

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, April 19, 2018, 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, Greg McCown, and Jim McKee; (Melissa Dirr Gengler and Greg Munn absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacy Groshong Hageman, and Amy Huffman of the Planning Department; Ryan Haffey, Nebraska Sign Company; Craig Gies, B & C Construction; and Matt Olberding from the *Lincoln Journal Star*.

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.

McKee requested a motion approving the minutes for the meeting of March 15, 2018. Motion for approval made by Johnson, seconded by McCown and carried, 5-0: Bavitz, Hewitt, Johnson, McCown, and McKee voting 'yes'; Gengler and Munn absent.

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

SIGN PACKAGE FOR 151 N. 8TH STREET.

PUBLIC HEARING:

APRIL 19, 2018

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

Zimmer stated this item was carried over from the last meeting due to a lack of majority approval for the proposed signage on the south side of 151 N. 8th St.

Ryan Haffey, Nebraska Sign Company, said the purpose of this sign is recognition from the south side, which is important to the applicant. An important thing to note is that the proposed location of the sign was moved to a new façade, so there will be no additional penetration in an old building. That does not change the visibility, but it is an advantage from the historic preservation perspective.

McKee commented that the sign is not particularly visible and is not readable from the street. Haffey responded that the logo will have a presence and there will be more foot traffic that will see it.

McCown asked for more detail about the size of the sign in relation to the margins of the building; it appears that it won't fit, based on the rendering. Haffey said it does fill quite a bit of space; the ratio shown is correct. He added that the sign is not necessarily meant to draw people to the business, but simply to give awareness that they are there.

ACTION:

Johnson moved that approval, seconded by Bavitz and carried, 4-1: Bavitz, Hewitt Johnson, and McCown voting 'yes'; McKee voting 'no'; Gengler and Munn absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS AT 801 O STREET IN THE HAYMARKET LANDMARK DISTRICT (UD18020).

PUBLIC HEARING:

APRIL 19, 2018

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

Bavitz disclosed that her firm is working on this project so she will abstain from any discussion.

Craig Gies, B & C Construction, stated that since his presentation at last month's meeting, they have closed on the building and are in the process of making things safe, starting with fencing, as early as tomorrow. The goal is to have a similar end result as the Schwarz Paper building with residential units on the upper floors and commercial at street level. The first work will be on the exterior, with some restoration, tuck pointing, and masonry repair. The plan includes a dock at ground level on the west side which will cover some of the damaged limestone basement window sills. They are in discussion with LES about relocating power lines underground. If that is achieved, balconies may be proposed on the south (rear) side. There is quite a bit of deterioration on the south. Today, the request includes the dock. In terms of the windows, they ask for an option installation to install a total of five additional windows on the north (two) and south (three) ends of the west side. That would not be decided right away, but as the interior layout is worked on. The existing painted wall sign on the west elevation will be respected, keeping the logo and restoring it gently. The metal cornice needs some repair and replacement of missing sections.

Hewitt requested information about how many condominium units are approved in the area stretching roughly between the Arena and O Street, but not farther south. Zimmer said that information can be gathered. There are different types of housing available. Hewitt said he is

referring more specifically for units that are for sale versus to rent. Zimmer said there are 12-13 units in the Schwarz building, the Raymond Brothers building is proposing 18 units. The Liner Building will offer rentals. There are some condominiums on the upper floors of the Creamery building. Hallie Salem, Urban Development Department, said there are 4-5 units in the Creamery. McKee wondered about the Apothecary and the Grainger. Salem said both of those, and the Tool House, are all rental units. Zimmer said an accurate number can be obtained. McKee commented that it is interesting that the majority are sold.

McCown asked if the concrete stucco treatment will remain on the south. Gies said it will be patched and painted. If the lines are buried, there will most likely be a transformer. McKee asked if that would be shielded from view or if it will infringe on the alley. Gies said the transformer, along with garbage dumpsters, will be kept as far to the east as possible and it will not infringe on the alley.

McKee asked for clarification that the request today is for the window openings, possibly with aluminum framing, the dock, and the repair to the cornice and roof. Gies said yes.

ACTION:

Johnson moved approval; seconded by McCown, for replacement of the window sash, the five added windows, and the added dock, along with the overall exterior repair work.

Motion carried, 4-0: Hewitt, Johnson, McCown, and McKee voting 'yes'; Bavitz abstaining; Gengler and Munn absent.

DISCUSS AND ADVISE:

- **Outdoor dining area for “Kinkaidier” at 201 N. 7th Street, at the north end of Lincoln Station in Haymarket.**

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

Zimmer said staff is seeking guidance on this project. There is an area on the west side of the building where the owners show an outdoor area. It is outside the Landmark District boundaries but City staff requests the Commission's input.

McKee wondered about the stairs located on the west side. Salem said that is being worked on because there are issues with meeting fire code and egress. Zimmer said it is a dropdown stair which was only permitted because it is pre-existing.

Salem said that as so long as the egress issue gets resolved, the next question is about the

creation of an outdoor dining space in that area. The proposed area is currently shown going as far west as the canopy, and potentially even extending under it.

McKee asked if the area was all under private ownership. Salem said the City does own some pedestrian easements further west, so if they wanted to push into those areas, they would need permission. McCown wondered if the planting areas would have to be rebuilt or moved. Zimmer said this proposal does not go as far west as the planting areas. This is sidewalk area that was the Track 1 platform.

Salem said staff is in contact with organizers of the Farmers' Market. Outdoor dining can activate spaces on a more regular basis, so to that end, and along with solving some other problems in the area, this could help. They would like to do fencing similar to what is found around Iron Horse Park, or to match the outdoor area at the south end of the Depot for JTK restaurant. That fencing was repurposed from the 10th Street overpass. Zimmer said it is a wrought iron, criss-cross pattern.

McKee wondered if this proposal will meet the standards necessary for serving liquor. Zimmer said the proposal meets requirements for a sidewalk café, but he hopes to avoid the beer garden requirements which requires a 6-foot fence. Bavitz asked if more the same fencing exists. Zimmer said he is not sure yet.

Salem said the owners propose long, wooden, community tables. Bavitz said she does not like the long table, as shown. McCown agreed that it takes away from the charm of the concept. Salem said the Kinkaidier owner is not married to that idea. They are seeking a community concept. The challenge is steering clear of any fire escape. There are several nuances to work through.

McKee wondered if the owners should be steered away from extending out to the canopy. McCown asked how far under the canopy the outdoor area would extend. Salem said 20 feet would put the café under the edge canopy; however, no exact measurements are determined right now. Bavitz said the owner should be careful about the look of the outdoor area because it has the potential to look strange by extending too far out. McKee said it would be better if it did not go under the canopy at all.

In conclusion, McKee summed up the discussion stating that doing less is more, in terms of design. HPC does not like the idea of long communal tables. Any fencing used should be based visually on the motif of existing fencing adjacent to Lincoln Station.

- **CLG Grant.**

Zimmer said the Historical Society encourages application for this annual grant program. Part

of the application process is review and endorsement by the Historic Preservation Commission. Projects emphasized for the grant include the further augmentation of the on-line Story Maps of historical locations in Lincoln, particularly the districts. The site is very solid in the information it provides and there is a great range of properties represented in terms of style and historical significance.

Johnson moved that HPC endorse the grant application, seconded by Bavitz and carried, 5-0: Bavitz, Hewitt, Johnson, McCown and McKee voting 'yes'; Gengler and Munn absent. McKee signed the resolution on behalf of the Commission.

- **Sculptures proposed for 11th and G Streets.**

Zimmer said the Lincoln Partners for Public Art Development (LPPAD) arranged for the loan of 5 granite sculptures to be placed in parks or around the city. All five were sold, with two being donated back to the City for public display. LPPAD also advised on this matter, and the siting would normally be taken to Urban Design Committee, but the proposed location is in the Everett Landmark District. The statues are around 6 feet in height, with fine textures and tool marks. They are meant to be seen from all sides. Parks Department has suggested two grassy corners at 11th and G Streets. The southeast corner features original flagstone sidewalks, which are very rare in Lincoln, potentially enhance the sculpture's setting. Parks & Rec. Department asks the opinion of HPC if these are an enhancement at this location.

Johnson asked if the nearby businesses have been asked. Zimmer said not yet, to the best of his knowledge. Commissioners felt this would be a positive enhancement to the corners. Zimmer said many people live in the neighborhood and bike to work on the 11th Street bike lane. Parks wanted to seek the opinion of this body before making their final decision.

Johnson moved to approve a non-binding resolution of approval, seconded by McCown and carried, 5-0: Bavitz, Hewitt, Johnson, McCown, and McKee voting 'yes'; Gengler and Munn absent.

There being no further business, the meeting was adjourned at 2:39 p.m.