MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING:
Thursday, April 20, 2017, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

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

STATED PURPOSE OF MEETING:
Regular Historic Preservation Commission Meeting

Acting Chair Jim McKee called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

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

McKee requested a motion approving the minutes for the meeting of March 16, 2017. Motion for approval (with correction of a clerical error) made by Johnson, seconded by Bavitz and carried 4-0: Bavitz, Hewitt, Johnson and McKee voting ‘yes’; Francis, Gengler and Munn absent.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 247 N. 8TH STREET, THE H.P. LAU BUILDING IN THE HAYMARKET LANDMARK DISTRICT. (UDR17010)

April 20, 2017

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

Zimmer noted that the package of signs previously proposed and approved for this establishment engendered considerable discussion. Building and Safety Dept. also found that with the largest of the proposed signs did not meet the basic sign code, so a new plan is being presented today that may be more straightforward.

Tony Persons, Nebraska Sign Company, thanked Commissioners for reviewing this project again. The applicants worked with Mike Petersen in Building and Safety. The concept was compared more closely with the signs of Starlight Lounge in order to echo their signage. An under canopy concept was considered and the sign on the front rail was eliminated. Brackets for the sign will be hidden. The sign will be aluminum with raised copy and will have a nice clean look and provide good visibility. Zimmer said one sign face will replace the three faces originally proposed. Persons agreed. This sign replaces the one that would have been farther back and also the one up front on the railing.
Bavitz asked if the sign will have neon. Persons said the 8th St. sign will not. That sign will only have the raised copy.

Persons went on to say that the 24” sign originally proposed for the north side was approved by Speedway, but was denied by Building and Safety, who said the proposal was a projecting sign, not a wall sign, under the code, because of its angle and size. City attorney was consulted to determine at what angle the sign would need to be placed to fit the definition of a “wall” sign. They said less than 45 degrees. Speedway asked that the sign be shrunk down and placed lower. The sign is now suggested at a height of 8.5 feet. The City requires at least 7.5 feet, but the preference is to keep it slightly higher to prevent people from jumping up and hitting it. There is also a little buildout in the building above the window. The sign would be built out at 6 ½ inches and displayed at a 44 degree angle, both allowed by the City sign regulations.

McKee pointed out that this new proposed sign is more effective because it is readable from three angles instead of just two. He asked if the north entrance will be used. Persons said yes. There is a walkway there and it leads to the bar area of the business.

Zimmer wanted to make sure that the terra cotta would not be damaged. Bavitz asked if the sign would go past it. Persons said the terra cotta will not be touched. Bavitz asked if there is a gap in the terra cotta. Persons said yes. The sign will line up above and below.

Persons concluded by describing the sign by the entrance, which will be aluminum with raised letters, similar to Starlight’s, and will be non-illuminated.

Action:

Motion for approval of the Certificate of Appropriateness for work at 247 N. 8th Street made by McKee, seconded by Johnson.

McKee commented that this concept is much better, cleaner and more effective.

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

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1444 N. 37TH STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT. (UDR17024) April 20, 2017

Zimmer described the pink stucco house located at 37th and Holdrege Streets. Several years back, the current owners came into this property. They sought and got permission for a garden wall around the front yard. The current ask is for dormers to the north and east pitches of the roof so there could be usable attic space accessed by continuous stairs. This type of dormer is very common and should match the roof.
McKee wondered about the intended use of the attic space. Zimmer said he did not know. McKee commented that there would be health and safety concerns if it were to be a bedroom. Bavitz asked about the width and height of the dormer windows and if it would need to be larger for egress in case of a fire. McKee said that was also his concern.

Bavitz asked if drawings could be provided. Zimmer said that he would like to tell the applicant whether this project is a potential “no go”, or if he can advise that they go further with providing plans. McKee stated he thinks the idea is fine if handled properly. It may even look better with the dormers. Bavitz agreed. Zimmer said it could be a little more refined. He will let the applicant know that this body seeks further detail, but the project is doable.

**Discuss and Advise**

- Update on Eastridge Historic District National Register nomination: Zimmer said it is up to Commissioners if they wish to act on this item again. This is fundamentally the same application, but is a better draft of the nomination than was viewed and approved last month.

  McKee asked what changes were made. Zimmer said more discussion was added about the marketing, newspaper ads, and building models. The earlier report makes the same arguments, but they are now stronger. Hageman noted that more is added about the style. Since National Register nominations are likely to be the most focused report that is written about most historic properties, it is worthwhile that they be thorough and well-written. The State board asks that every eligible category be checked.

  Some nice response has been received about the first draft. Around 50 people showed up to the public open house. Only a handful of emails have been received, either in support or asking for more information.

  Bavitz asked if further action is appropriate. Zimmer said the action last month was necessary and sufficient, though this document is longer and stronger. Commissioners mentioned several prominent citizens who lived in the neighborhood. Zimmer noted it was interesting that the Strauss Brothers and their partners lived in the neighborhood, as did many of their employees.

  Bavitz moved Approval of the Eastridge Historic National Register nomination, seconded by Hewitt and carried, 4-0: Bavitz, Hewitt, Johnson and McKee ‘yes’; Francis, Gengler and Munn absent.

  - Hageman is working on strengthening the Planning Dept.’s web presence in the area of historic preservation. There is a nice building-by-building application within the ARCGIS suite Story Maps. This will make more information available to the public and to Commissioners.

  - Zimmer and Commissioners discussed contact made regarding purchase of the Raymond Brothers building. McKee noted there could be significant problems.
Zimmer agreed it will take structural engineers to make that determination. McKee said the Raymond Brothers office was paneled in heavy wood and had fireplaces. That is an important intersection and renovation of the Schwarz Paper building has helped.

There being no further business, the meeting was adjourned at 1:56 p.m.