

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, August 20, 2020, 1:30 p.m., Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE Melissa Dirr Gengler, Jim Johnson, Greg McCown, Jim McKee and Greg Newport; Nancy Hove Graul absent; the seventh seat of this Commission is vacant.

OTHERS IN ATTENDANCE Paul Barnes, Stacey Hageman and Rhonda Haas of the Planning Department.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McCown requested a motion approving the minutes for the meeting of July 16, 2020.

Motion for approval made by Newport, seconded by Johnson and carried 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Hove Graul 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.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2030 SOUTH 24th STREET IN THE FRANKLIN HEIGHTS LANDMARK DISTRICT

PUBLIC HEARING:

AUGUST 20, 2020

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

Stacey Hageman shared that she does not have any new information on this item, and that the owner is working on getting estimates for repair work.

McCown stated that it looks as if nothing has changed. Hageman said that is correct. McCown wondered what they were planning for the porch ceiling, and he further shared that he assumed it was a beadboard ceiling and they want to cover it with vinyl. Hageman said yes.

McKee inquired if the applicant was talking about replacement or repair. Hageman stated that last month's report remained the same for this month. Currently, the owner is looking at alternatives to replacing everything, so they are looking at repair. McCown said that it may not

be as easy, but it is more attractive.

ACTION:

No action taken.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 720 SOUTH 16th STREET, AT THE HURLBUT-YATES HOUSE, A LOCAL LANDMARK

PUBLIC HEARING:

AUGUST 20, 2020

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

Bill Wood, 720 South 16th Street, came forward and stated this is for the roof replacement at the Yates House. He stated that they are not wanting to replace the wood shingles, because it has tongue and groove original wood sheathing and they are not wanting to replace the sheathing. Wood explained that roofers are not wanting to replace the wood shingles either and the cost of wood is twice as much as a good architectural shingle. Wood stated that they want to go with the IKO Dynasty architectural shingles. Wood shared a picture of the color with the commission members, and stated that it would come with a 15-year warranty.

McCown stated that the picture shown looks orange and asked Mr. Wood if he has seen the actual samples of this color. Wood shared that he has not, but has seen other colors. McCown said that it looks orange and that he would like to see the actual sample. Wood said that they are having roof problems, and this has already been delayed for months. McCown asked if there are active roof leaks. Wood explained that they have gotten it patched and they are crossing their fingers. McCown stated that he completely understands and is curious on the low pitch of the porch and asked if the IKO's could handle that. Wood said that they would take care of that and if they could not, they would go with a different product. McCown stated that IKO's do not do well on low-sloped areas, because they do not seal down well, and he further stated that Mr. Wood might want to talk to a representative and see if this issue has been resolved.

Newport stated that he agrees that the paper sample looks too orange. Wood asked if the commissioners noticed a color that they liked better. Ms. Hageman did show the color to the commission members from her phone where it did not look as orange. McCown stated the color shown by Ms. Hageman was a better color. Newport agreed that it was not as orange. McCown asked when they plan to start the work. Wood stated when approved they would like to have it done, as soon as the roofers work it into their schedule. McCown asked if it would be before winter. Wood said yes.

McCown stated that his only concern is the way the color of the material looks on the electronic devices, and asked if it would be tough to get a sample. Wood said it would not be difficult to get a sample. McCown said that he would like to respect Mr. Woods' time frame on this project, especially when there are issues with the roof. McCown said that if Mr. Wood could get Ms. Hageman a sample of the color and the members could come in to see it or Ms. Hageman could better explain the color of the sample.

Gengler stated that in the past projects have been approved in concept with the materials to be used, and then they have done a final consultation with staff later with the product samples. She stated they could approve the roof, pending an approval of the color with staff when available. Hageman stated that she would need clear direction, so she would know what would be acceptable.

McCown asked if conceptually the thought is to replace this with architectural shingles. Newport stated that he does not have an issue with replacement, and he further stated he knows how hard it is to get insurance on a wood roof. McCown stated that it is a tall house and if the shingles were similar in color, it would be harder to notice. Gengler stated when you are looking at a roof that is old and deteriorated it is going to look vastly different from a new roof. Commission members agreed.

McKee inquired if the same shingle would be used for the flat roof as the high-pitched roof. Wood said yes, that was his understanding. McCown stated that Mr. Wood should ask that question, because multiple times he has seen IKO's fail on a low slope, and does not know if that means it needs a thicker ice and water shield. Newport stated that he would do a thicker ice and water shield underneath that seals when you nail through it.

McCown asked for a motion.

ACTION:

McKee moved to recommend approval of the Certificate of Appropriateness, with approval of the color and the pitch of the roof by staff, seconded by Gengler and carried 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Hove Graul absent.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 800 "P" STREET, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

AUGUST 20, 2020

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

Andy Widman, ACRE Design, 5201 S. 68th Street, came forward and stated they want to replace

the storefront windows with a more energy efficient product. This proposal is to use insulated glass on the main front of the Mill to help save energy costs. He shared that the Mill sign that is on the glazing is a larger section and they are making some slight changes to mimic that larger expanse, which will let in more light. They are planning to use beadboard on the top, because the ceiling structure needs rebuilt. He shared that behind the awnings just above, there is glazing, and it does allow some light into the space. The plan is to use the textured glass in that area. He shared that this design is slightly different from the original plan submitted. They are looking at putting in a fully insulated double paned storefront window and those could not be supported in the same way as the single pane windows, so a small steel beam will be added for support. The windows above will remain the same.

McKee stated the photo showed an aluminum color and asked if they will be black. Widman said no, they are picking from the manufactures standard selection and they want to go back to the same gray. McKee said that he was glad it would not be aluminum in color. Widman said that they have a gray that matches the original color. The corner will be a larger section of aluminum, but other than that, they want to stick with the historical intent of the building.

Gengler inquired if the new glass would be clear and with no reflective coatings. Widman said correct, they really like the clear glass for displays.

McCown inquired about the additional steel support at the top of the larger windows and asked if that would be covered also. Widman said yes, and explained that the intent was to match the color of the storefront to be consistent all the way through.

McKee stated from the street that area most likely would not be visible because of the awning. Widman said exactly.

Newport asked if the frame would sit back and provide a ledge like the current frame system. Widman said yes, but would not be as wide. Newport asked why they had changed the rhythms of the glass from what was originally there. Widman said it was requested by Dan and Tamera who like the larger panes.

McCown asked if the current Mill sign was a vinyl stick-on, on the backside. Widman said yes.

ACTION:

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

McKee stated that the division is removable and restorable.

Motion carried 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Hove Graul absent.

RECOMMENDATION FOR LISTING THE STRODE BUILDING, 1600 "O" STREET, IN THE NATIONAL REGISTER OF HISTORIC PLACES

PUBLIC HEARING:

AUGUST 20, 2020

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

Gengler disclosed that her company has been involved in the rehabilitation of this project since its beginning and, therefore, Gengler will be abstaining during the vote.

Gengler introduced one of the owners Sharon Koepke, who was in attendance at the meeting. The owners of the property have done a historic certified rehab utilizing the historic tax credits. The structure that was established so they could pursue both the state and federal historical tax credits was to list the building as a Locally Designated Historical Landmark, because this designation happens faster than the National Register of Historic Places and allowed them to start their project. She shared that they are now at the end of the project and the building has been rehabilitated and they have gone through all of the historic rehab reviews. This was a successful project and is the last phase for this project and completing the paperwork. She stated that earlier this week the final draft of the National Register Nomination had been provided to the commission members. Additional transportation and automotive context for Lincoln was added. She shared that they had found some articles on the development of the automobile in Lincoln, and how widely it was accepted.

Gengler stated that the name of the building remains the Strode Building, which is located at 1600 'O' Street. It was built in 1917, by Olson Construction, and designed by Fiske & Meginnis. This building is being listed under Criteria A, at the local level, for its contribution to commerce and particularly, the transportation elements of commerce, which was the last building of Lincoln's second automotive row at 16th & 'O' Street. Gengler shared before and after photographs with the commissioners on all the rehab done. The first floor will be used for commercial and the second floor will be apartments. She shared all of the windows were infilled with brick in 1972, except five, which were opened during the rehab and restored to match the historic window configuration. She shared that the replacement of windows was approved with the assumption that there were no original windows. When they discovered that all of the original windows from 1917 were in the wall cavities and not in good condition, it created a challenge on if they should be kept and repaired or would they meet the standard to replace. Gengler stated that they did meet the standard for replacement.

McCown asked if the original windows were wood. Gengler said yes. McCown asked if the glass was mostly intact in the windows. Gengler said some.

Gengler stated on the 16th Street side and most notable, is the three storefronts that have been opened. The removed the brick infill, and replaced with an aluminum and glass storefront. This building was built as a dealership with an auto dealer on the first floor and the garage repair shop on the second floor, so the overhead doors are the original configuration and are in the original location. The first floor is still used as a garage, so those who have an apartment can chose to pay for a parking space and they then can drive into the building and walk up the stairs.

Gengler shared that not a lot has changed with the interior on the first floor. Some structural reinforcements were done in the building. In the garage area, the office spaces were removed.

McCown asked how the garage is divided out. Gengler stated about a third of the space is for retail and the rest is garage space, which has room for approximately 16 cars.

Gengler noted that there was an automotive elevator to move the cars between the floors. She shared as part of the rehab the elevator car was kept in place, along with the motor and gates, which is now part of the corridor. A single bay within the roof was opened to provide a light well for the interior apartments. The original brick and plaster walls, columns, roof trusses, and concrete floors have been retained throughout the second floor when possible. Some of the apartments have the original floors and some have replacement floors.

McCown asked how many apartments. **Sharon Koepke** stated there were 13 apartments.

Gengler shard that a major change on the corner of 16th Street and 'O' Street was just having the transparency returned to the façade and removing the infill of the windows and the storefronts, makes the building look vital and alive again.

Gengler stated that the Nomination, pending approval from this Board would be presented to the State Review Board, at their September 17, 2020, meeting. Then pending approval from the National Registry in DC, which would be the final step.

McCown stated that they had done a great job and it is an amazing building.

ACTION:

McKee moved approval of the Recommendation for the National Register of Historic Places, seconded by Newport and carried 4-0: Johnson, McKee, Newport and McCown voting 'yes': Gengler abstained; Hove Graul absent.

REVIEW OF PROPOSED STREET ART IN THE EVERETT LANDMARK DISTRICT:

PUBLIC HEARING

AUGUST 20, 2020

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

Grant Daly, NeighborWorks Lincoln, came forward and stated this if for a community improvement project. He shared that they have received a grant from the National NeighborWorks Organization for this project. Collaborating with Community Crops and South of Downtown Community Development Organization (SoDCDO), to do some placemaking work along 11th Street. He shared that they see this type of “welcome mat” mural project as a way to add some nice aesthetics and welcoming character to historical 11th Street. Daly shared pictures with the commissioner of four sites that they would like to do these welcome mats. He shared that the signs would not be going on the bricks in these locations, but behind the bricks in the alleys, which are located at 11th Street in the alleyways of G/H Streets, C/D Streets, B/C Street and A/B Street alleyway entrance.

McCown stated that he assumes it would be an easier pallet to work with. Daly said yes. McCown asked how the artists were selected. Daly explained that they put out an “open call to artists” and they looked for artist that lived and had a deep connection to the community in the area.

Gengler asked if they would connect the sidewalks or if they are meant to be more like a medallion in the middle of the alley. Daly stated that most of the artwork would be just past the sidewalk.

McCown asked about the expected longevity of the paints with all of the wear on them, and he further asked how long it would last. Daly stated that they were told it would need to be replaced in 5-years, and they are planning on 3 to 5-years. He shared that this would be an ongoing project.

Newport inquired about the type of paint used. Daly stated it is Sherman Williams their resilience exterior latex paint and there is a slight texture mix put in to help preserve it longevity.

McCown stated this is not a traffic grade paint application. Daly said no. McCown stated that he is concerned on how long the paint will last and how vibrant it will look after the first few months. McCown inquired if there was anything within the grant funding to get the artists to do touchups or maintenance. Daly stated that they would have \$500 to \$1000 left over once the project is completed and that could be used for touchup work. Daly shared if that is a priority today, the organizations that want this done would be happy to use the rest of the funding for touchups.

ACTION:

Gengler stated that she would move approval of the project, and she further stated she thinks it is a great public art project. She shared that she likes that it is long term temporary and knowing that a change or upgrades can be done.

McKee asked if this is within the HPC's purview to approve painting on a city sidewalk. Hageman said yes, there is a street art application process, and typically, Urban Design Committee signs-off on those, but in this case, you are taking the role of Urban Design Committee and saying they are appropriate for the area. McKee stated that HPC is approving the project and design. Hageman said yes.

Seconded by Johnson.

McCown asked about the long term of this project and if the designs would be changed later with new art or if once the designs have gone beyond their use would they be scrubbed off. Daly said that he is unsure if they have finalized that, as of yet, but there is a commitment to maintaining high quality art in these spaces. He shared in 3-years they could do touch-ups, but in 5-years they would most likely need a total replacement if the art is not looking well. There have been discussions about this artwork reflecting character of the neighborhood now, and as other artists move into the neighborhood, it might be better to reflect their art. McCown inquired who would make that decision in 3 to 5 years and asked if it would be NeighborWorks, who is funding this project. Daly shared that if they came in with new designs at that point, they would need to go through another approval process.

Newport inquired if NeighborWorks was the owner and responsible party for this project. Daly said yes.

McKee inquired if Urban Design signs-off on this item also. Hageman stated that HPC is signing-off on this for Urban Design. She shared that this is in a historic district so that is why it is before HPC, and she further shared that in the Street Art Application there is a line for HPC to sign on this, as well as a line for Urban Design. McKee stated that they have not seen this then. Hageman said correct. Newport stated that they would not see this item then. Hageman said no.

McCown stated that his concern is when the artwork gets to the point that it starts peeling, chipping and looking less than vibrant, because the community south of downtown always gets scrutinized a lot by the community. He explained that he does not want this to be something languishing out there in year eight where no one has picked up the ball. McCown stated that he wants this to be an active part of revitalization and not put on the back burner, and he further stated this is his concern for the long term. Daly stated that is a good concern when it comes to any community improvement project and its longevity. Daly asked if there is anything that

could be done to address these concerns. McCown stated that he would like to see some sort of a checkup that would have this item back before HPC, with pictures of the existing artwork, in 3-years to let HPC know how it is going. Daly said yes, they could do that.

McKee asked if Urban Design has a plan that addresses this question. Hageman shared that they do not get many Street Art Applications, and she further shared that she assumes that there are some type of requirements with paint standards, but is unsure of what they are.

Newport stated that he was trying to compare this with Starry Night crosswalk in the Haymarket, which came to HPC for approval.

McKee stated the only time he can remember HPC doing something like this was for the benches in front of the Train Station, and he further stated that he does not have a clear understanding of why Urban Design is not looking at this and if there are standards that they should be aware of.

Gengler stated that she would amend her motion to approve this item, to include a 3-year follow up with NeighborWorks, where they will bring a condition assessment of this project to HPC, and at that time. A secondary motion could be made, at that time, on if the artwork needed to be retained, upgraded or changed at that point, and the 3-years would be based on the recommended standard age and vitality of the paint from the manufacturer.

McKee inquired who would be back in 3-years. Gengler stated that NeighborWorks would come back.

Seconded by Johnson and carried 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Hove Graul absent.

MISC. & STAFF REPORT

Hageman stated that the NAPC Conference was to be in Tacoma, and is now a virtual conference, which was held two-weeks ago. Hageman said that she would update the commissioners when she has viewed the conference.

Hageman stated that information was sent out on a camp training and they wanted to know what dates worked for everyone.

There being no further business, the meeting was adjourned 2:29 p.m.