

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 15, 2018, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

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

OTHERS IN ATTENDANCE: Stacy Groshong Hageman, and Amy Huffman of the Planning Department; Ryan Haffey, Nebraska Sign Company; Scott Sullivan, Erickson Sullivan Architects; Craig Gies, B & C Construction; Cody Schmick, Kinkaider; and Matt Olberding from the Lincoln Journal Star.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair 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 15, 2018. Motion for approval made by Johnson, seconded by McCown and carried, 6-0: Bavitz, Hewitt, Johnson, McCown, McKee, and Munn voting ‘yes’; Gengler 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 FOR WORK AT 625 N. 16TH STREET SIGMA NU FRATERNITY HOUSE, A DESIGNATED LANDMARK. (UDR18005).

PUBLIC HEARING: MARCH 15, 2018

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

Scott Sullivan, Erickson Sullivan Architects, said he has returned to HPC in place of Trevor Hull, who had presented the Sigma Nu work at last month’s meeting. Everything was approved at that time, but Commissioners asked to see more detail about the windows. For egress purposes, the right hand side will be getting a single, openable pane. Pertinent dimensions are shown for all replacement windows. The difference in glazing is minor and Sullivan said they are pleased with how close to the original the company is able to produce, in terms of look and

scale, both inside and out. They are able to have applied mullions that are very similar in scale. On the front elevation, their inclination is to not have operable sashes on the first floor. They are operable now. It is a combination of prohibitive cost and lack of need. The windows on the two side towers are fixed since there are other operable windows.

McCown asked the distance between the panes. Sullivan guessed they are between $\frac{3}{4}$ - to 1-inch. He showed a between-the-pane section. McCown noted there is some blocking or interior grill. Sullivan said that is correct.

Bavitz thanked the applicant for the extra information; it was very helpful to see how the look will be preserved.

McCown wondered what the reason is for limiting the number of openable windows. Sullivan said that the weight of the windows with the glazing and hinges is prohibitive. Munn noted the purpose of the single panes is for egress.

ACTION:

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNS AT 201 N. 7TH STREET, "KINKAIDER", AT THE NORTH END OF LINCOLN STATION IN THE HAYMARKET LANDMARK DISTRICT (UD18006).

PUBLIC HEARING:

MARCH 15, 2018

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

Ryan Haffey, Nebraska Sign Company, said this is not a dramatic change. At the back entrance on the west side, a small marker sign is proposed. It will still use the "tap room" to designate that it is a drinking establishment. Both entrances will be used. The owner is on hand to answer questions. The design has been moved on the building, up which breaks up the plane of the building. That is allowed, but not done often.

McKee asked if this was the old olive oil shop. Haffey said that is correct.

Johnson asked if there are signs on the east side. Haffey said yes, on both sides.

Hageman noted that the design examples now shows black frames. Haffey added that in the original design, there were tan mullions in the doorframes.

McKee said he does not see that the sign has been moved up. Haffey explained that the change in the design was just made. There is an awning that will be removed so the full window will show.

McCown asked if the letters are painted on. Haffey said no, it will be like the sign at Lead Belly's where there is a flat panel that is pulled forward and the letters are cut out. The illumination is from behind.

ACTION:

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 N. 8TH STREET, IN THE HAYMARKET LANDMARK DISTRICT.

PUBLIC HEARING:

MARCH 15, 2017

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

Haffey said Commissioners might remember the previous sign request for this property that included a projection sign with multiple businesses shown. Speedway has decided against that idea and now proposes to replace the sign that was in the location of the Hudl sign. There is already power there, so there will be no new penetrations and it will be similar in style as the last project, a flat panel with cutout letters.

Johnson wondered if the owners will change their minds again in the future. Haffey said that this body could comment on that. Nebraska Sign works to keep things from being over-signed; that was the point of doing the single projecting blade sign. If the owners decide it is best to scale it back at this point, Commissioners could make the comment that this approval will lock in the design.

McKee asked about the sign shown facing south, noting that it will not be very visible from the street. Haffey agreed. It can be seen from the viaduct and a little bit from O Street. At least the logo will be visible, if not the lettering. It is not one that has a big impact. They did move the sign off of the old building and onto the new, so there is value there.

ACTION:

McKee said he would move approval of the east sign only, seconded by Johnson and carried, 6-0: Bavitz, Hewitt, Johnson, McCown, McKee, and Munn voting 'yes'; Gengler absent.

Munn called for a motion on the south facing sign.

Bavitz made a motion to approve the south-facing sign; seconded by McCown. Bavitz, Johnson, and McCown voting 'yes'; McKee, Hewitt and Munn voting 'no'; motion failed to carry for lack of a majority. The item will carry over to the next Historic Preservation Commission meeting.

DISCUSS AND ADVISE:

- **Sign package for Canopy Row/Lumberworks Garage “Liner Building”, Canopy Street in the Haymarket Landmark District:**

Munn noted that Zimmer’s comments were that the signs were mostly appropriate except for the signage on the north side which includes the blade sign and the three stacked signs on that same wall. Haffey said the electronic sign is on the north side. It is high enough to be directed to O Street traffic. From the ground level it is not really in the line of sight. It was raised to minimize the impact it would have on the district.

McKee asked if there are any interior windows in that area. Haffey said no. There is a parking garage entrance so the windows are in the stairwells. The sign is much dimmer than the sign in the Cube.

Haffey said part of the issue is that all the additional signs will be for business as they come along. The plan is to allow tenants of a certain size to have signage on the side of the building, and on the canopy, but there are no tenants yet. Anything forthcoming will come under review.

McKee asked how the information boards at the Grand Manse were addressed to assure that they were used for tenants only. He wondered if there is a way to prevent outside advertising on the proposed signs here. Haffey said that is controlled under the sign code. The code is strict on that and the City is good on controlling it if a complaint is made. It falls into State Code that you are not allowed to advertise, so it is taken seriously.

Haffey said there are two separate addresses, but since they are connected through the parking garage, they are considering one sign, like a “center sign”. McKee said he does not see a problem with that. Munn asked what they foresee will be on the sign. Haffey said knowing that the grocery market will be the main tenants for a time, it will be more for events.

Bavitz asked how far the market extends. Haffey said will occupy the whole south end. She asked why the sign is not moved over. Haffey said Speedway wants the sign to be for multiple tenants even though the market is the biggest tenant and will probably be there first. They feel there is a lot of traffic on O Street that does not know what is happening in the area, so the

intention is to draw attention to activities. If shown on another elevation, there are not enough eyes on it to justify the cost.

There is quite a bit of signage on the building. The market has two signs and a projecting signs. McKee asked about the illumination. Haffey said the signs will not meet HPC Standards, but they will fit well with the market use. The signs will have push-through colored light to add dimension.

Munn said he understands the desire for the electronic projecting sign. It is visibly in the Haymarket, just across O street. McKee asked if this area is not technically in the Haymarket. Haffey said it is not. McCown asked if the entirety of the projecting sign on the north is above the viaduct. Haffey said yes.

Munn asked if there needs to be discussion on the three ground signs. Haffey said he does not think that is necessary at this time since there are no tenants. Bavitz added that the signs will not even be visible if entering from the west. Haffey said in his opinion, they are hard to justify since they will duplicate other signs. Signage located at each of the spaces makes the most sense. If tenants are in an upper space, there are better locations for signs that do not interfere with the blade sign. Bavitz asked where Gallery Alley connects in to this area. Haffey said you would have to walk across the street.

Haffey said the proposal is intended to provide flexibility for potential tenants, so many signs are shown in the proposal. The advantage of the blade sign is that if there are multiple tenants, instead of using a ridiculous amount of signage, several could be contained on the center sign.

Munn commented that he could possibly support the blade sign if it cuts down on the total number of signs. Haffey said there is a strong argument for that.

Bavitz asked if everything shown meets the sign codes. Haffey said yes.

Haffey went on to say that the way he understands it, comments can be made today and will be passed on, but none of this will come back for approval after today, unless new signage is presented. Hageman said they are just looking for a recommendation. Hallie Salem said that is correct. This is a recommendation to the Mayor.

Munn said the concept of the blade sign on the north elevation is generally supported. McKee added that is the case if it is conforming and contains only inside advertising. It is also hoped this will alleviate need for multiple signs.

- **801 O Street, Presentation by Craig Gies:**

Craig Gies said an update is planned for 801 O Street, currently under contract for purchase by Mr. Gies and his partner. The west elevation is anticipated to have the most dramatic changes. The brick and stone on the north and west will be tuck pointed. Other changes are typical to conversion to condos; some windows are needed.

McKee asked if the painted sign will remain. Gies said that is the intention. All of the windows have to be replaced. The layout of the north windows will remain, but the upper floors will need to be openable, and the heights are low on a couple of floors. The approach will be similar to what was taken on the Schwarz building. The top cornice is in decent shape, though some will be rebuilt. On the 1st Floor, the windows need to be opened back up, especially on the north. It is possible something interesting might be done with a west dock. One challenge is an interesting archway that will be blocked by a dock. There are other structural issues that will need to be addressed. A discussion is occurring with LES to see if it will be possible to remove the overhead power lines. They anticipate starting work as soon as possible to prevent further damage from occurring to the building.

McCown asked about the timeline. Gies said it is possible some units could be occupied after the first of next year. With the Schwarz building, the units were done custom, one at a time.

McKee asked what remnant of the heating was there. Gies said there is an old boiler. McKee said he has heard that the Raymond Brothers had a fantastic wood fireplace in a great office. Gies said he has not seen remnants of that. The floors are wide open on the 2nd through 4th floors. The first has some partitions for offices, but not much is left. There is potential for 21 units.

McCown asked how parking will be addressed. Gies said there is the Lumberworks garage, but this is a different demographic being served. Many do not use cars, or they live outside of Lincoln and are not looking for full-time parking.

There being no further business, the meeting was adjourned at 2:25 p.m.