

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 17, 2019, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE Jim McKee, Jim Johnson, Greg McCown and Nancy Hove-Graul; (Liz Bavitz, Melissa Dir Gengler and Greg Newport absent).

OTHERS IN ATTENDANCE Ed Zimmer, Stacey Hageman, Rhonda Haas of the Planning Department; the media and other interested citizens.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

With a quorum present, Chair McCown called the meeting to order at 1:40 p.m. and acknowledged the posting of the Open Meetings Act in the room.

McCown requested a motion approving the minutes for the meeting of September 19, 2019. Motion for approval made by Johnson, seconded by Hove-Graul and carried 4-0: Johnson, McCown, Hove-Graul and McKee voting 'yes'; Newport, Bavitz and 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.

Jonathan Cook asked if item 7 on the agenda could be first. He stated one of the speakers is needing to leave early. Chair McCown agreed to move item 7 on the agenda to have discussion first.

LOCATION FOR ADDED BIKESHARE STATION IN HAYMARKET **DISCUSS AND ADVISE:**

October 17, 2019

Members present: Johnson, McCown, Hove-Graul and McKee; Newport, Gengler and Bavitz absent.

Jamie Granquist, City Manager of Bike LNK, stated that Bike LNK has 20 station locations in Lincoln and they are wanting to add a location in the Haymarket District. She stated there have been over 65,000 trips in 17 months, with September being one of the popular months. Currently, there are two stations in the Haymarket/Railyard which are very popular and account for more than 1/3 of the top 50 trip routes. She explained that a bike share station

consists of a row of docks for securing the bikes, and a taller kiosk. The kiosk has a computerized control central unit that checks bikes in and out for the riders. There is also a back-up zone area used momentarily when a bike is being backed bikes out of the dock. She stated that when someone walks up to a kiosk they are a pedestrian and continue to be a pedestrian until they get on the bike, and that is why the back-up area can be the pedestrian space. In April 2019 Bike LNK asked HPC for advice regarding which locations would work for the Haymarket. Adjacent the Ridnour Building at 809 P St. was the preferred location. This location is east slightly from Ten Thousand Villages on 801 P Street by the corner. The kiosk for this station would be by the light pole west of the bikes. A second location was examined, on the northeast part of the block by Old Chicago. Another location considered was further east, on the north side, next to the Phillips 66 Station. A challenge all these locations face is that unlike the other bike share stations, they would not receive sufficient sunlight daily to charge the station's batteries, and so would need to rely on A/C power.

Hove-Graul asked which way the solar panels face. Granquist stated solar panels face to the south, she further stated that LES has bylaws that will not allow them to get power from their streetlight or pedestrian light poles.

Granquist explained that these stations need to be placed where people frequently come and go, adjacent to pedestrian flow on walkways, safe slow speed traffic, easily visible and accessible, within a few blocks of other stations, good solar exposure, stable concrete and that it is long enough and wide enough to accommodate the physical station plus backup space. She stated that the Apothecary Building at 801 P Street is the location that was ultimately chosen, because it meets all the criteria needed for a Bike LNK station. A/C power is available on site, sparing the very considerable expense bringing power to any of the other sites on the 800 block of P Street. The kiosk would be on the west side of the existing pole with 10 bike docks, and will not create any more of an issue than the infrastructure that is or has recently been there, and that includes a bike rack, and she further stated that it is not going to obstruct anyone's window access. With it being a very active corner for all modes of transportation, adjacent to pedestrian flow, safe slow speed traffic and the station would be easily visible to potential users and they believe this station location meets the criteria.

McCown inquired what information would pertain to the "Ten Thousand Village" location for approval. Granquist stated that there were issues with all 3 preferred locations, but by moving the station down 8 feet, so that it's closer to the curb, which will continue the pedestrian flow line with what is currently there.

Hove-Graul asked about the next closest public bike parking area and where it would be if this public bike rack was taken away because of the bike share station. Granquist stated that they would be moving that bike rack to a parking stall in the street. This parking stall was curved and at the end.

McCown stated that there is no physical curbing that will come out, so this will just be done with paint. Granquist said yes, and the paint is already there. **Ed Zimmer, Planning Department**, stated that Public Works has determined that some of the corner stalls are not appropriate and are placed too close to the intersection for a car and they are using the hoops, whenever possible. Granquist stated by doing this it has made everyone safer.

McCown stated he is concerned about how busy the intersection is and you would be adding 10 more bikes to that area. Granquist said the goal would be to have 5 bikes there at the station, which would leave room for people to take and put the bikes back. In the evening they would then fill up the rack to 10 bikes so the riders could get back home. She stated that this is part of the tracking process of the traffic patterns to have the ability to respond to the needs of the riders. McCown inquired where the next closest station is located. Granquist stated that there is a station by the HUDL Building/HopCat at Canopy & P Streets and another in front of the Post Office.

Jonathan Camp of Haymarket Square (landlord of 801 P St.) stated that they are not against having a bike station in the Haymarket, they just have issues with the placement of this station. He stated that the placement will impact the corner of P Street, and he further stated that this location lines the rack up with the entrance of Ten Thousand Villages, which is the main billboard for this establishment. This is a non-profit business that has been in the Haymarket for 20 years and they feel there is a better location for a bike station.

Hove-Graul inquired if there was a bike rack currently in the area. Camp stated that there were 2 bike parking bollards, but the city does plan on removing the bike parking from the sidewalk to the street location. Discussion continued on public bike parking areas that are being installed in other areas.

Jillian Christy, Ten Thousand Villages Store Manager, stated that in recent years the windows have become even more crucial to their business. She stated in 2015 the business brought in \$415,000.00 in net sales for the year and just last year the net sales were almost \$75,000.00 less for the year. She explained that they have been utilizing the windows more with larger scale window displays, which has brought more passersbys into the business. Lincolntes are not coming out to supporting the downtown business as much as she would like and they have become more dependent on travelers in the downtown area. She shared that the windows and the sidewalks in front of their store have helped attract people in the vicinity with some of their special events that they do in front of their store.

McKee asked about moving this station around the corner to 8th Street and to the south half a block by the parking lot, which is just south of the alley. He stated that it would put you on the same block just around the corner, you would have solar and it would not be blocking any business. Camp stated that there is handicap parking in the area for the building. Discussion continued on this area.

Camp suggested an area in front of the LES Substation where they have done nice streetscape work on the northwest corner of N Street.

McCown inquired asked about going north and keeping the pedestrian bike racks in place, and then they could use one more parking stall to put the station off the curb to the north. Granquist stated it was her understanding that Transportation and Utilities are not willing to use parking stalls.

McCown stated that this point the Commission would not be able to make a decision. Granquist stated that the intent of this grant is to put the station in the Haymarket in an area where visitors and hotel guests frequent, and some of the other proposed locations would not maintain the vision of the grant award, she further stated that she would be concerned that she would not be doing it justice.

Zimmer stated this is not a binding action and you cannot make a binding action because it is not a zoning issue. This is a public right-of-way matter being discussed. Hove-Graul inquired about an area that is further to the east and closer to the Graduate, and she asked if it was getting to close to higher speeds of traffic. Granquist said yes. Discussion continued on other possible sites for the bike station.

McCown asked if the Commission has a suggestion on other possible sites for the bike station.

Hove-Graul suggested outside of "John J's Tiki Bar", adjacent to the Graduate Hotel. Granquist stated that they had looked at this location and there were several reasons that it would not work, with one of those reasons being it is in the middle of the block and it is not legal to ride a bike on a city block. Discussion continued on possible locations. Granquist stated they could ask for another extension to the grant funding for this station, but alternate locations should be decided within the next month, and this extra time would allow for the location of the utilities.

Hove-Graul inquired how hours of solar is needed. Granquist stated the stations need at least 8 to 10 hours of sunlight a day.

In conclusion, McCown stated that they do not have a suggestion that group is comfortable with at this point, and he suggested that the parties get together and have discussions on what will work for everyone involved.

Zimmer stated that Planning has had helped in getting bike share started, but LTU has taken this over and HPC is essentially advising LTU and they will be making the final decision. He further stated that he is unsure if it will come back to HPC, but felt it was important to have

this discussion, and he thanked the Commission.

CERTIFICATE OF APPROPRIATENESS FOR THE WOODS BROS. COMPANIES BUILDING, A DESIGNATED LANDMARK AT 132 S. 13TH STREET

PUBLIC HEARING:

October 17, 2019

Members present: Johnson, McCown, Hove-Graul and McKee; Newport, Gengler and Bavitz absent.

Zimmer stated that neither the applicant nor Atlas Sign & Graphics was in attendance at the meeting. He stated at the last meeting there were questions on if the original arches and façade ornament was still there, under the limestone veneer. He researched the matter and found a drawing from the 1957 alterations of the storefront which suggest the decorative arches were removed and a plain storefront was installed. He stated that he did convey HPC comments to the applicant that the sign is not the right size or the right method of adhering it to the building.

ACTION:

No action taken.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE DESIGNATED LANDMARK FARMSTEAD TO 17185 BLUFF ROAD, WAVERLY

PUBLIC HEARING:

October 17, 2019

Members present: Johnson, McCown, Hove-Graul and McKee; Newport, Gengler and Bavitz absent.

Carol Hartweg, 17185 Bluff Road, Waverly, stated that they came before HPC in June 2019 and they were wanting to build a new building on their property to open a wedding venue, because of the requests that they had gotten for their existing barn. The new building is a replica from the 1875 era with a gable style barn. She stated that the barn will have board and batten siding with traditional gooseneck lighting. The barn will be built with wood, and the dimensions are 42 feet by 112 feet, with an 18 foot lean-to on both sides and should seat 250 people.

McCown inquired if the parking was on the north side. Hartweg said yes, and that she had an engineering firm do a more detailed site plan, which included the ADA stalls and the proper number of parking stalls that are required.

Zimmer stated that the site plan that the Hartweg submitted is the basis of a more detailed site plan and that will become the final site plan for the special permit and County Engineer will look at this as well. The Commission is looking at the general appropriateness to this concept of

adding this building to the site.

McCown asked if there was any attempt to make the new building look like the existing barn or was it a complete divergence. Hartweg said they were not trying to mimic the original main barn in its style, although it is similar to the smaller gable style barn on the property.

Hartweg inquired about having discussions on the signs for the property. Zimmer stated that she would need a special permit for a sign. Hartweg shared that they decided on "Walnut Hill Weddings & Events" as a name for the venue they were wanting to keep the farmstead in mind. She shared they reason they picked the name was because there is a row of about 50 walnut trees that line the property and that is gave them the idea for the name. The style of calligraphy is from the time period. There was discussion on the size of the sign. Hartweg stated that the sign would be 3 foot by 5 foot and they are wanting to place it by the entrance into the property.

McCown inquired if there were lights on the sign. Hartweg said that she was not planning on lighting the sign.

McKee stated that the Commission will need to have more specifics on the sign before it can be approved, and he further stated that he likes the concept. Discussion continued on the size, calligraphy used and the placement of the sign on the property.

McCown noted that the concept is to generate revenue to help maintain and keep the historic aspects of the site.

ACTION:

Johnson moved approval, seconded by Hove-Graul.

Motion carried 4-0: Members present: Hove-Graul, Johnson, McCown and McKee voting 'yes'; Bavitz, Gengler and Newport absent.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1105 E STREET, IN THE EVERETT LANDMARK DISTRICT

PUBLIC HEARING:

October 17, 2019

Members present: Johnson, McCown, Hove-Graul and McKee; Newport, Gengler and Bavitz absent.

Shawn Ryba, South of Downtown Community Development Organization (SDCO), 1247 S. 11th Street, stated the building on the property needed to be demolished, because they were unable to restore it. This property is just 1/3 of a full lot and they have been working on what

type of building they could build on this size lot. He shared that they are bring something that is new and exciting that checks all of the boxes of what everyone is looking for in a design. **Michael Harpster, 3041 South Street**, came forward on behalf of SDCO and NeighborWorks Lincoln, and stated with this small nonconforming lot they have designed a floorplan with 4 bedrooms and 3 bathrooms. This design will have a first floor bedroom space or it could be a flex-space that could be remodeled into a live-work space, with additional bedrooms on the second floor. Most of the living space is on the side with the street frontage. The main entry of the house is on the north side with a small porch that is slightly inset, and the primary porch is along 11th Street to the west. This has a simple gable form roof with 7/12 pitch, and is asymmetrical. The siding will be board-and-batten and the intent is to use some of the battens to screen in the porch, this is because of how close porch will be to the sidewalk with this being a smaller lot.

McCown stated that in the historic district, he would look for a design that it is more traditional and less modern for that area. The verticalness of this is well used, but if you wanted to create an image that is closer to some of the surrounding structures, there should be some horizontal use especially across the asymmetrical gable, for a more residential feel.

McKee stated that he likes the design, but it is not sensitive to its surroundings, does not have the rooftop pitch based on prevalent types in the districts, it does not harmonize, although it does look a lot better than the apartments.

Hove-Graul worries that when the residential necessities are added it will disrupt the concept that they are going for. With the inside/outside room there should be some break from the battens going all the way down, she further stated that they could have a railing. She stated that she appreciates the design, but maybe not on E Street.

Zimmer stated that it was discussed that porches can be in the front yard, but wondered about the built space that is above this porch, and what it is being used as. Harpster explained that they were just roof trusses, saying that the load bearing structure is truly symmetrical.

McCown stated what if the pitch was brought down to a wider pitch so you would see a more symmetrical look to make it look more like a porch area, because there are not too many asymmetrical forms in the area. He inquired if they were going to use that area above the porch as closet space. Harpster stated that there is a potential that they could try to recapture some of the space above the porch for storage or closet space, although it would be pushing into some of the head height. Zimmer stated that they might be creating space that you cannot bring into a front yard.

McCown asked if there was a basement or it was just a slab. Harpster stated that there is a full unfinished basement. McCown inquired if there was basement space under the porch area. Harpster said no, that the area under the porch is slab.

McCown stated that he would be more comfortable looking at this when there is a more identifiable porch, because someone could just frame that area in above the porch and then there is more house. Zimmer stated that it could be a zoning violation to have living space above the porch, as it projects into the front yard.

McCown stated that he appreciates the design for what it is, but is not sure that this design is appropriate for the immediate neighborhood, because it is a departure from what you are seeing. Harpster stated that they know that this is an eclectic neighborhood both from a building typology standpoint and style perspective. With this new development, which will continue to occur in these neighborhoods with the smaller lots, making these be a clear departure from that history and knowing that this is the next generation of new development in the neighborhood rather than just mimicking what is already there. Zimmer stated that it is a challenge for this Commission because this is a Designated Landmark District and compatibility is what they are supposed to look for. In terms of Urban Design, it is not necessarily the wrong direction, but this is a Designated Landmark District.

McCown stated that this design is closer aligned with the apartment slip-ins, which are not part of the historic nature of the community or the houses in the area. Harpster explained that it is an eclectic neighborhood, both from building typology and style with a clear departure from the history. Discussion continued on if this proposed house fits into this historical residential area. Zimmer inquired what the client was wanting to express. Ryba shared this has been an experiment all of the way through and they are trying to interpret how to do this project. Discussion continued on additional options for the client to consider on the design of this house. Commission members stated that they like the floorplan for this project.

Harpster stated that they wanted to bring this project before the Commission before discussing options with NeighborWorks, who will be helping with the project. He stated with the size of the lot and it being a corner lot makes it really tricky, and that he will be discussing with NeighborWorks all of the feedback that he has gotten from the meeting. Ryba stated that they have mapped the area and there are 20 parcels that are the non-conforming lot sizes for this area. He stated this is pushing the envelope on many different levels asking how they streamline, rethink Urban Design, and density to develop some of these lots.

Ryba stated that he is wanting smart density and is wanting to get these lots back to life and what is being done now is not encouraging investments. They are wanting to give confidence back to neighbors in the area that something is being done, and that they will be taking care of some of the really bad properties. He stated that they will be coming back to the Commission with this project, because they really want to see it work and there will be others like this.

Hove-Graul asked if they could come up with something that is in the middle, because it is neither historic to the neighborhood that you desire or the economic draw to the people that

want to reside in the area.

Zimmer stated this can be brought back next month with a new, more compatible design, otherwise, have discussions with staff on a different way to do things. The Commission could propose changes to the guidelines under which they operate to say that they are wanting to protect what is in the area, so accepting some modern as the best next step to enhance the assets that this neighborhood has. McCown stated that he has concerns of what could come before the Commission. He further stated that one does not create a pattern, two shows direction, and three creates a pattern. Harpster stated that they could drop the porch roof and it would match what is directly across the street, which can be easily done. He further stated that the opportunity they have with this neighborhood and this outlot, and this gives it character and that the eclecticism is more of the character for this area. Ryba stated that they will try to get on the agenda for next month's meeting.

ACTION:

No action was taken, awaiting the redesign suggested for next month.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT WHITE ELM TAPROOM, 801 R STREET, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

OCTOBER 17, 2019

Members present: Johnson, McCown, Hove-Graul and McKee; Newport, Gengler and Bavitz absent.

Zimmer stated that White Elm Taproom did not have signs ready for today's meeting, so the Commission will not be addressing this item today.

ACTION:

No action was taken on certificate.

MISC. & STAFF REPORT:

None.

There being no further business, the meeting was adjourned at 3:53 p.m.