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 August 16, 2018. Motion for approval made by Bavitz, seconded by Johnson and carried 7-0: Bavitz, Gengler, Hewitt, Johnson, McCown, McKee, and Munn voting ‘yes’.

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.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 801 O STREET IN THE HAYMARKET LANDMARK DISTRICT (UDR18059).**

**PUBLIC HEARING: SEPTEMBER 20, 2018**

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

Bavitz declared a Conflict of Interest and recused herself from discussion and voting, as her firm is working on this project.

Craig Gies said the Raymond Brothers building will include 1st Floor commercial with residential condominiums on the upper floors, similar to the Schwarz Building across the street. Since the façade work was approved several months ago, City staff has been consulted several times regarding options for the dock; much of the project is in City right-of-way. The dock will wrap around the north and west sides and will allow proper pedestrian and ADA access. Exits at the dock level will be created on the west side of the building and all windows are being replaced with windows similar to the original windows, including arched windows that were uncovered during the renovation.
LES cannot remove a large electric pole on the corner, so the dock will work around it, extending 10 feet out, then around the pole, with the same dimension continuing around on the north side. There will be no roof over the dock. The dock will be concrete with a handrail for safety and pavers will be used at the corner to infill the space near the pole, so the sidewalk area will not be entirely concrete. The on-street parking is inadequate at this time and 11 diagonal spaces are proposed.

The developers have also worked with the City to bury the power lines on the south side, so the alley will be clear of all lines up to 9th Street. The transformers will be located on the southwest corner of the building and will serve other parts of the neighborhood. Those will be shielded by the dock and some landscaping.

McKee asked if it will be a poured concrete dock. Gies said yes. McKee asked if the parking would be public. Gies said yes, it will be metered parking, possibly with clustered meters.

Zimmer asked about the westernmost arched window on the first floor of the south facade. Gies said LES has requirements for separation of windows from transformers, for fire and explosion safety; therefore, the 4th opening at that southwest corner cannot be a window. Various options are being considered for how to maintain the pattern of arched openings, without an actual window at that location.

McKee asked how the roof is coming along. Gies said it is progressing well. The structure that holds the outdoor deck is in place and we hope to have things done by the 30th, or we will have to wait on LES.

McCown asked if there was a dock on the west side originally. Zimmer said there was a platform along the railroad spur.

Hewitt asked if the façade along the alley is painted. Gies said it is a colored stucco material.

Munn commented that he liked the three doors on the west side. He asked if any of those doors will access the living units. Gies said they will serve as access to the commercial spaces. The residential units will be accessed from O Street, as at Schwarz Building.

McKee asked if the wall sign is still there. Gies said it is, but the brick is in rough shape, but an artist will be hired to replicate it. It is in good shape in terms of the lettering. Gies went on to say that two units have already been sold to be combined, so additional windows are not necessary for the layout.

Zimmer asked about the visibility of the roof elements. Gies said they might be visible from the top of the Schwarz Building, otherwise, not much will be visible. It will be visible from 9th and O Streets, but most of the buildings have some rooftop features. Munn noted that historically, they did. Gies said these features will have a galvanized look, rather than rust. Munn asked if the roof will be accessible only to residents of the building. Gies said that is correct.
ACTION:

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

CERTIFICATE OF APPROPRIATENESS FOR WORK AT IN THE P STREET RIGHT-OF-WAY BETWEEN 719 P (BURKHOLDER PROJECT) AND 701 P (LAZLO’S) IN THE HAYMARKET LANDMARK DISTRICT (UDR18060).

PUBLIC HEARING: SEPTEMBER 20, 2018

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

Anne Burkholder said this project will be an extension of Gallery Alley. The goal is to make the crosswalk more fun and special. She has not spoken with all of the neighbors yet, but Lazlo’s is very excited. The most current proposal shows 10 colored triangles, instead of 14, within a white framework of bars typical of other crosswalks. The colored shapes will be of an interesting plastic-like material with color pressed onto the asphalt, which lasts much longer than paint. It is a fairly expensive material which is why the project was shortened slightly.

Johnson wondered if drivers will be able to notice the change in surface. Hallie Salem, Urban Development, said it is no different from regular crosswalk material, other than the color.

Zimmer commented on the difficulty of applying preservation standards to a project like this. There is general language about site and use of color and whether a project fits, in a general way, with its historic surroundings. Wall signs were common, even though not applied to streets, and provide some idea of the historic use of color. We see yellow and greens, not dissimilar to the proposal. The black asphalt in between the colored panels is like the black and white framing commonly used in historic wall signs. Burkholder agreed and added that the use of the black asphalt makes the colored shapes cleaner and also reduces costs.

Gengler asked how the colored material will stand up to standard street repairs and maintenance. Burkholder said it is her understanding that it lasts 5-7 years longer than standard painted crosswalk materials since the color is melded into the asphalt; it is not just being laid on top.

McCown asked if the pieces are preformed geometric pieces. Burkholder said they arrive in the specified shape and are priced per square foot. Communication has just begun with the company. McCown asked if the geometric pattern is the final design. Burkholder said she would like to pull out the triangles more. McCown wondered about the contrast it will create with the more whimsical alleyway. Burkholder said cost is a factor in determining the final design.

Johnson asked how the project will be funded. Burkholder said she hopes the City will pay for the white portions and she will pay for the color portions.
Gengler asked if the material meets accessibility standards. Zimmer said ramps are in place with the truncated domes.

**ACTION:**

Johnson moved to recommend approval of Certificate of Appropriateness, seconded by Gengler and carried 7-0: Bavitz, Gengler, Hewitt, Johnson, McCown, McKee, and Munn voting ‘yes’.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 311 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT (UDR18061).**

PUBLIC HEARING: SEPTEMBER 20, 2018

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

Ryan Haffey, Nebraska Sign Co., said this proposal from JJ Hooligan’s is for a non-illuminated, flat panel sign with cutout letters that will stand out from the background.

McKee asked whether temporary signs are monitored; some seem to have been around for too long. Haffey said they are allowed to be up for 60 days but that rule does not seem to be enforced. Salem said it is handled on a complaint basis. McCown wondered if there was a wait period between the 60-day time periods. Haffey said the sign code only says 60 days, with no further details.

**ACTION:**

Gengler moved to recommend approval of Certificate of Appropriateness, seconded by Johnson and carried 7-0: Bavitz, Gengler, Hewitt, Johnson, McCown, McKee, and Munn voting ‘yes’.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 801 P STREET IN THE HAYMARKET LANDMARK DISTRICT (UDR18062).**

PUBLIC HEARING: SEPTEMBER 20, 2018

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

Jonathan Camp said the proposal is for lighting on the Apothecary Building façade to highlight the architecture. Lights would shine upwards on the thicker pilasters to the 4th floor, where they hit the parapet. The 5th story was added later and that 4th-story parapet creates an interesting jump in the light. There is also enough light to create a shadow under the same parapet. On the north, there would be a continuation of the same theme, but in smaller proportions. They are in the process of coming up with a cohesive flow between the west and north sides.

Zimmer asked how the light would be installed on the north façade since there is no canopy. It seems the light would have to be set off from the building on arms to create the angle necessary to shine
upwards at the building. Tim Moser, Voss Lighting, said there is a limestone band several inches out. There are goosenecks below the limestone. The light are attached to junction boxes on the brick itself, so they propose having plates made to fit across the brick length to provide stability. McKee asked if this would penetrate the bricks or the mortar. Moser said the mortar. McKee said he could see three lights on the north side, but not four.

Bavitz wondered what the light fixture looks like. She is nervous about the disruption to the north façade. Camp said they are flat black panels.

Gengler wondered if down lighting was considered. Moser said if light came from the top, it would not have the desired effect of skipping the top story. There is another fixture available that could be placed in a long, thin strip above the limestone. The fixtures used on the west stick out around 23 inches. Camp said the goosenecks on the north probably stick out close to 20 inches, so this would not be much farther out.

Bavitz asked if the strip fixture would give the same effect. Moser said he would have to test it to see how it hits the top cap. Munn asked if it would sit on top of the belt line. Moser said yes. McKee wondered if there would be more light pollution since the fixture would not be aimed so directly at the building. Moser said the fixture can be brought in close and aimed.

Bavitz asked how far out the proposed fixture would be. Camp said 23 inches. The goosenecks are around 18 inches, so they would be out farther than those. Zimmer said there is a difference in the look of the traditional gooseneck lighting and the arm holding out the flat panel lighting. It would be worth experimenting with the bar to see how it looks because it would be a more subtle daytime appearance.

Camp asked McKee what he did not like about the proposal. McKee said it seemed garish to him. Munn agreed the light should stay on the pilasters. Bavitz expressed concern that the design would not be the same on the two signs, with two different fixtures. Munn thought the bar lighting would be more appropriate on the north side. He would recommend starting with two lights on the north side and five on the west.

McKee commented that the lights could affect the dwelling units on the top floor. Zimmer noted that the ambient night light on P Street is rather different from the light on 8th Street. People probably will not measure one side against the other.

Gengler wondered what the trend is for exterior lighting in the area. Camp said the Candy Factory and Lazlo’s have them. Zimmer said there are also some at Lincoln Station, and the columns of the Grand Manse. He added that diligence about not spilling light into the sky would be necessary.

Munn asked if the Committee would like to wait to see more details, or to make a motion. Bavitz said she would like to see more on the mixture of two fixture types. Gengler said she would like to see a mockup of the shapes that would accurately reflect the scale and projection. McCown agreed.
Camp said the original idea was to do both sides, but he wondered if everyone was in agreement about the design on the west side, saying that they could start work on the west and then figure out the north as they worked. McCown said there is a potential down side to that idea since there would have already been investment in the west side. He would really like to see how the fixtures look from the side and even from below.

Zimmer said it is up to the Commission to decide what motion to make. He has trepidation about approving the proposal on the north since there is not enough information to address the questions raised today. Moser said if the west side is acceptable, they could do the install and then bring in other units to test them with the west and to see how it will look from the sidewalk. Camp indicated he is fine with that idea because even if nothing works on the north, they would still like to go ahead with the west.

Bavitz reiterated her concern with the ability to match the lights on both sides. Once the west is up, it is possible that there would not be a suitable match. She just wants to make sure that the applicant is willing to move forward with only the west side, given that possibility. Camp said he is willing to accept that.

**ACTION:**

Gengler moved to recommend approval of Certificate of Appropriateness for the work on the west side of the building, but with more information provided for work on the north side, including an accurate mockup showing both the fixtures and the effect of the light, seconded by McCown and carried 7-0: Bavitz, Gengler, Hewitt, Johnson, McCown, McKee, and Munn voting ‘yes’.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 826 P STREET IN THE HAYMARKET LANDMARK DISTRICT (UDR18063).**

**PUBLIC HEARING:** SEPTEMBER 20, 2018

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

Zimmer stated that no information has been submitted for this project at this time.

**Discussion:**

- Zimmer announced that the reappointments for Mr. McCown and Mr. McKee have been approved so they will continue to serve on the Commission.

- Munn announced that this will be his last hearing because he has accepted employment in Canada to be closer to his family. It has been part of his life plan all along, but he did not think it would happen so soon. They have renovated an old family farm house and plan to live there. He expressed his gratitude for his fellow commissioners and how much he will miss working with
all of them and on the various projects the Commission hears. He believes that together, they have made the Haymarket and other historic projects better. Commissioners thanked Mr. Munn for his service and leadership.

There being no further business, the meeting was adjourned at 2:44 p.m.