

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 21, 2018, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Liz Bavitz, Melissa Dirr-Gengler, Jim Hewitt, Jim Johnson, Greg McCown [arrived at 1:33 p.m.], and Jim McKee; (Greg Munn absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Groshong Hageman, and Amy Huffman of the Planning Department; and Matt Olberding from the *Lincoln Journal Star*.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice Chair 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 May 17, 2018. Motion for approval made by Johnson, seconded by Bavitz and carried, 5-0: Bavitz, Gengler, Hewitt, Johnson, and McKee voting 'yes'; McCown 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.

[McCown arrived at 1:33 p.m.]

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AT 740 S. 17TH STREET, THE LITTLE-ATWOOD HOUSE (UDR18042).

PUBLIC HEARING:

JUNE 21, 2018

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

Bryan Woodbury, owner of the Little-Atwood House, stated the goal is to clean up the parking area and make it more functional for the house. They want to keep the home occupied and the tenants happy so there is enough sustainable income to keep the home maintained for the future. The parking is at the north end. It is nerve wracking to be short on parking. Recently, there was a deck fire and all of 17th Street had to be shut down because there was not enough

access. There is a tree that has heaved up the alley, making it unusable. There is six feet of space for a sidewalk and a retaining wall separating the space. The whole area needs to be cleaned and paved to make a more usable lot.

McKee asked if any parking spots will be gained. Woodbury said this will allow for parked cars to be pushed forward about six feet to allow for more clearance. Zimmer said there is a Landmark Special Permit for the use and the site plan shows four stalls. Public Works does not like the idea of pulling from these stalls directly into the alley. In this case, there is the driveway through so they say it would take at least a waiver to the Access Management Policy to change the site plan for this parking to open to the alley. That does affect removing the tree and wall, but it impede the intention to pave access straight through to the alley.

Bavitz asked if allowing parking stalls to access the alley is the intent. Woodbury said that is not the only option, but it would ease travel to be able to come around the back of the house in order to pull in, and then have the option to pull out. It allows more options to leave the property.

McKee said it appears that there is room for another space to the west. He thought the stone wall had been addressed at another meeting. Zimmer said there is a dotted line on the site plan to indicate the front yard setback. Typically, parking is not allowed within that area. That is why no parking spot is shown, although people have used it for parking. There is the narrow drive off of G Street which connects into the wider drive off of 17th Street. There once was an outdoor fireplace at the northwest corner of the lot in the unpaved area where people now park. The wall is a mix of rubble and concrete. Woodbury said they had previous approval to remove the leaning fireplace. Zimmer said he can't ascribe significance to the wall, in and of itself. Woodbury said they would like to keep six feet of the wall at the entrance of the carriage house because there is also an electrical pole about four feet from the porch that will remain.

McKee asked if there is any reason to special consideration to the existing tree since it is mature. Zimmer said it is a huge volunteer tree that is nearly taking out the sidewalk and is lifting the alley. While it is scenic, it is not a good fit in its location. Woodbury added that there is rot in the tree; it has already caused property damage to one car due to a fallen limb.

ACTION:

Gengler moved for approval, seconded by Johnson.

Zimmer asked if that motion includes instruction for a barrier between the parking stalls and the alley. Bavitz asked if he meant the stone wall. Zimmer clarified that Public Works does not like the open access between the parking and the alley. They suggest a curb or some other barrier. McKee asked if there is any requirement from Public Works. Zimmer said they would

deny access to the alley without a waiver to the access management policy. McKee asked if Public Works expects HPC to make that decision. Zimmer said it starts with this body, whose comments will be included as part of the discussion.

Gengler said she would like to amend her motion to approve with the incorporation of a minimal barrier that would satisfy the issues that were brought up at today's hearing. Johnson agreed to second the amended motion.

Woodbury said the other buildings past the garage are accessed from the alley. Other homes do not have front driveways. McKee said it makes good logistic sense to him to allow it, but that is a matter for Public Works to decide. Zimmer said the difference is that the others do not have any other driveway. Bavitz commented that in this case, they do have a wide driveway, but there are issues with backing up and exiting. McKee agreed that it will be easier with the additional space.

McKee asked if Woodbury's next step will be to go to Public Works to review his options for the barrier. Zimmer said yes.

Motion carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McCown, and McKee, voting 'yes'; Munn absent.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AT 132 S. 11TH STREET, THE NEBRASKA TELEPHONE COMPANY AND WOODS BROS. COMPANIES BUILDINGS, DESIGNATED LANDMARKS (UDR18031).

PUBLIC HEARING:

JUNE 21, 2018

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

Zimmer said this began around two months ago when he was approached by the tenants, Moose Roofing, in the Woods Brothers building. They had ideas for signs and Zimmer asked for specifics. The company told him the signs had been approved so he checked with Building and Safety staff, who confirmed no application had been received. The roofing company then submitted a letter from their landlord who had asked the Nebraska State Historical Society if there was any National Register-based impediment to signs they requested and was told no. That is the right answer to the wrong question because City and HPC approval is still needed. He has yet to hear back from that tenant.

Zimmer went on to say there is a relatively new tenant in the Nebraska Telephone building, the small bookstore, Francie and Finch. He visited the shop and suggested that their exiting sign go through the process for official approval. They were very willing for the review. Their sign is modestly scaled. These buildings were the first local Landmarks in Lincoln, designated in 1981.

The Secretary's standards are not very helpful when it comes to signs, but there is language that the signs should be compatible with the buildings.

Zimmer said the owner of the bookshop has suggested that she may be in later for an additional sign to draw pedestrian traffic from across the street. There have been signs in the location facing the opposite block before. Individual lettering on a panel would minimize the addition of more holes added to the exterior. She will work with Nebraska Sign to move forward on that. McKee agreed that he would not like to see the terra cotta pierced again if it can be avoided.

Moose Roofing mentioned they would like to have a projecting sign with a leaping moose. Projecting signs have to be a certain distance apart, and the bookstore owner already has a projecting sign. It is a pierced-through cabinet sign. The night view of the bookshop's sign is not out of scale and uses a modest technique for illumination. The shop does events at night, so the illuminated sign is desirable. It has such a clean daytime look. Today's action will legitimize this sign and instruct on the process for her next proposal. She celebrates the building in many ways and has a picture of Thomas Rogers Kimball, the building's architect, on display.

ACTION:

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

DISCUSS AND ADVISE:

- Zimmer said he had a call about the VonSyoc building in College View. There is a photo of the building when the phone company was located there. Later, one side was a hardware store, the other a jeweler and photographer. It is one of the more ornate and very intact cast concrete facades along S. 48th Street. They are about to commence a renovation and would like to utilize the tax credits.
- The telephone museum has officially announced their closure. They received offers for their collection, including one from the Speedway/EADO (the Telegraph District developers). They received another offer from a telephone museum in Maryland. They accepted the offer of Speedway. They want to keep the materials local, though this will break up the collection. EADO will display some of the collection in the buildings within the district and some in their museum. The telephone museum was a subsidiary of the Telephone Pioneer Association and the intention is to create scholarship funds and other direct giving.

McKee commented that this was a decent outcome.

McCown asked how many were on the Board of the Telephone Museum. Zimmer said it was a board of about ten, mostly retired phone company employees, and a younger attorney-lobbyist who joined their efforts. They realized they could not sustain their volunteer efforts.

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

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