

PROPOSAL:

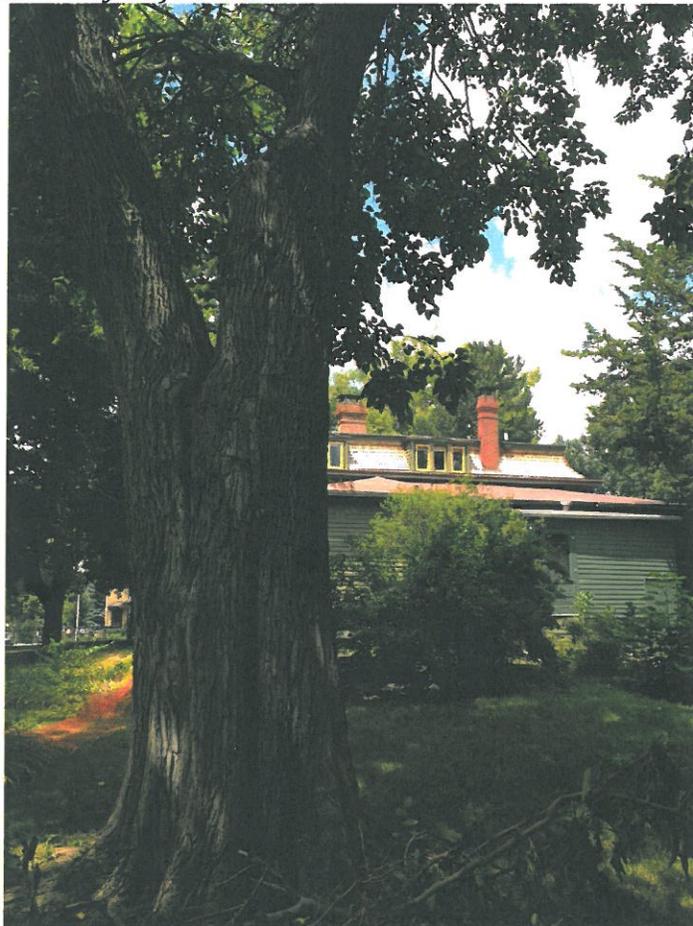
Joel Sartore requests a certificate of appropriateness to remove a tree in the east (rear) yard at 700 N. 16th Street, the Lewis-Syford House, a designated landmark, further protected by a Deed of Historic Preservation Right.

DISCUSSION:

The Lewis-Syford House, built ca. 1878, is a rare example of the French Second-Empire style in Lincoln as well as a unique remnant of a residential neighborhood now absorbed into the University of Nebraska City Campus.

Joel Sartore reported in July:

We have an elderly tree in the backyard of Syford [House] that may need to come down sometime. It shed a major limb last night and ripped the utility lines off the house. It appears to have a lot of rot in the trunk as well, so it will fall over (towards the church) eventually.... I hate to lose old trees, fyi, and do everything I can to nurse them along until they're almost ready to fall over.



View of trunk, looking NW toward house

The tree in question is a very large mulberry, approximately 40" in diameter five feet above the base and approximately 60 feet tall. It is located in the southeast portion of the east (rear) yard, about 50 feet from the east lot line and less than 25 feet from the south line, where the tree overhangs the lot line and the neighboring church.



View between shed (left) and rear of Syford House (right), looking SE toward mulberry tree

Mr. Sartore asked whether HPC review was necessary to remove this tree. The property is listed on the National Register of Historic Places. It is also designated as a City of Lincoln Landmark, and protected by an Amended and Restated Deed of Historic Preservation Right granted by the owners to the City in 2013 (updating a preservation easement of 2008).

That Deed states:

Sartore shall undertake no alteration of the east, the west and the south yards of the Property, other than ordinary maintenance, such as trimming or removal of dead or diseased vegetation or plant materials that threaten the Lewis-Syford House, the Shed or Carriage House ("Yard Alteration"), without first obtaining the prior written approval of the City.

Based on this language, I advised Mr. Sartore I would schedule the matter for Commission review. The property's preservation guidelines are based on the **Secretary of the Interior's Standards and Guidelines** for rehabilitation of historic property. Those guidelines recommend "Identifying...trees...that might be an important part of the property's history and development" and "Retaining...trees...that reflect the property's history and development." Further, the guidelines recommend against "making changes to the appearance of the site by removing old...trees...before evaluating their importance in the property's history and development." However, the Guidelines also recommended **against** "Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric."

The mulberry tree has lost several major boughs and displays a split from the crotch down two or three feet, through which light is visible. In addition, there is considerable dead wood on the south side towards the church.

Based on the Secretary's Standards, I reviewed the landscape characteristics, especially the mature trees on the site. The current subject tree is the only mulberry. There are four old cedars on the north, south, and west sides. The one on the south is part of a three-tree row along that property line including a pin oak in the front (west) yard, a hackberry along side the house, and the cedar to the rear. There is a large ash in the parking/ROW in front of the house and hackberry at the northwest corner of the terrace that forms the front yard. Another ash and hackberry stand along the north property line, framing the back yard.

While the mulberry is some distance from the rear of the house and appears to pose more threat to utility wires and the neighboring church than to the structures on the historic site, its removal appears warranted and even regrettably desirable for the safety of the site and its surroundings. It appears to be less purposefully placed than the north and south border trees and the front yard specimens, but it provides a very desirable shading of the rear yard and screening between the historic house and the dormitory to the east. Its replacement with a large overstory species as soon as possible would be advisable, especially as the ash trees on the premises may be lost to Emerald Ash Borers in coming years. Maintaining a shaded property with a mixture of deciduous and coniferous trees is invaluable to its historic character.

Recommended finding:

The large mulberry tree in the east yard of the Lewis-Syford House is in poor condition and should be removed and replaced with an overstory tree species.

Recommended action:

Approval of a certificate of appropriateness.

Certificate of Appropriateness

PROPOSAL:

Ryan Haffey of Nebraska Neon Sign Co. requests a certificate of appropriateness for signs at 151 N 8th Street and 725 P Street in the Haymarket Landmark District.

DISCUSSION:

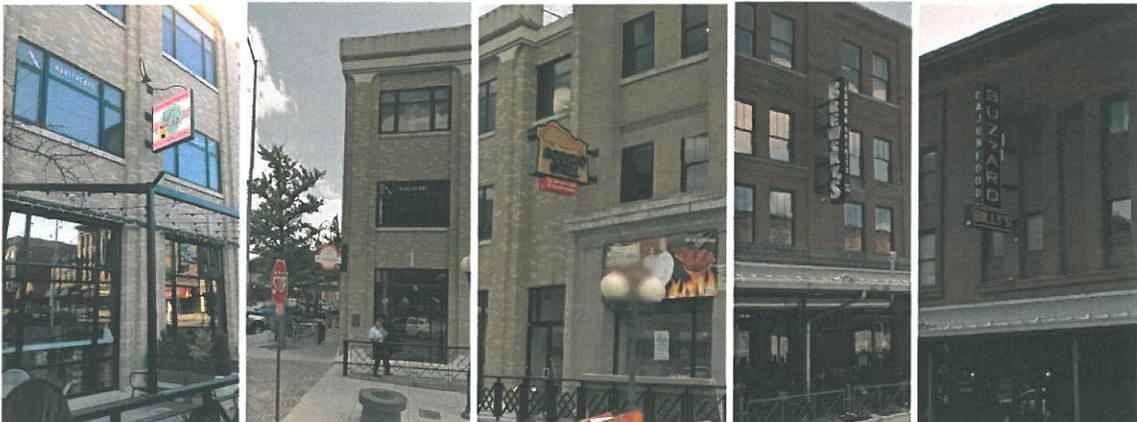
Ryan Haffey requests a certificate for two signs for HUDL in the Haymarket District. The first is a projecting sign for offices to be located in an upper floor of the former Salvation Army complex (151 N 8th Street). The second is a wall sign for HUDL’s board room to be located above McKinney’s Irish Pub (725 P Street).

The applicant’s preferred location for the projecting sign is in the middle of the bay just north of the building entrance on 8th Street. This location is related to the tenant’s space within the building.



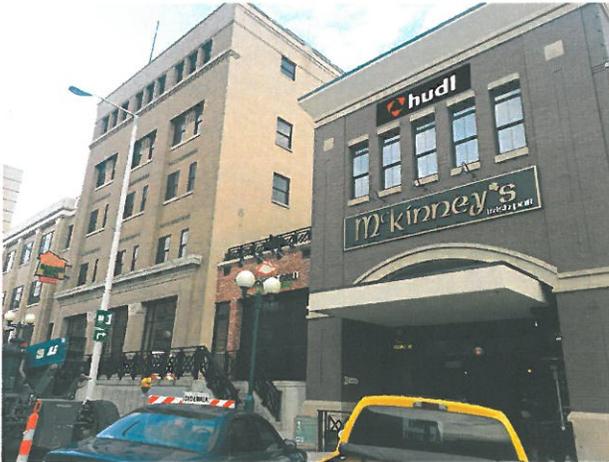
The general type of sign proposed appears to fit the Haymarket criteria for well-designed illuminated signs (see attached sign specifications). The design is a cabinet with open channel letters and exposed neon.

The Commission should consider the appropriateness of the proposed location. Looking at other projecting signs on this building and throughout Haymarket, the proposed location does not relate to the architecture in the same manner (see images below). Generally, signs are located on columns instead of between them, but the sign could potentially add interest to this blank portion of the façade.



Projecting signs are required, by the sign code, to be spaced at least 50' apart and the Letter Bee Paperie projecting sign that was approved by the Commission in May, is about 35 feet from the proposed sign location. As discussed when the Commission reviewed the projecting sign for Rodizio, there does not appear to be a ready remedy for permitting projecting signs at less-than-50-foot spacing.

An application could be made to amend the zoning code to reduce the spacing requirement for all free-standing signs, which could have community-wide impacts. A lesser change might be to differentiate the spacing requirements for projecting and free-standing signs. Perhaps the narrowest change would be to reduce the spacing requirement for projecting signs in the Haymarket Special Sign District, as was done (down to 25') in the Railyard Special Sign District, recently approved. An amendment to the Haymarket sign district would require an application, review by the HPC, Planning Commission, and action of the City Council.



The wall sign is to be located above the second floor windows on the new building at 725 P Street. The sign is illuminated by open channel letters outlined with exposed neon. The general type of sign proposed appears to fit the Haymarket criteria for well-designed signs, but is more questionable in terms of producing a well-designed, compatible, overall façade. Although there are many examples of signs with exposed neon in the district, there are few

comparable examples of wall signs with exposed neon on a primary façade. This type contrasts greatly with the approved McKinney's sign directly below which is externally illuminated by goose-neck lamps. I suggest that options be explored for another method of illumination within this small façade.

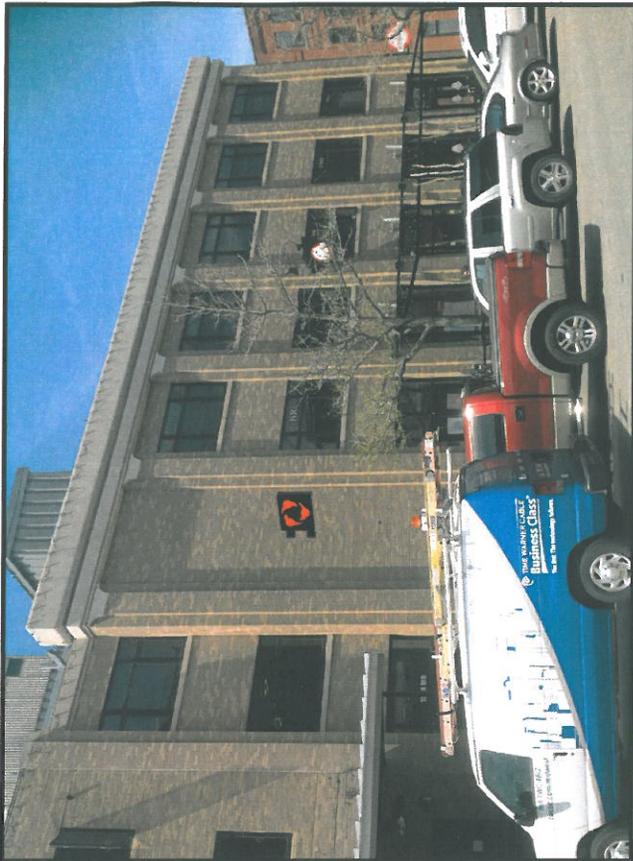
The sign does not interfere with significant architectural features of the building. However, the Commission should consider the scale of the wall sign as it relates to the whole façade. The McKinney's sign appears to fit the "sign band" space of the façade, while the proposed sign appears crowded into the space between the window heads and the cornice.

Recommended finding:

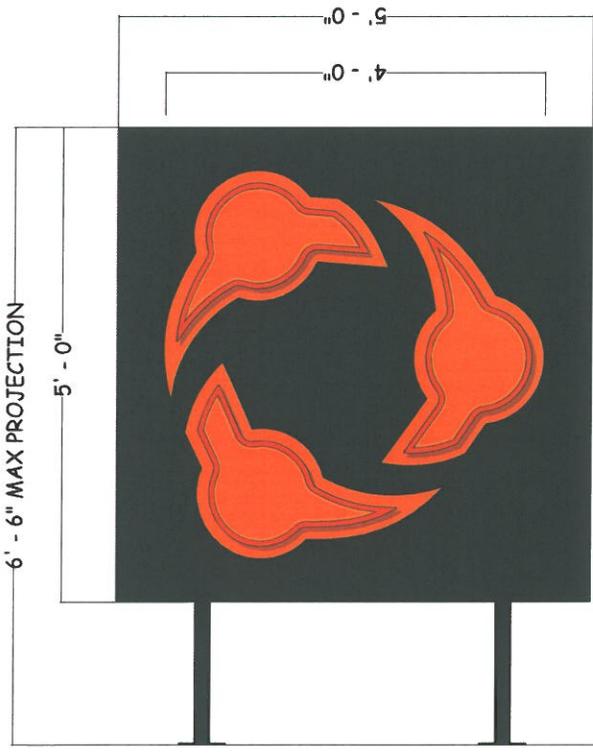
Both designs are consistent with the Haymarket sign criteria, and are well-designed. The Commission should consider the scale and location of the signs.

Recommended action:

Conditional approval of a Certificate of Appropriateness for both signs.



ELEVATION _____ NO SCALE



NEW, DOUBLE-FACE, ILLUMINATED, PROJECTING SIGN W/ INDIVIDUAL OPEN CHANNEL LOGO

ALUMINUM CABINET PAINTED BLACK
 LOGO TO BE INDIVIDUAL OPEN CHANNEL LETTERS OUTLINED
 WITH EXPOSED NEON (SHOWN)

LOGO TO BE PAINTED TO MATCH #220-14 "BRIGHT ORANGE" HP VINYL
 MOUNTING TO BE DETERMINED
 MAXIMUM PROJECTION 6' - 6"

NOTE: COMPUTER GENERATED DRAWING IS INTENDED TO BE AN APPROXIMATE REPRESENTATION OF ACTUAL COLORS AND IMAGES

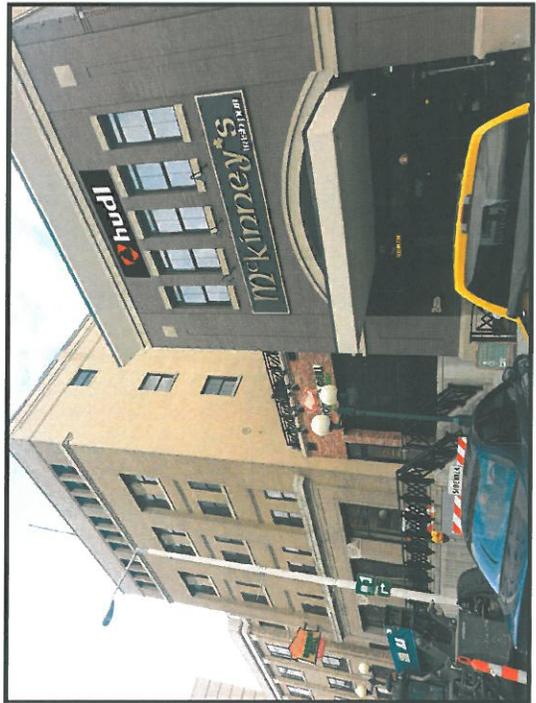
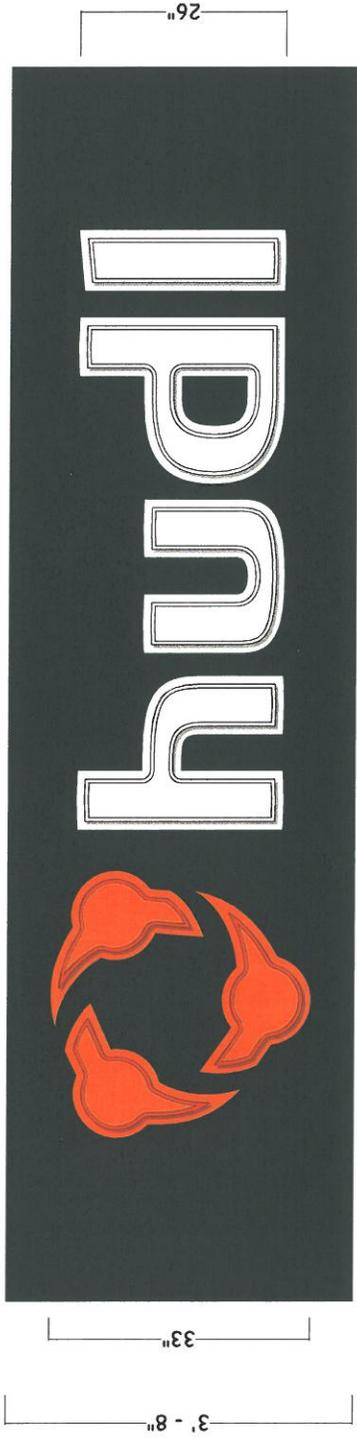
CLIENT	HJDL	SALESPERSON	HAREBY	HARD COPY	_____
ADDRESS	719 P. ST	ARTIST	SCHOENECK	SITE PLAN	_____
CITY	LINCOLN	SCALE	3/4" = 1' - 0"	PHOTO	_____
STATE	NE	DATE	8/4/14	CLIENT APPROVAL	_____
				DATE	_____

FILE: HJDL 8TH ST

Nebraska Sign Company
 140 North 21st Street FAX (402) 476-3461
 P.O. Box 80556 Ph. (402) 476-6563
 Lincoln, Nebraska 68501

13' - 0"

9' - 6 3/4"



ELEVATION NO SCALE

NEW, SINGLE FACE, ILLUMINATED, WALL SIGN W/ INDIVIDUAL OPEN CHANNEL LETTERS

SIGN BACKGROUND TO BE ALUMINUM ON A SQUARE TUBE FRAME PAINTED BLACK COPY AND LOGO TO BE INDIVIDUAL OPEN CHANNEL LETTERS OUTLINED WITH EXPOSED NEON (SHOWN)

LOGO TO BE PAINTED TO MATCH #220-14 "BRIGHT ORANGE" HP VINYL COPY TO BE PAINTED WHITE

MOUNTING TO BE DETERMINED

VERIFY TRANSFORMER LOCATION

NOTE: COMPUTER GENERATED DRAWING IS INTENDED TO BE AN APPROXIMATE REPRESENTATION OF ACTUAL COLORS AND IMAGES

CLIENT: HUDL SALESPERSON: HAREY
 ADDRESS: 719 P. ST. ARTIST: SCHONECK
 CITY: LINCOLN SKETCH NO.: 3/4 - T - 0"
 STATE: NE SCALE: 8/4/14
 DATE: 8/4/14

PHOTO: _____ CLIENT APPROVAL: _____
 DATE: _____

FILE: HUDL P ST

Nebraska Sign Company
 1140 North 21st Street FAX (402) 476-3461
 P.O. Box 80956 Ph. (402) 476-6663
 Lincoln, Nebraska 68501