JOYCE BUILDING IN THE “TOOLHOUSE” COMPLEX, 800 Q STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

January 21, 2016

Members present: Dirr Gengler, Hewitt, Johnson, McKee and Munn voting ‘yes’; Francis and Kuhlman absent.

Zimmer stated that the new entity coming into the Toolhouse space is calling themselves Yowies Lodge. The request is to replace the existing names on the signs with their business name. No signs are being added. No illumination is being changed. He listed the sign package on the agenda because he had not received any material on the signs at the time the agenda was prepared. The package as proposed replaces the business name. He would approve based on past action by the Commission. This business will have a different approach, different menus and different uniforms.

Norris stated it is his understanding the interior will have a lodge feel. The sign company is being asked to replace the sign faces only. They are not changing the shape, size or projection.

Hewitt questioned if the outdoor patio will carry over to new owner. Zimmer replied that the west part is vacated property, the south part is sidewalk. The new owner can operate under the existing permit.

The Commissioners agreed that there was no significant changes being made to the signs.

Staff Report

- 3860 Dudley Street in East Campus

Zimmer stated that the vegetation in the front of the house was overgrown. Bob and Vicki Rokeby and their son and his partner live on the street. They purchased this house. As they repair the property, they would like to make some changes principally to the approach of the house. They are going beyond a simple repair. They are asking for guidance. They wanted to introduce a triangular pediment above the front entry. This is one of those Lincoln gambrel roofs. They came back with a curved element above the door and railings on either side of the front porch. It looks East Campus appropriate to him. He believes they have interpreted something different, but it looks appropriate with the house.

Munn sees this as a gambrel house with a rounded entry.

Dirr Gengler believes this is very standard on colonial revival, as a whole. It looks like the columns are fairly heavy. It’s hard to tell if they are round or square. She would steer them
toward a round column. She would offer the same suggestion with the balustrade on the porch railing. She would strongly urge a genuine shutter. Zimmer noted that almost all shutters on East Campus are strong shutters, many have cutouts. Dirr Gengler inquired if the owners had any notion with regard to the pillars. Zimmer believes they were thinking wood.

Dirr Gengler believes the columns very heavy, but with colonial revival architecture, there are many pieces. The arched hood above the door is very appropriate. She doesn't want it to look too arts and craftsy. If they are interesting in leaning more closely with colonial revival, she would look more at the scale of the columns. The railing adds a whole different element.

Munn offered that the original columns probably had trellis between them. He would agree with a bit of taper to the columns.

Zimmer believes the owners are not adverse to making changes to the porch. Munn noted that gambrel is a cousin of classic revival.

**Staff Report**

- Zimmer announced that Stacey Groshong-Hageman has returned from maternity leave.

- Zimmer will bring in the draft annual report for review. Two landmarks were designated, numerous meetings were held and he gave many presentation.

- Placemakers of Nebraska - Zimmer is co-editor on the Wiki page with Dave Murphy. Richard W. Grant is a typical page. It will have a portrait when available, notes and references to projects, amongst other information. James Bellangee was another architect. He was nationally published. The site gives information on a range of Nebraska architects.

- The 9th & O St. hotel project is moving a little slower than anticipated. This group won't see it until their regular meeting in February, 2016, or perhaps a March meeting. Speedway is likely to want an early February, 2016 date for a joint meeting with Urban Design Committee. He is trying to not have this commission meet twice in one month. He is not sure he has all the information from Speedway yet. He will keep everyone informed as far in advance as possible.

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