NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, August 16, 2018, 1:30 P.M., Conference Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

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

OTHERS IN ATTENDANCE: Ed Zimmer and Amy Huffman of the Planning Department.

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.

Munn requested a motion approving the minutes for the meeting of June 21, 2018. Motion for approval made by Bavitz, seconded by Johnson and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, 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. No one appeared.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 801 R STREET IN THE HAYMARKET LANDMARK DISTRICT (UDR18051).

PUBLIC HEARING: AUGUST 16, 2018

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

Ryan Haffey, Nebraska Sign Company, stated this is an illuminated box frame sign on the lower level, similar to the Rabbit Hole Bakery sign. It will use cutout dimensional lettering with a non-exposed light source shining across the face. Zimmer noted it is tucked in the corner. Haffey agreed that the sign might be visible if you look down, but the business is hidden. The sign peeks up from the lower level. Zimmer said if this were simply a face change, there would be no need for the Historic Preservation review, but since lighting was added, it was best to check.

ACTION:

Bavitz moved to recommend approval of Certificate of Appropriateness, seconded by McKee and carried 6-0: Bavitz, Hewitt, Johnson, McCown, McKee, and Munn and McKee voting ‘yes’; Dirr Gengler absent.
Members present: Bavitz, Hewitt, Johnson, McCown, McKee, and Munn; Dirr Gengler absent.

Bavitz disclosed that she was contacted by the owner simply asking for guidance about how to present this change to their plans. She advised that they show what was approved before, along with their new proposal. The conversation did not go beyond that.

Todd Hessen, Encompass Architects, stated this item was presented and approved in November of last year. Once the project started, they ran into issues with the configuration of the original design. The outdoor area will still be located at the southeast corner of the east façade. The original idea was to infill up to the corner to align with the pier to the south and with the stairs to the north. There were not many details about the location of the utilities when the first concept was approved. It was discovered that there are crucial utilities on the north side. Once the engineers got involved, it was discovered the main gas line and meters, and the main water line were located at that end. They worked with utilities about potentially relocating those services, but that is not viable.

The new design does not touch that corner, but the total area was kept as large as possible to remain viable. The original was 41.5 feet, and now it is down to a little over 32 feet. The rest of the changes are primarily cosmetic. The original design showed seating around the edges in wood elements. The owners now want a beer hall feel with a communal table in the center and as much standing area as possible surrounding that. The other elements like the use of columns and the lighting are the same as seen in the original design but just pulled away from the stair. There will be railing around the perimeter and metal Boiler Room logo signage opposite the door.

Zimmer said staff was not concerned about the movement of the north end, but coming past the building on the south was significant enough to bring the item back for review.

McCown asked what material is exposed below grade. Hessen said it is brick to a point, and then stone, but it is unknown beyond that. It would be nice if it was brick all the way down, but they anticipate needing to do something. McCown asked if the pushed-out area would be refaced, depending on what is found. Hessen said that is correct, there are a lot of unknowns. There is cast in-place concrete and the columns are articulated on the inside.

Jessica Lindersmith, Grand Manse, said it will be a similar process to when the stairs that lead down to the Boiler Room were dug out. Munn said it could be a nice opportunity for some rustic stone.

McKee asked if there is an areaway window. Lindersmith said the door will replace a window and there is another existing window. Mckee guessed there might be brick to the sill of the window. Zimmer said there is granite with limestone above, and a granite basement so maybe that will continue farther down.

Bavitz commented that she prefers the north end of this concept. It concerned her that the old design
went up to the wonderful stair feature. It doesn’t extend as far south as she thought. She does not think the change will be that apparent from the street level. Hesson agreed, especially because they do not know how far down the footing of the stairs goes, which would have added another complication. He agreed that the relief is nice.

Bavitz asked for more information about the finish on the interior portion. Hesson there is no intention to do an additional finish on the concrete, similar to the stairs which are unfinished. The original design did show some wood, but the owners were concerned about abuse and maintenance and decided that just leaving it would work best.

Bavitz asked if there would be lighting beyond the corner piece. Hesson said there will be sconces to wash the piers with light. The sign might be backlit. Hindersmith noted that light will not be visible from the street.

McKee asked if there will be floor drains. Hesson said there will be drains and the boiler system will be tapped into to heat the floors and melt snow.

Munn asked about the sculptural ochre benches in concrete north of the building. Hesson said the intent is to match the dock. They are willing to get input on the details. Munn said there is something to be said for keeping the look architecturally simple.

Zimmer said this is a primary façade whereas the other treatments are located in what was an alley.

Bavitz are the pieces on the north the yellow color? Munn said yes, the caps on the columns are that same color. Bavitz wondered if that would be incorporated in since it is the primary façade.

McCown asked if there was enough room on the south for another pedestal as it returns back into the building. Hesson said there was one originally, but it was too close to the building. Lindersmith said it is granite but the appearance is grey. Zimmer said they are referring to the added elements on the primary façade. Hesson agreed it definitely reads as grey.

Munn asked how high the curb is. Hesson said it is close to 14 inches or more. There is a fair slope between the building and the sidewalk.

McCown asked if there is cast in place concrete with something over the top between the columns. Hesson said just the cast in place concrete between the columns. Bavitz noted the columns are in brick. Munn said he could see having a colored concrete. Zimmer noted those details were approved before. Munn said it speaks to being underground-feel and it fits, though he could make an argument either way.

Munn asked about the landscaping. Hesson said right now it is heavily planted and mulched. That will be replaced. There will be a two to three foot strip there. Hindersmith said the area south of the stairs will be maintained.
ACTION:

Johnson moved to recommend approval of the Certificate of Appropriateness, seconded by McKee and carried 6-0: Bavitz, Hewitt, Johnson, McCown, McKee, and Munn and McKee voting ‘yes’; Dirr Gengler absent.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR WORK AT 6101 HAVELOCK AVENUE, IN THE HAVELOCK AVENUE LANDMARK DISTRICT (UDR18050).

PUBLIC HEARING: AUGUST 16, 2018

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

Zimmer said this is a State Farm Agent sign at the corner of 61st and Havelock. The applicant is located in the far south door, away from the sign, but still in the same building. Within the language of the sign guidance for Havelock, this is a non-illuminated wall sign with simple, primary colors. He considered a smaller size but in this space, this size fits. The sign is aluminum.

McKee commented that he would avoid having two or three more signs configured in the same area.

Zimmer said the other businesses have storefront sign locations.

ACTION:

McKee moved to recommend approval of the Certificate of Appropriateness, seconded by Johnson.

McCown asked if it is mounted flush and how it will be attached. Zimmer said probably with mounting screws in mortar joints and it will be flush.

McKee asked if that should be specified. Munn said we typically do.

McCown said it feels inelegant with the nice awning. He would like to see it framed somehow so it is not as abrupt.

Munn said he wondered about its placement. Maybe it needs to be closer to the edge for better visibility. It could also be centered right and left. Bavitz suggested it also be lined up with the window sills.

McKee agreed to a friendly amendment that his motion included that the sign be centered. Johnson agreed to second.

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

- Zimmer said the Raymond Building applicants were not ready to take action yet.

McKee asked if the building has been secured in terms of weather proofing since the windows have been removed. Zimmer said they are moving quickly, though he does not have a structural report. They are determined to have it sealed before it snows. They are working on moving the electric lines underground in the alley. It is unlikely they will be able to add balconies on the south wall; the Schwarz building was new construction on the wall with balconies.

McKee asked if the stone alley will be retained. Zimmer said much of it will come up to bury the lines, but the Mayor is adamant that the stone be put back down. Urban Development and Public Works have worked out some financing to get that done, so it will remain. They are studying how to put it down in the most durable way. They will be put back on a softer base.

McKee asked if there has been any progress on the dock. Zimmer said they are still working on that. They hope to have it before HPC in September. They do not plan to cover it. Much like Schwarz, they will take the dock around the corner to address the accessibility. McKee noted they will not move the power line on 8th Street. Zimmer concurred.

McCown said he is surprised they can’t leave the stone alley and do a horizontal bore. Zimmer said they serve each building off of the line. It is not just LES, but all of the dry utilities so they think they will lift at least some of the alley. There is a little extra stone since the Raymond building sits north of the right of way line by around ten feet. Some of the transformers and stairs might be placed there so that would make that stone available. McKee asked if any of the stone was salvaged from the Parks buildings that were demolished. Zimmer said that is a good question. Zimmer said the other stone alleys are in Parks buildings. The alley will be respected and renewed.

McKee asked if the 9th and O hotel property is on hold. Zimmer said it is a hole that will be filled and the property may go back on the market. The City has pressed them that they need clean up the site if construction is not imminent. We have not heard final word on that.

- The Journal Star building is closer to the point of moving forward. The progress has been slower than expected, but the project is still underway.

- The recommendation on landmarking the Scottish Rite building moved through Planning Commission easily and will appear before City Council soon.

There being no further business, the meeting was adjourned at 2:14 p.m.