

**MEETING RECORD**

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, October 19, 2017, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE** Liz Bavitz, Melissa Dirr Gengler, Jim Hewitt, Jim Johnson, Greg McCown and Greg Munn; (Jim McKee absent).

**OTHERS IN ATTENDANCE:** Ed Zimmer, Stacy Groshong Hageman, and Amy Huffman of the Planning Department; Diane L. Laffin, Preservation Association of Lincoln; Scott Sullivan on behalf of Screamers; and Matt Olberding from the Lincoln Journal Star.

**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.

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

Munn requested a motion approving the minutes for the meeting of August 17, 2017. Motion for approval made by Johnson, seconded by Gengler and carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McCown and Munn voting ‘yes’; McKee absent.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 805 Q STREET, IN THE HAYMARKET LANDMARK DISTRICT (UDR17077).**

**PUBLIC HEARING:** **OCTOBER 19, 2017**

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

Zimmer said this is a request to redo the façade of this infill building which has been the location of several businesses since the 1990s, including a sports bar and Arturo’s. It was Arturo’s who put the roof on and enclosed the space. It shares an entrance with the theater next door. The current project is an eating and cabaret location called Screamers. There has been some discussion with the applicant regarding what types of signs would be allowed. The sign they have chosen gives the appearance of a projecting sign, but is actually a pole sign which has been there since at least the Arturo’s days. It is a straightforward face change and is only illuminated by exposed bulbs and the little cove where light would be shined on the

surface, similar to the theater and the BBQ across the street. There will also be significant interior alterations made.

The front is deeply recessed and shadowed and is not a spot that works well for a sidewalk café. The wall and bar will be brought forward so the interior will be more coherent and it will create a more functional outdoor space that will be much smaller, but also brighter. This is a non-historical façade, but it is overall compatible with the district. The proposed mural would be regarded as a sign, per the sign codes. A small sign is also proposed at the entrance where it is necessary to distinguish their entrance from the theater entrance. The decorative front railing will be enriched with musical notes. A mural is a wall sign that can be up to 30% of the front. The front is considered to be all surfaces that face forward, so in this case, all three separate surfaces of the façade would be counted towards the total. Fortunately, this request is well below the 30%. There was also discussion about where gold or brass would be most effective; the applicant opted for the musical instruments rather than the entire entryway.

Applicant, Scott Sullivan, noted that the entryway is currently a tan stone color.

Munn commented that he liked the wall being brought forward. It tightens up the whole façade. Sullivan said the goal of the owner was to pronounce the entry more. That is the reason for the color changes. The back wall up above will be a deeper shade of grey to help it recede and there will be red highlights on the wall mural, which depicts what this business is about.

Zimmer asked if the side wall belongs to the next building and wondered if it will take any negotiation. Sullivan said it does belong to the next building, but he does not know the details. If it takes more than expected, it may not happen. Zimmer said it is currently just concrete block, so even though masonry is typically not painted, in this instance, it is appropriate.

McCown asked if any additional exterior lights were planned. Sullivan said nothing significant is anticipated, but there was discussion about hanging small twinkle lights.

Bavitz asked if there will be any additional lighting for the outdoor area in the evening. Sullivan said there is additional lighting on the other side of the entryway, though he is not sure of its exact location.

Munn said the pole sign is already there, so this is a minor change. Zimmer said in the past, it has been neon and LED. This sign is bold in color, but not aggressive in lighting.

McCown asked if the microphone and fork in the design will be lit. Zimmer said no. The sign is washed by LED lights from above and below.

Bavitz asked if the sign and the façade need separate motions for approval. Zimmer said it is up

to the Commissioners, but in a sense, the entire front is a sign. Unless he is told otherwise, he would assume a motion for approval would be for the entire package.

**ACTION:**

Johnson moved to recommend approval, seconded by McCown and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McCown and Munn voting 'yes'; McKee absent.

**MISCELLANEOUS & STAFF REPORT:**

Zimmer said he expects some items for the November meeting. We will be due for our 4-year review as a CLG program by the Historical Society and Kelly Bacon, supervisor of the program, will visit the November meeting. There could be a Landmark request from the owner of the Sidles House at 21<sup>st</sup> and A Streets. The house is a Ferdinand Fiske design that he used in his advertisements, so he must have been proud of the design. The home was later the home of three Chancellors. It has a lot of historical association and architectural integrity, including the interior.

McCown asked if the Landmark status was in preparation for any commercial involvement. Zimmer said it may be, but he has not seen the application.

Zimmer said he is working with the Near South committee on redoing their tour books that were originally done in the late 1990s. There will probably be a walking version, a coffee table version, and there will certainly be an online version. Partly in association with that, and partly because the property came on the market and a neighbor was interested in converting it back to single-family home, staff dug further into a Frank Woods house dated around 1905. There was no house there in 1903. It only shows up a \$500 remodel permit. Zimmer then wondered if the home was moved. If so, that makes it more difficult to find where it was originally located. Woods previously lived at 1820 C Street as late as 1905. In the 1928 new location, the house is close enough in style to wonder if it moved. In 1905, Woods was selling half of his lot to his neighbor. Then Mount Emerald was subdivided so the area was busy with new construction. At this point his plan was to move his house just east of the Fitzgerald house. Instead, he moved into the house up the hill and sold the house on C Street. In 1916, Woods built the house on Sheridan Boulevard designed by Chicago architect Paul V. Hyland. At the same time, back on 1800 block of C Street, Hyland designed the McAfee house.

McCown said he heard anecdotally that the house is question will stay a tri-plex.

There being no further business, the meeting was adjourned at 1:59 p.m.