MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 17, 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, Liz Kuhlman, Jim McKee and Greg Munn; (Tim Francis absent); Ed Zimmer, Stacey Groshong-Hageman and Amy Huffman of the Planning Department.

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 requested a motion approving the minutes for the meeting of February 18, 2016. Motion for approval made by Johnson, seconded by Hewitt and carried 6-0: Gengler, Hewitt, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Francis 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 BY MATT TAYLOR FOR INGLENOOK IN THE HIDE AND FUR BUILDING, 728 Q STREET, HAYMARKET LANDMARK DISTRICT PUBLIC HEARING: March 17, 2016

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

Zimmer stated this is a straightforward sign application for a metal sign consisting of layers including a black background, a lighter colored sheet, and a slightly offset brown colored layer. There will be LEDs between the top and 2nd layer so at night there is a glow through the letters cut-out in the top layer to the lighter aluminum behind the brown metal. It is a subtle treatment. Variations on this technique have been seen before.

McKee noted the sign does not describe what the business is in any way.

Hewitt said the sign seems perfectly acceptable, but he has concerns that there is a famous vineyard in Napa Valley named “Inglenook” and they are extremely protective of their name. It would be a good idea confirm with the owner that he has been cleared to use that name.
Matt Taylor, owner and applicant, stated the name is licensed in Nebraska, but not nationally. He is aware of the vineyard.

Munn asked if the vineyard was okay with the use of the name? Taylor said they have not asked directly, but the licensing for the name went through in Nebraska.

McKee asked if this business is a winery? Taylor said it is a craft beer establishment. McKee reiterated that he did not see that stated anywhere.

Hewitt suggested the applicant could potentially receive a cease and desist letter for use of that name on the sign. He wondered if this body becomes complicit in the situation by approving the sign.

Gengler asked for confirmation that the name was registered with the Secretary of State. Taylor said yes. Gengler said she was in a similar situation when registering her company name. It was her understanding that unless the vineyard registered their name here in Nebraska, they do not have rights to the name here.

Taylor said there are several other businesses that operate under that name including a brewery and a card shop; this business is one of five or six using the name.

Gengler said in her experience, she was told that if it was not claimed in Nebraska that it is okay to use the name.

Hewitt said that in practicing law in Nebraska for over 60 years, he found that what the Secretary of State decides to do under State statute means nothing when it comes to what Federal courts may do if there is a situation where there is infringement upon a trademark or trade name. If the applicant is satisfied with the steps they have taken, that is fine, but he offered that it does not rule out the possibility of receiving a cease and desist letter from another business.

Hewitt went on to say that if a business is built up over a period of time, as is the case with the Inglenook, they have a great deal of time and effort expended in their name. He represented an organization called “Nebraska Concrete and Aggregates Association”, and they received a cease and desist letter from the National Collegiate Athletic Association for using the “NCAA” acronym. He simply wants the applicant to be cognizant of the possibility.

Zimmer said Commissioners are discussing the design, materials, and illumination methods of the sign. If this said “craft brewery” with all of the same sign elements, it could be approved. He suggested that the action could include a statement that the approval is for the methods and not the matter of the name.
ACTION: March 17, 2016

Hewitt moved approval of the Certificate of Appropriateness of the sign design, materials and illumination method, seconded by Johnson.

Motion carried 6-0: Gengler, Hewitt, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Francis absent.

Zimmer asked Mr. Taylor to say a few words about his business.

Taylor stated the interest in craft brewing has exploded. He has experience as owner of Tavern on the Square. Inglenook will feature a few craft cocktails, but the main focus is on true craft beers. It is a very small space with capacity to be kept to around 60 patrons, even though allowed 75 by the Fire Marshall. The targeted demographic is mature patrons and home brewers. The space was modeled after a wealthy uncle’s study with leather-bound books, leather furniture and a fireplace.

Kuhlman asked exactly where they are located. Taylor said they are in the southeast corner of the Hide and Fur Building above the N Zone. The location used to be The Cask.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS BY ERICKSON SULLIVAN ARCHITECTS FOR WORK AT 701 P STREET, HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: March 17, 2016

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

Trevor Hull, Erickson Sullivan Architects, stated he is appearing on behalf of Indigo Bridge Books. They have asked to do some small modifications to their café in order to add Pepe’s Bistro to their menu. Pepe’s is currently located in Indian Village but is seeking to relocate and reduce his menu. This will be a good team.

Small modifications will be done to the counter space. Along with that, Pepe would like the ability to serve out of a window onto the dock on the west side. Indigo Bridge has already been talking about getting tables and chairs allowing access through the door on that side. They are also looking into putting up awnings, though Erickson Sullivan Architects is not involved with that particular aspect.
The intention is for this aluminum painted sliding service window to have as little impact as possible to the existing view. The project will raise the lower sash of the large window so that it is approximately four square feet, about the size of a standard drive-through window. They found an insert with as low a profile as possible so it will be very similar to the profile of the existing sash. They will only fasten into the jams of the sill so that if they ever had to pull it back out, there would just be a few holes in the wooden window.

Zimmer said that he considered whether or not this needed to come before this body since it seems to be visually minimal, but this is a principal facade and windows are significant. It seemed better to bring it before this body seeking positive recommendations.

McKee agreed that it appears to have almost no material effect.

**ACTION:**

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

Munn said he likes how simple and reversible this design is. He stated for the record that this is the appropriate way to carry out this type of project.

Motion carried 6-0: Gengler, Hewitt, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Francis absent.

McKee noted that Ivanna Cone put in a similar window, but not in a primary facade. Zimmer said that was regarded as no material effect because it was on the alley and its characteristics were harmless. Primary and secondary facades are treated differently. McKee said he agrees with that process. He mentioned that window because he wondered if it had been there for very long. Zimmer said it has not. It is a nice addition that fits in well with the decorated alley.

Munn added that this will be a nice addition and will bring life and attention to that west side. Many people do not know how beautiful it is there.

Hull added that there are two air conditioning units on the dock. Along with the window, Indigo Bridge wants to move those off the dock and behind a landscaped area. It will clean up the dock and make a pleasant seating area for patrons. Munn said that sounds very good. McKee said it is a good-sized dock. Zimmer added that with the improvements to Canopy Street, though it does still face a parking lot, it also faces an increasingly busy sidewalk.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS BY KEVIN KNUDSON FOR WORK AT
803 Q STREET, HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: March 17, 2016

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

Zimmer explained that this item was listed on the agenda because the applicant talked to him last month, however, materials were not provided until yesterday so it is up to Commissioners as to how to treat the application today. This is the location of Blink, formerly Brix and Stone and before that, Arturo’s. The owner is the same but has changed the concept and is interested in a new sign.

They are interested in two alternatives. The shape of the sign has remained the same since at least the time this location was occupied by Arturo’s. It sits on its own pole and looks almost like a projecting sign. The pole may be fastened to the building. This seems like the right opportunity to use it.

One proposed version of the sign shows neon stroke lettering. The other possibility would be very similar in design, but flipping the colors shown, and lit from above with LEDs. The request states that they have not yet priced or decided between the two options. If this body likes both designs, that would be ideal for the applicant because they could move forward with either one.

McKee said he prefers the overhead-lit sign.

Hewitt asked if this location is a basement, or what the “Underground” in the name means? Zimmer said it must mean something to the applicant, but here is no basement because this space was a courtyard for heavy equipment and a blacksmith shop. Arturo’s had the area covered.

McKee asked if there were any photos? Zimmer said he gave the applicant many general Haymarket photos to illustrate examples of the area, but not of that particular space. He was able to show them the many changes of the space in the last 20 years, but before that, it did not seem to be photographed.

Munn asked if everything about both signs are legally acceptable? Zimmer said both options fit the characteristics of this special sign district. They are similar to others that have been approved. Munn said this is an opportunity for interesting conversation about what we think is appropriate and right for this area.
Zimmer said the applicant used the word “foodie” several times in their description of the concept. Their floor plan showed a classroom portion of the bar where they can discuss the history of distilled liquors.

McKee said this is a very experienced restaurant family in Lincoln.

Johnson said he is fine with either design, though he also prefers the sign with the overhead lighting.

McKee asked if the motion for approval should include a statement that we have a preference?

Gengler said she also likes the overhead-lit sign which seems more appropriate, though she does not have an objection to the other option.

Munn said this is a chance to perpetuate seeing more signs with the stand-offs and this type of lighting. People can see how nice it is and it may inspire more in the future.

Gengler said she does not imagine the neon version would be less expensive. Zimmer and Munn agreed it would likely be more expensive.

Zimmer said one thing that cannot be depicted clearly in images is that neon signs can be much harder to read during the day because the offset tubes throw a shadow and sometimes they are nearly illegible. The high-contrast in this proposed design might make it work.

McKee asked if it was single-stroke neon? Zimmer said it looks like fine double-stroke. McKee said it could be single stroke above painted lettering. He is not sure if that helps with the legibility. Zimmer said that would be a lot of tube if it were all doubled.

**ACTION:** March 17, 2016
McKee moved approval of the Certificate of Appropriateness, with the addition of the comment that Commissioners prefer the version that is lit overhead to the neon, though both designs are acceptable; seconded by Johnson and carried 6-0: Gengler, Hewitt, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Francis absent.

**RECOMMENDATION ON SIDEWALK CAFÉ FURNITURE, HOPCAT, CANOPY AT P STREET**

**DISCUSSION:** March 17, 2016

Zimmer introduced Hallie Salem of the Urban Development Department and the City’s Outdoor Dining Committee. This is unusual since the Urban Design Committee (UDC) normally handles sidewalk café items outside of the Haymarket. This one is within 300 feet of that historic district, so under a strict reading of the City ordinance, it falls under the jurisdiction of this body
for comment. Hopcat is a new craft brewing “superstore” in the Olsson Building. In the original building design, which you saw jointly with UDC, the railing was already built into the design. It is the same railing used up and down Canopy Street. In their urgency to open, with the railing already in place, and most of their furniture very conventional, we gave them an “okay” to open by their scheduled Grand Opening date. However, they have one less conventional furniture notion that staff felt they could not open with unless it came before committee for discussion. Because they are so eager to open, to call UDC together just for this item, or to put it on hold for another month did not make sense. The thinking is to instead follow the reading of the ordinance strictly and seek your advice.

McKee asked if an ordinance regarding indoor furniture on a porch would effect this? Zimmer said that came to his mind, too, but he does not think that ordinance ever got passed nor would be applicable here.

Salem said that was specifically for indoor furniture. McKee said he understands that is the intent, but exactly how is “indoor” furniture defined? Zimmer said this is designed to be used outdoors; it is sturdy and waterproof.

McKee wondered how great a lounging place this location will be after hours? Salem said that is yet to be seen.

Zimmer said there is some lounge and armchair furniture in the Railyard, but the Railyard is more of a courtyard space and is not right on the sidewalk. The applicant is asking to create seating clusters at the south end that would use sofas and armchairs and put the black backs against the railing. It is here for your reaction and advice.

Munn said this reminds him of a request for an art installation downtown that this body saw several years ago. It is not part of architecture and art is subjective. He believes HPC ended up approving that. This is not building it into the building permanently; it is furniture. McKee added that it is not affixed to the ground.

Salem said a few years back, a business at the corner of 18th and Q Streets installed furniture that was not approved and it was pretty bad. It was furniture that you might find in a home patio setting, not commercial grade. It had a floral pattern that did not fit in with the district. It would have been something that would have automatically been a “no”, had it been seen by this committee.

Gengler said this location is really Canopy Street more than the historic Haymarket, and this is a new building. There does seem to be a real difference. Recently, Omaha had a similar issue in the Old Market where someone had built furniture into the railing. They were asked to remove it because it was in that historic location. She would feel differently if it were right in the Haymarket, but on Canopy, it fits the new/old vibe going on there.
Zimmer suggested Commissioners could make an action that clearly defines that this would not be approved everywhere. UDC covers the broader category of sidewalk cafés. HPC is really consulted about a particular setting and asking whether something fits in to that setting. This body is not asked to approve a Certificate of Appropriateness, but rather, for a broad recommendation as a citizen design board. The 300-foot rule that implies the question of whether or not HPC thinks this has an adverse effect to the historic Haymarket. It comes to you rather than Urban Design Committee as a means to protect the historic district, otherwise, why else would it be included in the ordinance?

McKee stated he does not have a problem with it from that angle, but thinks someone should look at the fact that at 1:00 in the morning, this potentially becomes a bed. UDC may not like that.

Salem noted that there are requirements in other outdoor furniture standards that state the furniture must be secured so that situations like that do not happen. Commissioners could attach any requirements. McKee suggested the example of an airport where there are dividers to prevent sleeping on the furniture. This furniture does not discourage that outcome.

Zimmer said these cafes are licensed annually so, if a problem emerged with the maintenance or durability of the furniture, it is not an automatically continuing right.

Kuhlman asked if the license gives the business owner have any right in shooing people away, or does the fact that it is in the right-of-way prevent that? Zimmer said that if furniture is on the sidewalk and unfenced, anyone can sit down there. If it is a liquor licensed, controlled space, then it must be fenced to define where the area of responsibility lies; owners can ask non-patrons to leave. In fact, they are responsible for what occurs in the space under the liquor license, so they could lose their license in the space is not managed properly. When the City first had these spaces, there was concern that people could pass alcohol over the fence line. It has not turned out to been an issue. That is the difference between a sidewalk café and a beer garden; the beer garden must have a 6-foot fence so that containers cannot be passed.

Hewitt asked if Commissioners or City Councilors have the right to make a judgement after a year, and could make our statement saying the furniture should be taken out? Salem responded that if there is disrepair, the best person to speak to is Zimmer since he is also sits on the Outdoor Dining Committee. That committee could then let the City Clerk know that it was an issue. The owner would have the right to appeal to City Council if they were told to remove it. Zimmer added that City Council has been extremely sensitive about Canopy Street, especially the Entertainment District, so they have a heightened awareness and we would probably prevail. Hewitt said that his opinion that it is best to make a decision now and not think about whether it troubles us in a year because, by that time, the business has made the investment. Zimmer said he is only hypothesizing, but he thinks they may have already purchased the proposed furniture.
ACTION: March 17, 2016

Gengler moved that the furniture is appropriate for this business, in this location; seconded by Kuhlman and carried 4-2: Gengler, Johnson, Kuhlman and Munn voting ‘yes’; Hewitt and McKee voting ‘no’; Francis absent.

Salem said she will pass along concerns about making sure this does not become a bed in the evening hours. Zimmer added that he assumes the cushions are removable. He doesn’t believe they intend to take the furniture in every night, but maybe they need to take the cushions in. Salem said they plan to take the umbrellas in, especially during harsh weather.

RESOLUTION ON NRHP NOMINATION FOR SKY PARK MANOR

DISCUSSION: March 17, 2016

Zimmer said this is a nomination drafted by Janet Jeffries, long time preservation consultant in Nebraska. She writes nominations and consults with the firm, Berggren Architects. Doing this in cooperation with Jerry Berggren, she signs “Janet Jeffries, Berggren Architects”. Mr. Berggren lives in Sky Park, so there is a connection there, but really this nomination is at the request of the owners who are readying themselves to make investments in maintenance and upkeep and might qualify for some of the tax credits. To access those, they would have to be listed. At first, Ms. Jeffries wondered if this property would be eligible, but by the end of her research, was convinced that it was.

Hewitt said he has known Ms. Jeffries for many years and this is one of the neatest grant applications he has seen in a long time. She really did a good job. McKee agreed that she does quality work. Zimmer said he appreciates that she did such a thorough job since this is a young building. A minimal nomination would have been less useful; this nomination has clarity and crispness. Considering the protections now offered by the Capitol Environs District, he wishes the building were shorter, but the height is also part of this history. Mr. Solheim was interested in the surrounding environs with the exception of the height.

McKee asked how tall the Metropolitan Apartments were? Zimmer said it was 8-stories. McKee thought it was the first with an elevator. Zimmer said it was three or four stories taller than anyone else.

Gengler asked if Sky Park is condominiums? Zimmer said it is still rentals. McKee added that Mr. And Mrs. Solheim lived in one of the penthouses. Zimmer said he had not realized before that Solheim and Olson were the investors and each kept a penthouse. The Solheim’s lived there until the end. McKee said Mrs. Solheim lived there after he passed away. Zimmer said that according to Ms. Jeffries, there is still quite a bit of character to the Solheim unit.
Zimmer said this falls to this body as a Commission to a certified local government. The nomination does not go forward without your approval. It will then also require the approval of the Mayor.

Johnson said that he loved the narrative. At first when he read that the building is younger than him, he questioned whether or not this could qualify as historic. After reading about the basement with the bomb shelter and all of the other details, he is convinced this is a historic place and is glad this was submitted.

Hewitt said that from the standpoint of the Capitol Environ Commission, this never should have been built. McKee asked if an exemption to the height was given. Zimmer said no, because it fit the height characteristics of that time. Lower height limits around the Capitol came into place with Doug Bereuter’s Capitol Environ District Law of 1978. In this area, it was originally 75 feet, later amended to 57 feet, which had been the original limit on the collar blocks because it is the height of the base of the Capitol. The buildings adjacent on Lincoln Mall and Centennial Mall are at or under that height. To the south and east they are 45 feet, which complies with the underlying zoning.

McKee said that one exemption was the government subsidized apartment building on the northeast corner 17th and J Streets. Zimmer said that was the one, more than any other, that prompted Bereuter’s bill. McKee said he didn’t realize that bill was that late. Zimmer added that the common statement that Lincoln does not allow buildings taller than the Capitol is correct in the numbers, but not in the language. There is nothing in the language that specifically says nothing can be taller than the Capitol, but the highest downtown height limit is 285 feet, which is 115 feet shorter than the Capitol.

**ACTION:** March 17, 2016

McKee asked what action needs to be taken? Zimmer said this needs a resolution of endorsement of the nomination.

McKee moved approval of a Resolution of Endorsement of the Nomination for Sky Park Manor, seconded by Johnson and carried 6-0: Gengler, Hewitt, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Francis absent.

McKee said he asked about the Metropolitan because he wondered what the definition of “highrise” was, since Ms. Jeffries referred to Sky Park as the first “luxury highrise”.
RESOLUTION ON HP FUND GRANT APPLICATION FY 16-17 (JUNE 1, 2016 TO MAY 31, 2017)  
DISCUSSION:  
March 17, 2016

Zimmer said this is the annual review of the application for the Historic Preservation fund. An updated edition was sent out to correct typographical errors and to complete the schedule, which only addresses the Eastridge Neighborhood National Register nomination. We anticipate completing the necessary field summary work over the summer, making sure we establish the boundaries. All of Eastridge has been surveyed, but the enclosed map includes an additional area along Cotner Boulevard from Randolph almost up to O Street, where the experience of the area needs to be closely considered. That area has not been surveyed. We would also like to look at the area north of L Street, which is Eastmont, but is similar in feel. The two areas provide contrast in residential architecture of that moment to the Strauss Brothers houses in Eastridge. This summer we will complete the survey work. In the fall, we will draft the nomination and take the photos after the oak trees drop their leaves, and we will bring it to you by about January of next year so it is ready for the May, 2017 State Board meeting. We requested $24,000, which is the same amount as the current year.

ACTION:  
March 17, 2016

Johnson asked what motion is necessary? Zimmer said a motion essentially says this was given to you in advance, discussed and then approval was recommend.

Johnson moved approval of a Resolution of Endorsement of the HP Fund Grant Application for Fiscal Year 2016-2017, seconded by Hewitt and carried 6-0: Gengler, Hewitt, Johnson, Kuhlman, McKee and Munn voting ‘yes’; Francis absent.

Staff Report

• Zimmer said he received a request from Nebraska Neon Sign Company asking for an update to the sign design for the El Potrero restaurant. This item will come back next month. It was first described as simply a face change, but Ryan, the representative from Nebraska Neon, had not yet seen the proposal. It turns out this is a thorough redesign and likely an improvement, but that is your judgement to make. The current sign is an example of neon that is illegible during the daytime. The new sign would be done in a sandwich approach so that the “El Portrero” would be pierced through and the red metal face would be lit at night so you would see through. It is a cheaper and more durable form. It is also a more pleasant shape. Its placement will also be moved from flat, north/south to 90 degrees on the corner. Ryan carefully specified that would be done without piercing any new holes. They would re-manufacture the existing bracket. This will be all an improvement, but it goes beyond a name change so it needs to come before you as a full application.

Johnson said he is not a fan of the current red and green being adjacent to each other on the
current sign. He would be glad to get rid of that.

Zimmer said he will likely recommend it for approval next month. Ryan is very scrupulous about his reputation with this Commission and we appreciate that.

- The final item is about the press release on the Telephone Museum. This emerged from a meeting where at the request of the development team, the Mayor was asked to call together a community committee. The process will take place over the next few months. The group consists of retired LT&T people such as Art Thompson from Cooper Foundation, Jim Strand, Wally Tubbs, Kathy Dvorak, and Diane Walkowiak. Wynn Hjermstadt of the Urban Development Department and I will also be there. The purpose is to plan for a good transition, hopefully within the district, and to come up with a long-term sustainable plan for the museum. The museum was granted a year’s extension of their lease at no cost. Jim McKee is on this group as a volunteer who does not strictly represent any party.

Hewitt asked if they are still interested in having the museum remain within the district? Diane Walkowiak, volunteer at the museum, said her preference would be that it remain part of the telegraph district; that is the logical place for it.

Hewitt, addressing McKee, said he hopes there will be pressure on everybody to see to it that it is ultimately included within the district. McKee said he will be careful about what he says. Some of the representatives from telephone organizations made it perfectly clear that they do not want it and are opposed to the whole idea. He concurs with the point Hewitt is making.

Hewitt asked if it was the developers saying that? McKee said Windstream and others. There were many people from many different telephone niches there.

Zimmer said he found the comments of Windstream ironic. Their representative made the point that they are not a telephone company anymore, but a data and internet company. McKee said that one of them expressed that they are not in the history business, but in the business of looking ahead.

McKee went on to ask asked Zimmer who owned the building on M Street between 16th & 17th? Zimmer said Verizon owns that building. A Windstream representative volunteered that building under the impression there was available space in it. Speedway mentioned that they are looking at buying that building.
Zimmer said one possible part of the answer could be the Municipal Pool Bathhouse Building. The landlord of that is the City. Parks Department is using the space but does not have to be there forever, though part of the cost would be helping Parks move. It is not as big as would be most desirable, but it is the district and not at the center, which could be an advantage since it will not be on a prime retail corner. McKee added that parking would not be problem there. Hewitt said that he agrees it does not need to be in the heart of the district.

Zimmer said the City owns the Children’s Museum building so it is not unheard of that the City be the landlord to certain types of community assets. Southeast has plans for the building, if that day comes, but that may be as much because it is right in the center of what they see as their future campus, not because they need to operate their visitor center at the far edge internal to their campus. It could need additions and future growth possibilities, it might need off-site storage, but Zimmer would like to have it as a possibility. Having the City be a landlord who has an interest in seeing it continue has advantages. Zimmer said he will raise the issue and see if it is worth pursuing. The whole point is to look for strategies for continuity.

Hewitt said this is a far more sanguine development than what was heard a couple of weeks ago when it seemed their message was just to get the museum out. McKee agreed and said the year’s breathing space is valuable. Zimmer said the museum needs that space just to do some good planning. If they were scrambling to figure out how to pack everything up and to find an affordable option, it would be to do anything good thinking under those terms. McKee said there was no reason for Speedway to want them out for the next year. Zimmer said we can do some good planning in that time and it might not have to be the only possible term if nothing is happening to that building in that time. Speedway wants a resolution. But this is progress.

Zimmer said 2 representatives on the committee are Tom Woods, representing Woods Charitable Fund, and Hank Woods, was representing the Woods family. That is a step forward for their conversations between the museum and the other entities. McKee said they were not at the last meeting. Zimmer said Tom made it to the Mayor’s meeting. The museum carries Frank Woods’ name but is also a celebration of his family’s contributions. Five generations of family portraits are on the walls. There was a nice letter to the editor today.
• The review of the 9th and O project has not yet been scheduled. This is at the request of the developer who needs more time to figure out their design costs before they present it. They said they would finish this month and asked to be back April 5th. They need to show revisions to the Mayor so we offered April 21st to see if they can make that deadline. In conclusion, Zimmer stated that there are many projects around and we have put ourselves in a good position of being asked for advice. That will continue.

Johnson said that Peter Bleed has commented that we need to be aware of the fact that there are two federal highways at that intersection.

Hewitt mentioned that he had read in a recent publication that Venue is opening a new restaurant in the Grande Manse location. He wondered if anyone knew anything about that.

Kuhlman said they do catering for the Grand Manse.

Zimmer said the brewery and taproom in the basement are moving forward. Their liquor license application went before City Council. It was suggested that they not build the outdoor dining platform until they have a tenant. They also want to keep parking stalls there as long as possible.

Hewitt said he didn’t know whether the approval regarding the taproom given by this body was sufficient to cover any business that went in at the location. He wondered if they have to come back with a request for the outdoor area? Zimmer said the approval was for the physical changes. If it were not the brewery but someone else in the same space, that would be allowed. You have not approved any signs for any use. This body does not approve who leases the space, but does control signage or any other physical changes. He has not heard any movement regarding the Venue in that location.

There being no further business, the meeting was adjourned at 2:35 p.m.