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

Penn thanked the Mayor for allowing these joint meetings. She believes it is important for the process to get input from both groups.

### DESIGN UPDATE AND REVIEW FOR HUDL INTERNATIONAL HEADQUARTERS, CANOPY AT P STREET

**PUBLIC HEARING:** February 18, 2016

Members present: HPC – Francis, Hewitt and Johnson; Kuhlman declared a conflict of interest; Dirr Gengler, McKee and Munn absent.
UDC – Casper, Peace, Penn and Tilley; Huston declared a conflict of interest; Kissel and Eagle Bull absent.

Jim Krieger with Sinclair Hille Architects appeared. Throughout the design process, this building has evolved, but he suggested the design concept is consistent. He highlighted details that have been refined in the design process. The P Street entrance has gained in emphasis, and the sidewalk has been detailed to further underscore the sense of arrival. The second story of the building has been clarified as a continuous band of windows, to lift the tower portion above the base. The 7th floor will have an outdoor area for the cafeteria.
For the retail space along Canopy Street, each doorway will have a canopy. There are four retail entries. The brick is a little darker than before, as well as the metal. He brought along some samples of their color choices.

Johnson wondered about the timeline. Krieger replied they are anticipating opening in the spring of 2017.

Zimmer mentioned the plans attached to the Redevelopment Agreement were compare with the designs submitted for the building permit and staff felt the design had evolved, but was in compliance.

Penn noted that it doesn’t appear they are asking for any exceptions to the Downtown Design Standards. Zimmer doesn’t see anything that would require a waiver of the standards. This is for the advisory role of the Redevelopment Agreement. There will be further discussion on the courtyard. Only half of the buildout of this block will be done at this time. The discussion will involve how to handle the future.

Casper questioned if the retail will include any food establishments or cafés. Krieger is not sure. They haven’t finalized the plans for tenants yet.

Nate Buss stated the courtyard will provide an open, free flowing walkway to the north (secondary) entrance, unless someone comes in with a sidewalk café.

Peace wondered about the property line. Krieger believes the brick face is a few inches back from the property line. The canopy projects about four feet over the property line.

Will Scott stated they are working with a few vendors. They would like to attract soft goods retail. It is very early in the process yet. A national retail convention is coming in May, so they are setting up some meetings.

Buss described the streetscape features, stating that the main entry off P Street has an angle to it. They are proposing to bring in some color concrete from the node. The rest along Canopy Street is similar to what is there today. The design along P Street will be similar to what you see on the other side of the street in front of the Olsson’s building. In the center is the courtyard. That item is in flux right now. That will be back before these committees.

Zimmer stated that discussion will include concepts of what could be in place when this building opens. Knowing that the building to the north of this needs to be built to realize the full courtyard, the character of that building should have input into what happens with the design.

Penn asked if it has been determined where the TIF (Tax Increment Financing) will be used. Salem replied there will be assistance with the streetscape and courtyard. The money will be dedicated in the agreement for that purpose. There will be a public easement over it, public access and use, as well as private. Just like the Railyard, those details change over time. It will probably see some similar refinement. Penn was thinking of people going to the Arena. This will be a main route. Does it make
sense to have benches and trash cans coordinated or not? She is not sure. Salem thinks that is a valid point to discuss.

Casper noted since this will be a public courtyard, it should not feel closed off. If it is to be truly public, she hopes to see more of an opening presence. This design feels like it will belong more to this building, not as a public space. Buss stated that the opening is probably thirty to thirty five feet wide. Casper was wondering how you invite people in, since this is a public space. Krieger stated that is still being fleshed out and designed. It is dependent on the building to the north. Casper sees that the whole area could end up with a lot of shade. These are things to consider. Make sure to keep in mind how the space will be programmed and who will be using it.

Penn stated that we wanted to see the solar impact with another building in the area. She believes it was the Olsson Associates building. She would like to see technology used to see the space at different times of the day.

ACTION:

HPC:
Johnson moved approval of the design as presented, seconded by Francis. Motion failed 3-0: Francis, Hewitt and Johnson voting ‘yes’; Kuhlman abstaining; Dirr Gengler, McKee and Munn absent.

UDC:
Peace moved approval of the design as presented, seconded by Tilley and carried 4-0: Casper, Peace, Penn and Tilley voting ‘yes’; Huston abstaining; Eagle Bull and Kissel absent. Peace, Tilley

UPCOMING REQUESTS FOR JOINT MEETINGS, FUTURE PHASES OF TELEGRAPH DISTRICT REDEVELOPMENT, 9th & O HOTEL PROJECT (TENTATIVELY SCHEDULED FOR MARCH 17), LUMBERWORKS GARAGE “LINER” BUILDING, ETC.

PUBLIC HEARING: February 18, 2016

Members present: HPC – Francis, Hewitt, Johnson and Kuhlman; Dirr Gengler, McKee and Munn absent.

UDC – Casper, Huston, Peace, Penn and Tilley; Eagle Bull and Kissel absent.

• Zimmer stated that staff has been working actively with the Telegraph District. We expect that to be coming forward in several additional stages.

• The proposed hotel at 9th and O Street is in design stages at this time. They have asked tentatively for March 17, 2016 for a joint meeting date. He is trying to alternate meeting dates to balance the extra dates requested between both groups.

• Proposals have been requested and received for the Lumberworks Liner building. A selection hasn’t been made yet. He is anticipating this item coming to a joint meeting, but that schedule is further down the road.
• Hewitt hopes someone from the Telegraph District will be here for the March, 2016 meeting so we can discuss the fate of the Telephone Museum. He believes it is a significant factor and he would like to discuss it.

Penn was planning on bringing it up at the Urban Design Committee meeting as well.

Zimmer noted that two members of the Telephone Museum are in the audience.

TELEPHONE MUSEUM

Diane Walkowiak requested to address the boards. She is a volunteer for the Frank Woods Telephone Museum. She starting volunteering a month ago and realized there was nothing in the redevelopment plan for the museum. She is helping Wally Tubbs, who runs the museum. Their first priority is a considerable extension on the lease. The lease is set to expire March 31, 2016. They need to find a new space and remodel it. There are hundreds of items to catalog, pack and move. We want space not to just survive, but grow and thrive. We need about 10,000 square feet. We envision a library and proper place for storage. We need ample parking and garage doors to move items in and out. Speedway Motors has talked to the museum. Speedway Motors is happy to lease space outside the Telegraph District. The Telephone Museum belongs in the Telegraph District that it was named for. The logical location for the museum is the LT&T Warehouse. It seems to her it would benefit the district to have the museum as part of the district. It has been suggested that parts of the museum be displayed in retail spots. She hopes everyone realizes that takes items out of context. What better way to brand the Telegraph District than to have the Telephone Museum as part of the development. Ultimately, we feel the museum should be part of the district, in the LT&T warehouse. We need an extension of time and ask for the support of this group.

Huston asked what the cost would be for renovation of 10,000 square feet. Walkowiak replied it would depend on the location and condition of the building. Wally Tubbs, president of the Museum, agreed.

Francis inquired about the current space. Tubbs stated that their display space is about 4,800 square feet. Another 1,200 square feet was planned. Francis believes it sounds like there is great economic development potential. Walkowiak added that they have tours and school kids, and it has been a great resource.

Hewitt stated that as a historian, he believes this is an excellent case for why this should be in the Telegraph District. Someone from Historic Preservation Commission has talked to Speedway and has said that this museum needs to be moved. In his opinion, if they can’t find a place for the Telephone Museum, then the district should be renamed. Walkowiak appreciates the sentiment. This happens all the time. You have a development called Whispering Pines, but all the pines have been cut down for the development. To her it makes no sense to call it the Telegraph District and honor the museum, but kick it out of the district and threaten its existence.
Penn asked how the museum stays afloat now. Walkowiak replied they rely on a dedicated group of volunteers, and through the graciousness of all the past phone companies, their space has always been rent and utility free.

Tubbs stated that we have existed at the behest of the phone company and always have. The association is comprised of current and retired employees of the communications industry. The collection itself belongs to the Telephone Pioneers Association. If the museum fails to exist, the collection would go back to the members and would probably be sold off and fail to exist. The collection has grown. We feel this is an important resource for school children. To follow that history is of paramount importance to school age kids in Nebraska.

Tilley inquired how many visitors come through in a year. Tubbs replied they had 300 to 400 visitors last Sunday due to all the recent publicity by the media. It varies from year to year. Since the project of the Telegraph District, and the media has picked up on our plight, there has been a huge influx of individuals. Many have driven by for a long time, but want to see it before it goes away. He would guess 2,500 visitors a year is the average. Tilley asked if the students are all from Lincoln Public Schools. Tubbs replied it is a smattering of schools. Our tours are by word of mouth. Tilley wondered why they are asking for a 10,000 square foot building. Could you stay in a 4,000 to 6,000 square foot space? Tubbs replied they are short of space currently. With the ability to expand and recreate the current displays and do them properly, he thinks 10,000 square foot is very realistic. He believes it would make an amazing museum and allow them to display items the way they want. When Speedway Properties provided them with other locations to look at, all of the properties were outside of the Telegraph District. Tilly questioned if they charge admission fees or pay their staff. Tubbs replied no. The museum is done by all volunteers. Walkowiak added they are only open on Sundays from 1:00 p.m.– 4:00 p.m. Everything is done by people chipping in their time. She believes numbers would increase if they had the staffing. She doesn’t believe the museum can continue to rely on volunteers.

Penn inquired if there was anyone present from Speedway or Nelnet who wanted to speak. No one was in the audience. She inquired if the city is involved in any of this. Zimmer replied that the Urban Development Dept. is involved, along with himself and they have been directed to help find a solution.

Wynn Hjermstad stated that the Mayor has asked why the lease cannot be extended. Speedway has said they will extend the lease. Speedway wants a date. Zimmer added that the Mayor regards this as an important part of the district and an important asset to the city. He wants master planning of the district. Hjermstad noted that the Mayor has stated this is not a museum problem, but a problem for the city, the developer and the Mayor.

Tubbs stated that they looked at the former Amoco building yesterday on 25th & “N” Streets. The building was in terrible shape and would not work for them. Speedway told him they would be willing to work on an extension of the lease. That is the first indication of any extension he has heard.

Hjermstad didn’t know this would be discussed today or she would have invited the developer to attend.
Penn would like to see as much coordination as possible between everyone. There are a lot of parcels being taken over by Speedway and Nelnet. It would be nice for everyone to work together.

Huston stated that it would be unprecedented for this body to work with tenants. It is a slippery slope to get involved with uses.

Tilley believes that Historic Preservation Commission works with tenants, but Urban Design Committee is design. Huston sees this as beyond the scope of our review. Hewitt added that Historic Preservation Commission has a very different role. Tilley agreed. She doesn’t feel this falls under the scope of Urban Design Committee. She feels like she is overstepping the boundaries. She absolutely believes this is a Historic Preservation Commission issue. She would recommend that the museum, developer and Mayor all work together to resolve this. Zimmer offered that the city administration has expressed an interest in everyone working together as well.

Johnson would be willing to wait until the next joint meeting on March 17, 2016 and see what everyone has to say. Tilley agreed. She believes it is not fair to have a vote without hearing from the other side. Johnson agreed. He would hesitate to vote on a motion at this time.

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, February 18, 2016, 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, and Liz Kuhlman; (Melissa Dirr Gengler, Greg Munn, and Jim McKee); Ed Zimmer and Amy Huffman of the Planning Department.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair Tim Francis called for a continuation of the meeting that originally convened as the joint meeting of the Historic Preservation Commission and the Urban Design Committee. He acknowledged the posting of the Open Meetings Act in the room.

Francis requested a motion approving the minutes for the meetings of January 5 and January 21, 2016. Motion for approval made by Johnson, seconded by Hewitt and carried 4-0: Hewitt, Johnson, Kuhlman, and Francis voting ‘yes’; Dirr Gengler, McKee and 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 FOR A CERTIFICATE OF APPROPRIATENESS AT 3860 DUDLEY STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

PUBLIC HEARING: February 18, 2016

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

Vicki Rokeby, 3840 Dudley Street, came forward as applicant. She introduced her husband, Bob, and Will Sheehan, 3848 Dudley Street, who has lived in the house next door for 51 years. This is located in the heart of “Professor Row” in the historic East Campus neighborhood. The neighborhood, as a whole, faces challenges in seeking to maintain attractiveness for families and owner occupants since the area is prime for investors targeting student renters. A goal is to keep the balance from tipping over to a rental neighborhood. This particular property had a long-time owner occupant, but fell into a state of serious neglect, both inside and out.

Francis asked if the applicant owns the house now? Rokeby said yes. Francis wondered if this is a rescue mission. Rokeby said they will not make any money on the house.
She went on to say that they chose to begin with the yard, which had been invaded with wisteria. The next goal is to stabilize the exterior of the house, including changes to the porch to make it a compatible and complementary part of the neighborhood. There are other similar Dutch Colonial houses nearby in the neighborhood that are good examples of what will be done to the facade. It will have columns and low railings. To make the entrance more visible and inviting, and to emulate the other Dutch Colonials, a curve will be added to the center of the porch roof over the front steps. Currently, the roofline comes directly across the top of the front door and it creates an illusion that it is coming down.

Francis noted the porch is cottage-like, while the proposed design makes it look a little grander. The current porch is decent. He joked that he is in favor of the applicant spending money to restore the house.

Kuhlman agreed that the new design looks wonderful and thanked the applicant for making this investment.

Rokeby said their goal is to have the house be far more a part of the historic neighborhood.

**ACTION:**

February 18, 2016

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

Commissioners all agreed the proposed plan looks good.

Zimmer clarified that Commissioners are approving the plan as submitted at today’s meeting, which is slightly modified from the original seen at last month’s meeting. It reflects the discussion of columns that are more Classical and less Craftsman, to go with the Dutch Colonial.

Francis asked if the railings are even necessary to meet code. Rokeby said the railings aren’t required but she feels they offer seating and make the porch more inviting. This house and Mr. Sheehan’s next door are among the few in the historic district with full-length front porches. Mr. Sheehan’s porch is a meeting area for all of the neighbors. It is amazing, when the Rokeby’s moved to the area in 2000, there were no children, and now it is fun because there are kids playing off Will’s porch. They would like to enrich that porch feeling on this house as well.

Zimmer said the other thing he would point out is that while he likes the proposed color scheme, he reminded the Commission that they don’t approve colors in this residential historic district. It is helpful info to have to understand where the house is headed.

Kuhlman asked for confirmation that the roof is being replaced and will not have red shingles. Rokeby said that is correct, though the shingles have not been selected yet. They will definitely
blend with the new colors. It will be done this spring.

Motion carried 4-0: Hewitt, Johnson, Kuhlman and Francis voting ‘yes’; Dirr Gengler, McKee and Munn absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR 3 DAUGHTERS BOUTIQUE IN THE SULLIVAN BUILDING, 311 N. 8TH STREET, HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: February 18, 2016

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

Mitch Johnson, the applicant, thanked commissioners for their service and for the passion they bring to our community. He turned over the presentation to his brother-in-law, Brad Love, owner of Love Signs, Inc. out of Norfolk, with an office in Lincoln. Also present was Brittany West who is the sales manager for Love Signs. (Mr. Love noted they are all related.)

Brad Love noted that he has been in sign business for 39 years. His father started a business in 1942, and his grandfather was a sign writer for the Orpheum Theater in Sioux City, Iowa and I did some research on how sign lighting has come along. It began with a movie theaters, where my grandfather was employed. Back in those days they did not have poster, so he would create the displays as the movies came in. Later they came up with spectacular lighted signs, first with with a changeable bulb sign in various theaters. Later, theaters went into cast glass letters.

Mr. Love noted there have been so many advancements in lighting since this historic district was created and they would like to propose to this Board that to take advantage of the technology and implement it in an entertainment district, which this is. They are asking for permission to introduce something new that would create more light. It is dark in that area at night. He has a great passion for signange. It is the most important thing a business can do is have a great sign.

He showed a sample sign box with plastic lettering that is pushed through the back of the signface. He noted it can be done in many ways, with many types of lighting and can be toned down. It is a new technology that might be appropriate in this area. He said they don’t want it loud or brash. They have a fabric awning. They want downlighting around the doorway to provide security and visibility.

Mitch Johnson noted that next door to their boutique is Maggies. They have been down there working for 30-45 days. Unless you know that is maggies, people just walk by. People don’t know what is going on there. They want to make sure that when people go by, they know something is going on there. It will assist with the businesses around them. They are excited about the space, but at the same time they want to do something cool, and is within the rules.
Zimmer noted that he couldn’t provide as much background in advance to the Commission as usual because it has taken some back-and-forth communication to clarify the proposal as to its dimensions, type of sign, and type of illumination. With what we’ve learned today, a remaining issue is the type of illumination. The Haymarket Special Sign District specifically does not allow interior illuminated, plastic faced signs. This proposal may not be exactly what was meant by that description when it was adopted in 1990, when the whole face of the sign would illuminate. But the intent was to prohibit backlighting of translucent plastic in place of exterior illumination or neon signs, which can be permitted on a case by case basis, when well designed.

Zimmer noted that the proposed is not unattractive, but Commission’s has a role in maintaining Haymarket’s historic character and in maintaining fairness among the different boutiques and bars and restaurants - that there is some character to the overall look. Because Haymarket is not a shopping mall with a single landlord who maintains a sign policy, instead Lincoln uses this public process where this volunteer Commission helps maintain historic character. Francis added that has led to a very successful district.

Hewitt asked if the sign, if the materials comprising the sign were changed to be in conformance with the code, is the sign design acceptable? Zimmer suggested that if the Commission chooses, it could approve a sign package of including the entrance awning, the exterior illuminated wall sign, and a marquee sign of the proposed appearance, provided that the marquee sign fits the illumination standards of the district.

Hewitt said that is a very good suggestion. Zimmer said because from what he has heard from today’s discussion, members may support how it looks, as long as it is permitted. Commissioners all agreed. Zimmer said that with the Commission’s approval, he could review and accept a revised proposal for conformance with the requirements. Mitch Johnson agreed that the sign is a big deal for their business.

**ACTION:**

February 18, 2016

Johnson moved approval of the Certificate of Appropriateness provided that the design remains substantially similar to what was presented, and is permitted under current sign code, seconded by Francis and carried 4-0: Hewitt, Johnson, Kuhlman and Francis voting ‘yes’; Dirr Gengler, McKee and Munn absent.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR BRIDGEPONT IN THE VEITH BUILDING, 818 P STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

February 18, 2016

Members present: Francis, Hewitt, Johnson, and Kuhlman; Dirr Gengler, McKee and Munn absent.
Don Denton, CBS Signs, Inc., came forward to state Bridgepoint would like to add a sign. The letters are quarter-inch, plate aluminum with studs on the back. They will be painted and the studs will be placed along the mortar lines to avoid damaging the bricks, and will be very easy to remove or replace.

Johnson asked if there was any lighting. Denton said not at this time.

Francis asked, what is Bridgepoint? Jonathan Camp, Haymarket Square Developers, stated it is merchant banker dealing in mergers and acquisitions. Francis asked, so they are a second tenant in the building, separate from Tavern on the Square. Camp said that is correct, and this tenant would like a separate identity form “a business above a bar.”

Francis asked if the lettering is representative of their corporate branding? Camp said it is. Zimmer noted the point in the letter “B”, which is formed like a caliper with a little grey point in it.

Francis asked if this is reversible. Denton confirmed that it is. It is non-corrosive hardware. No staining and is very easy to pull off. Zimmer added you can see that he has taken the extra step to locate it in the mortar and to let us know that. Kuhlman appreciated that he gave us the detail. He won’t put the pins on before it fits the wall. Francis observed that he didn’t have any objection because any other tenant could use the same sign mounts.

**ACTION:**

February 18, 2016

Kuhlman moved approval of the Certificate of Appropriateness, seconded by Hewitt and carried 4-0: Hewitt, Johnson, Kuhlman and Francis voting ‘yes’; Dirr Gengler, McKee and Munn absent.

**Staff Report**

- Zimmer said he will have the annual report ready by next month.
- He continues putting material in the website “Place Makers of Nebraska: the Architects.”

There being no further business, the meeting was adjourned at 3:19 p.m.