

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, August 18, 2016, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN Liz Bavitz, Melissa Dirr Gengler, Tim Francis, Jim Hewitt, Jim Johnson, and Jim McKee, (Greg Munn absent); Ed Zimmer, George Wesselhoft and Amy Huffman of the Planning Department.

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 requested a motion approving the minutes for the meeting of July 17, 2016. Motion for approval made by Johnson, seconded by Bavitz and carried 6-0: Bavitz, Francis, Gengler, Hewitt, Johnson, 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.

**PRESERVATION CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE TOOLHOUSE,
800 Q STREET, IN THE HAYMARKET LANDMARK DISTRICT,
SIGN FOR RABBIT HOLE BAKERY (LOWER LEVEL).**

AUGUST 18, 2016

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

Bob Norris of Nebraska Neon Sign Company stated he is working on a sign for Rabbit Hole Bakery with owners Jim and Barb Ballard and their son, Beau, present at today's meeting. The bakery will be located on the lower level, below Yowie's Restaurant. The plan shows a 26" x 8'6" sign cabinet. It is shallow, at only 3"-4" in depth. The copy will be cut out of a dimension material to give it depth. The sign will be lit from above with LEDs located behind the border retainer, so the light source will not be visible. The face will be covered with a welded wire screen to offer protection since it is at or below pedestrian level; they have covered other similar signs in this way, though this one will be more noticeable. They would like to use an 1-1/2" opening on the screen. The tin cabinet will be mounted under a beam and will not project out onto the walkway at all. There will also be a small sign above the stair going down which will also be lit from above. It is a small sign that says "bakery" with hands pointing down, though the design may change.

Johnson asked if the sign is oriented east-west. Norris said it faces at a southwest angle into the intersection.

Action:

Motion for approval made by Bavitz, seconded by Johnson and carried 6-0: Bavitz, Francis, Gengler, Hewitt, Johnson, and McKee voting 'yes'; Munn absent.

**PRESERVATION CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE TOOLHOUSE,
800 Q STREET, IN THE HAYMARKET LANDMARK DISTRICT,
SIGN FOR VINTAGE RED (LOWER LEVEL).**

AUGUST 18, 2016

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

Zimmer noted that this is the same legal parcel as Rabbit Hole Bakery, generally located at 800 Q Street.

Tony Persons of Nebraska Neon Sign Company said this suite is currently being renovated for use as a retail space. The sign is a painted aluminum panel attached to the canopy with red pvc copy and an inlay of white vinyl. The sign is very similar to the Big Red sign mounted around the corner, but rather than using gooseneck lighting, they would rather do something on the front and pointing up. It will use a low-profile light fixture that would not be visible.

McKee wondered about light pollution. Persons said any light onto the buildings would be minimized. McKee wondered if there would be uplighting that would point up to the sky. Francis asked if the lights would be pointed specifically at the signs and not straight up. Persons said yes, right on the letters themselves.

McKee asked if the lights will be LED. Persons said he would like it to use LED because it is more efficient. It will be hidden so the fixture will not be visible. McKee noted that the sign will have to be farther back. Persons agreed.

McKee asked out of curiosity if the shop will have only vintage items. Persons said that was his understanding. Zimmer said he believes it is Husker-focused antique memorabilia.

Action:

Motion for approval made by Bavitz, seconded by Johnson and carried 6-0: Bavitz, Francis, Gengler, Hewitt, Johnson, and McKee voting 'yes'; Munn absent.

Francis asked if this approval encompasses the sign and the lighting. Zimmer said yes. He thought this commission should know how much lighting and bracing will be required. It isn't

much.

Staff Report and Misc.:

- Zimmer said the Sinclair Hille offices at 7th and Q Streets are not part of the Haymarket Landmark District, as a matter of zoning. When the district was created, the location of their building was a gravel parking lot and the line was drawn against the buildings which is not how a district would be drawn today. When the building was under design, they had the commission review it as a courtesy since it would have an impact on the district and would read as a Haymarket building. It was designed to fit well. They would like a sign to reflect their 35th Anniversary in their windows for longer than a temporary sign basis. It will be visible for much of the year. The concept includes a couple of banners, one facing south with the name spelled out facing west. These are legal signs; they don't take up more than 500 square feet or cover more than 30% of the facade. They could just walk in and get a sign permit. Because this will be prominent and visible, they again wanted you to see it and to get any advice you might offer.

Mckee noted there is no lighting. Bavitz said they can see through it from the inside. Zimmer said there were other variations; this one is clearer and more effective. The mixed font is their current logo. The sign and the architecture fit well together.

- Next month, Stacy and I will bring a Landmark Designation for the Chet Ager Building in Antelope Park Triangle. It is part of the Zoo expansion conversations. The Parks and Rec Advisory Board reviewed an early version of the Zoo plans. They recommended that the zoo be allowed to lease the building. They will not fence the building in and entry will be made from new doors on the east side. They plan to operate year round within that building. It will no longer be a playground, but will be a child-focused element of the zoo. The Advisory Board asked that before that happens, a landmark designation should be done so that the Commission would have continuing review of any changes. There is not an exact legal description because the parcel where it is located runs from 27th to the reservoir, Neighbors Park and A street. We intend to bring it forward as the building, everything within 10 feet, and everything west to 27th Street. The 27th Street side has the most frequent view of the building and is across the lot, so if changes are contemplated there, it should get review also. If it were successful all the way through, it would be a landmark similar to the Muni Building. It sits on P zoning and the landmark is a zoning overlay. We are putting an overlay on something that doesn't have any restrictions; the City is not bound by its own zoning. The Zoo Board would like to see the building bound by the landmark designation as a continuing protection of the building.

Hewitt said he got the impression that some group had said 'no' to going across 27th or changing the parking. He wondered what happened. Zimmer said the Urban Design Committee reviewed it at their August meeting. They voted to recommend that the City consider more

intensive use of the triangle, and that there not be major public parking south of Waterpark, with a bridge over A Street. The City is taking that under serious consideration. The Bicycle and Pedestrian Committee gave similar advice based on impacts to the trail. These are advisory boards simply giving advice to the zoo, but it is being very carefully thought through. The recommendation was to keep the zoo visitors' experience, including parking, within the triangle. It was an interesting discussion and was unanimous recommendation against the plan they were shown.

Zimmer went on to say that the discussion was that this was a creative solution to the wrong problem. They were working in a complicated, difficult bridge where there are four waterways, an electric substation, and a trail nearby. The farthest corner of the major parking lot would be 800-900 feet away from the zoo entrance. The members voting against this all spoke very fondly of the zoo, saying they valued being able to go right into the entrance and walk around easily. It is a small, intimate zoo, and the people planning it recognize the young child experience. They'd like to grow, but grow the right amount. This friendly advice was that they were growing the wrong direction. The plan is still actively being examined.

Hewitt said the plan he saw looked like a bad design. Johnson said the zoo has improved over the years.

McKee asked if the existing south lot was for employees. Zimmer said it is for employees and overflow parking. That could be improved because between the City and the zoo, they own the property of the former hardware/junk store and some property around it. It could be paved. For the overflow, employee, and Zoo School uses, the push button across A Street has been adequate. If it were to be parking for the whole operation, then it probably would be less adequate. Elevated crossings are very expensive. McKee said they often do not work; people will cross against the traffic.

- Zimmer went on to say that they are looking forward to bringing the Chet Ager building landmark application forward. It is the most substantive architectural New Deal building in Lincoln. It has the WPA 1936 plaque and is a Davis-Wilson design. Huge amounts of labor went into it, which is exactly what they were doing to put more people to work. He said they will try to tell some of that broader WPA story. Becky Martin and Ben Callahan are working on searching through newspapers. Like the Muni Pool bathhouse, this is another significant public buildings in transition, and the landmark building designation can be an appropriate step along the way.
- Zimmer said the clock ran out on the former nurses residence, the Teeter Building, and it is down. Bryan will build the memorial garden in its place. He would like to see the landmark designation, which is a change of zone overlay, removed. Then this commission will not have a role of supervising a modern garden.

McKee asked if it doesn't automatically go away. Zimmer said it does not because it is zoning, so it would take a change of zone application to withdraw it. He will recommend that be done with the special permit report being written to adjust the site plan to show the building is not there anymore. That special permit will be a consent item at Planning Commission, but it will contain the comment that the designation should go away.

- Zimmer said we are hoping to see another landmark with a special permit attached for the Cordner house on 55th and L Streets.

McKee asked if that is the house that faces at an angle that the architect built. Zimmer said yes. It was built by John Cordner. McKee said it used to sit on a nice tract of land but is in a reduced location now. Zimmer agreed. The lots in that area were 10-acre lots. The Cordners purchased had only a 5-acre half-lot. It is now surrounded by ranch houses that were built between 1953-1962. The landmark request will be accompanied by an interesting special permit application for infill of "cottages" around the house. HPC review the appropriateness of this infill project to support its continued use and survival as an owner-occupied home.

McKee said he thought it has only had three owners. Zimmer said it has changed hands again recently. The owner bringing it in will be the 3rd family. It was probably built in 1900.

There being no further business, the meeting was adjourned at 2:00 p.m.