

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 17, 2020, 1:30 p.m., Room 113, 1st Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE Melissa Dirr Gengler, Nancy Hove Gaul (arrived 1:35 p.m.), Jim Johnson, Greg McCown, Jim McKee and Greg Newport; the seventh seat of this Commission is vacant.

OTHERS IN ATTENDANCE Stacey Hageman, Collin Christopher, 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 August 20, 2020.

Motion for approval made by Johnson, seconded by Newport and carried 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Hove Gaul 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 1230 NORTH 37TH STREET IN THE EAST CAMPUS LANDMARK DISTRICT

PUBLIC HEARING:

SEPTEMBER 17, 2020

Members present: Gengler, Hove Gaul, Johnson, McKee, Newport and McCown.

Stacey Hageman stated there is a garage in the rear of the property that is falling. She shared that they want to demolish the existing garage to build a new one that is slightly visible from the street.

Newport inquired if the existing garage was brick. **Stefan Carlson, Carlson Projects INC.**, came forward and stated that the existing garage is more of a shed, that is rotting into the ground.

McCown inquired if it was originally a single stall. Carlson said yes.

Newport inquired about the ¾ bath shown on the second floor of the plans. Carlson stated the owners had originally wanted to do the bath on the second floor, but after discussions with Building & Safety and Planning the owner decided not to do addition of the bath. He shared that there will be a storage loft on the second floor.

McCown inquired if that area would be finished with a dormer. Carlson said yes and it would be a loft for storage, because it cannot be heated or cooled.

Newport asked about the stairs leading up to the area. Carlson said there would be a full staircase.

McCown asked if the basketball hoop would be going back up. Carlson said that he did not think it would be.

McCown asked for a motion.

ACTION:

Newport moved to recommend approval of the Certificate of Appropriateness, seconded by McKee and carried 6-0: Gengler, Hove Graul, Johnson, McKee, Newport and McCown voting 'yes'.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 701 P STREET AT THE CREAMERY BUILDING, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

SEPTEMBER 17, 2020

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

Hageman stated she does not have any additional information for the Creamery Building windows, so this item will be held over until the October meeting.

ACTION:

No action was taken.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1535 R STREET, THETA XI FRATERNITY, A LOCAL LANDMARK

PUBLIC HEARING:

SEPTEMBER 17, 2020

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

Hageman stated they are wanting to redo the windows. McCown asked if they are wanting to do all the windows. Hageman explained a lot of the windows are not original and they are wanting to go back to more of an original look.

McKee stated the steel windows are long gone now and not very energy efficient. Hove Graul stated the windows that were replaced do not meet with the style of the building. Newport stated they seem to be consistent with what other fraternities have done, up and down the street. McCown asked Commissioner Gengler if there were a lot of fiberglass framed windows out there. Gengler shared that aluminum clad windows are standard and common. They are used on historic rehabs as a replacement window, because you can still see the wood on the inside, it looks more original and there is less maintenance on the outside. The biggest challenge can be selecting the appropriate color. McCown stated he did not know fiberglass was that big of a product for window replacements. Newport stated that Pella has a good quality fiberglass window, but with Theta Xi Fraternity they should go with the clad.

Ronald Schaefer, 1535 R Street (via Zoom teleconference), stated the current project is to replace the original windows, which were an industrial steel window with a single pane and wet glaze, and most likely were the best one could get after World War II. The few that are remaining are well beyond being able to salvage. He shared the remainder of the windows, especially on the R Street side, were replaced with a style not consistent with the character of the building. They would like to start a program to replace the windows back to the way they originally looked, but not necessarily by using steel for the windows. He explained, he does agree that steel windows are very elegant looking, but that comes with a cost. Schaefer stated they have looked at what is available in the aluminum clad windows and found that they can match the original grid pattern, the original masonry openings, and come close to the original color with Marvin Windows standard color "Cascade Blue". He stated that they would replace the windows on the eastside of the building and a little kitchen wing on the south, which are in the worst shape, with the aluminum clad windows.

Then, when they start replacing the windows on the rest of the house, they would be done in a similar fashion with aluminum clad windows most likely, unless there are new state of the art changes. Schaefer stated they would still be done in the original grid pattern with the masonry openings and color. He shared that they did include the option of fiberglass windows, because he feels it is a new emerging art. He shared that during construction at the University of Nebraska Medical Center they used fiberglass windows on the apartment buildings and one clinic building, which seem to be working well. The fiberglass expands and contracts the same rate as glass does and is less susceptible to hail damage, so this may be considered in the future, especially in the back of the building.

McCown inquired if the grilles were interior grilles between a double pane. Schaefer said that they are permanently surface applied, and there is a simulated divided lite spacer bar between

the pane. Then, the grilles would be applied on the inside and outside of the windows. McCown inquired how many years the window project would take. Schaefer stated that depends more on funding and not time, because there are other projects inside the house that need done, before all the windows could be completed. McCown stated that the windows on the east elevation are in bad shape. Schaefer said that they have been looked at and they are replaceable but not repairable, and he further stated that they have the funds for this project and would like to move forward on it.

ACTION:

McKee moved approval of the Certificate of Appropriateness, on the basis that it may not be immediate, but would be contiguous as funding was provided, and does not see any reason to limit the number of windows.

Gengler inquired if any of these windows were replaced in the past. Schaefer stated that several years ago, he had discussions with Ed Zimmer and some window replacements, and was given approval at that time. Recording interference and audio is inaudible.

Seconded by Johnson and carried 6-0: Gengler, Hove Graul, Johnson, McKee, Newport and McCown voting 'yes'.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2901 A STREET AT WATER PARK, A LOCAL LANDMARK

PUBLIC HEARING:

SEPTEMBER 17, 2020

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

Hageman stated that this may be a no material effect, because they are replacing a metal door with a metal door.

McKee asked if it was on the south elevation of the building. Hageman stated that she was unsure and does not know the details for this. She shared that it is the pedestrian door that goes to the parking area. McKee said that if it is to the south or the east, then there most likely is no material effect.

ACTION:

No action taken.

ADVISORY REVIEW OF WORK AT 947 O STREET AT THE TERMINAL BUILDING, A PROPERTY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

PUBLIC HEARING:

SEPTEMBER 17, 2020

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

Hallie Salem, Urban Development (via zoom), stated that this is a redevelopment project for the Terminal Building. They want more thoughts and input about the proposed improvements to the building from the HPC members, because this is a Tax Increment Finance (TIF) project and because of the status of the building.

David Levy, Baird Holm Law Firm, came forward on behalf of REV Development and stated this project is before you today for advisory, because they are seeking TIF dollars and this building is on the National Register of Historic Buildings. Levy shared that the exterior plan for the building is to replace the windows, clean and repair the façade material, repair and replace the awnings. The first floor is for retail and dining with a small amount of office space and there will be public access to the main atrium of the building. The next two floors will be office space and the floors above that will be for redeveloped for residential condominiums.

Newport inquired about the brick on the first floor. Shawn Adamek, Architectural Innovations, came forward and stated that they will be removing the brick on the first floor and replacing it with black terracotta, which will be keeping with the original materials of the building. Newport asked if the original terracotta was black to start with. Adamek stated that the existing terracotta was white and there was a gray stone granite behind the brick originally. He shared that they wanted to open up, highlight and pay tradition to the original material on the first floor. Newport stated if it was not originally terracotta was it originally stone. Adamek stated that from what they can see now there is a brick, granite stone under that, and then original terracotta. Newport inquired if that meant that there was three layers. Adamek explained that the brick was added in the 70's and the granite was sometime before that. Newport stated that he has a concern with using black terracotta. Hove Graul inquired what if they find out that the original terracotta is useable. Adamek stated that they would be open to keeping the original terracotta. He shared that McGill Restoration is working on the upper floors of the building finishing and repairing cracks in the terracotta and when completed they will be using the same material on the first floor. Hove Graul inquired if the terracotta is usable on the first floor would they keep with the original color or paint the terracotta. Adamek stated that he imagines that they would keep the original color. Discussion continued on the materials.

Gengler stated that she has had a discussion with the developer about possibly pursuing historic tax credits, which may influence some of the design decisions. Gengler stated that she would be abstaining from the conversation, because they are still trying to decide which direction they are going to go, and she further stated that she would still have questions about

the design standard as presented before HPC today.

Gengler inquired about the window replacement with the black anodized windows, and asked if that was the frame and not the window. Adamek said correct, and there are dark bronze or black on the upper floor windows.

McCown inquired if the original terracotta was white, why would they decide to use black. Adamek stated they wanted to highlight and accent the first floor to make it stand out. Opening up the sunshade canopy and enlarging the windows is part of that, as well. McCown asked if the dimensions of the windows would be changing also. Adamek said yes, only on the first floor.

Hove Graul stated that she does not feel that the black would actually accent it, but just by opening, the windows and changing the canopy would be enough of an accent on the first floor, and she further stated that she has concerns with changing something so integral with the aesthetics of the building by painting the terracotta black. Hove Graul stated that it is fabulous that they are paying attention and investing in this building, but has concerns with changing something so integral to the aesthetics of the building. Levy stated this was just for advisory and they do appreciate the comments of the commission members, and will definitely take the comments made into account.

McKee stated that there are several historic photographs of this building, and he further stated that he does not remember ever seeing black terracotta or dark terracotta. Adamek stated that he does not know if there was originally black either. McKee stated that the pictures go back to roughly the World War I period, when the building was built.

Newport inquired if this item was just an advisory item for the committee. Stacey Hageman, Planning Department, said yes. Newport stated that they would just have to trust the members that have the vote. Levy stated that there would be minutes of this meeting for the Planning Commissioners to review, and he further stated that they would take what the commissioner have said into account. Hageman stated that this discussion would be taken into consideration when staff prepares the redevelopment agreement.

Newport inquired if the rest of the brick around the building would be left in its natural state once repaired. Adamek said yes.

Gengler inquired if the renderings illustrating the black terracotta is in just portions, or if it is across the entire storefront façade on both sides. Adamek stated that the renderings do reflect the black terracotta, on both the north and east facing first floor façade.

Hove Graul stated that aesthetically it is almost two different buildings with the black, and

there is nothing of the elements above that ties into the first 20-feet of elevation. She stated that historically she would like to see something brought down or reutilized from the pictures, because right now it looks like two different architectures. Hove Graul stated that she feels that it needs more historical elements from that time period, used in the bottom portion.

McCown stated the terracotta used with the raised rectangular profile, looks as if it stops at the brick and asked if it would go all the way down. Adamek stated that they would need to have a discussion with the restoration company to see if they could replicate the pattern and design. He shared that he assumes they will be able to replicate the pattern, because it would need done on the upper levels as well as, going all of the way down. McCown asked if the sunshade canopy would end at that point or if it would extend, because at that juncture, it is going from a white to a painted black line, and he further asked what the transition would be. Adamek shared that the transition would be below the cornice and it would be black below that. McCown stated that the entire panel would be black. Adamek said yes. He shared they would be eliminating that sunshade canopy, which was not original to the building.

McKee inquired about interior lobby on the second floor and if anything would be done with that area. Adamek stated that they would keep the mezzanine, but eliminating the stairs that went to the suites.

Levy stated that the redeveloper recognizes that the ground floor lobby does have a public nature to it, and with the national register and a historic building like this, they are taking great care in doing the renovation of the ground floor in a historical manner.

McKee stated that the vaults under the sidewalk would be lost. Adamek said correct, and that the vaults need to be removed to do the streetscape, but the bank vault would be staying. Newport asked if the glass would be clear. Adamek said yes the glass would be clear. McKee asked if that included the glass above the canopy. Adamek said yes. McCown stated the glass would be clear with no tinting. Adamek said yes.

Newport asked if it was their intention to not do signage on the canopy. Adamek stated that there have not been any discussions to have signage on the canopy. Levy stated that the need for signage would come from the first floor and would be limited to the restaurant.

McCown asked about the exposed look of the fire escapes on the side of the building. Newport inquired if they have been told to remove the fire escapes. Adamek stated that the plan is to enclose the stairs and they would use brick to try to match the existing façade and there have been discussions about using a nicer corrugated panel. Newport encouraged the developer to have a conversation with the Fire Department about keeping the stairs, which has been allowed with modifications and if the rules are followed. Levy stated as a cost measure they would follow up on this.

Action:

McKee moved approval of the concept, and encouraged the redeveloper, as mentioned in the above discussion, to look carefully at the white terracotta, seconded by Johnson and carried 5-0: Hove Graul, Johnson, McKee, Newport and McCown voting 'yes'; Gengler abstained.

MISC. & STAFF REPORT

Hageman shared that the commissioners will have another redevelopment agreement for next month's meeting.

McCown asked Ms. Hageman for more details on the October 16 and October 23, activity. **Kelli Bacon, History Nebraska**, came forward and shared that they had originally planned on having an in-person camp, but obviously, they have had to make some changes. NAPC has been developing online training that would be the same as the in-person training. The training will be in two sessions and two weeks apart, and if they could make one or both that would be great. These sessions will be in the afternoon and 3 to 4 hours long, and each session will be on different items.

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

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