

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 19, 2014, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Hewitt, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn; (Jim Johnson absent). Ed Zimmer, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department; Kevin Abourezk from the *Lincoln Journal Star*.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

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

Munn then requested a motion approving the minutes for regular meeting held May 15, 2014. Motion for approval made by Jones, seconded by Hewitt and carried 6-0: Francis, Hewitt, Jones, Kuhlman, McKee and Munn voting 'yes'; Johnson absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

APPLICATION BY CBS SIGNS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER LIGHT-WORKS STUDIO, 321 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: **June 19, 2014**

Members present: Francis, Hewitt, Jones, Kuhlman, McKee and Munn; Johnson absent.

Ed Zimmer stated that Commission reviewed these store fronts at its meeting last month. This application is for signs. The principal signs are marquee signs that would be mounted on the edge of the existing canopy, exterior illuminated with gooseneck lamps. The other sign would be a two-sided, under canopy sign mounted perpendicular to 8th Street above the dock, at the building entrance. This sign would not be illuminated. Matte black aluminum backing is proposed for the signs. Gooseneck lighting is a preferred lighting method in the Haymarket special sign district.

ACTION:**June 19, 2014**

Jones moved approval of a Certificate of Appropriateness for two marquee signs, to be mounted on the edge of the existing canopy, exterior illuminated with gooseneck lamps; and approval of the two-sided, under canopy sign, mounted above the dock at the building entrance, size and designs as presented, seconded by Kuhlman and carried 6-0: Francis, Hewitt, Jones, Kuhlman, McKee and Munn voting 'yes'; Johnson absent.

APPLICATION BY CBS SIGNS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 201 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT**PUBLIC HEARING:****June 19, 2014**

Members present: Francis, Hewitt, Jones, Kuhlman, McKee and Munn; Johnson absent.

Zimmer stated that this is an application for a sign at the Candy Factory. Brewsky's operates a basement area as "The Underground" with a dueling piano show three nights a week. This proposal is for a two-sided, under canopy sign. Eight feet of clearance would be provided under the sign's lowest element.

McKee questioned if a sign is there now for the below-grade location. Zimmer replied that there is a current sign for the Starlight Lounge in the next building to the north, but not for Brewsky's "Underground."

McKee wondered if the existing sign will disappear if this proposed sign is approved. Zimmer stated the existing sign is for the martini bar in H. P. Lau Building. Brewsky's Underground doesn't have its own sign.

Munn noted that the size proposed is roughly three feet by three feet.

ACTION:**June 19, 2014**

Kuhlman moved approval of a Certificate of Appropriateness for a two-sided, under canopy sign, size and design as presented, seconded by Jones.

Munn thinks this is a very attractive design for a sign. Jones agreed

Motion for approval carried 6-0: Francis, Hewitt, Jones, Kuhlman, McKee and Munn voting 'yes'; Johnson absent.

APPLICATION BY WRK FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 700 O STREET IN THE HAYMARKET LANDMARK DISTRICT, INCLUDING DEMOLITION AND A NEW PRINCIPAL BUILDING

PUBLIC HEARING:

June 19, 2014

Members present: Francis, Hewitt, Jones, Kuhlman, McKee and Munn; Johnson absent.

Zimmer stated that the applicant is not ready to present their application.

McKee questioned the formal process of demolition.

Zimmer reviewed the normal process. The first request is for demolition of the building. Demolitions are listed in the Commission's adopted procedures to have a first public hearing one month and a second public hearing vote at the next meeting. Last month, the Commission heard information on this as informational only. It was not a hearing. Denial on either demolition or a new building would start a 90 day waiting period. At that end, the Commission could extend for another 90 days to consider alternatives. He reminded the Commission that this item hasn't been brought forward formally yet. He will look into the specific timetables of approval and denial in the ordinance. He will keep the Commission informed if there are any developments.

Hewitt read the minutes of what happened before he was on this Commission. It appeared David Landis was the only one in favor of this application. Does Zimmer anticipate the applicant appearing with Counsel? Zimmer replied that applicants rarely appear with an attorney, but it has happened. He can ask a City Attorney to attend the meeting when the hearings are scheduled.

Zimmer believes that at a training session last summer, there was discussion that a Commission only approves or disapproves applications. As the Historic Preservation Commission under the Lincoln ordinance, you are also advocating for preservation and trying to influence outcomes in historic districts. Negotiating for a better result is within the "powers and duties" of the Commission and its staff, in his opinion.

Hewitt questioned if there is any benefit to being more suggestive or using precatory language. Zimmer stated that the local ordinance describes the Commission as having an advocacy as well as a review role, within the limits of the delays and waiting periods outlined in the ordinance. So as he reads the ordinance, and as he understands the history of the Commission, saying "no" to a requested demolition while encouraging a more sympathetic new design is precisely what the ordinance, and situations, sometimes require.

Jones believes it would be helpful to know how many buildings have been allowed to be destroyed. Zimmer will assemble it in the history of the district. There have been some changes approved on almost every building. He can easily spell out the demolitions.

APPLICATION BY US PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAND MANSE, ALSO KNOWN AS THE OLD FEDERAL BUILDING

PUBLIC HEARING:

June 19, 2014

Members present: Francis, Hewitt, Jones, Kuhlman, McKee and Munn; Johnson absent.

Zimmer stated that the Commission had a briefing on this last month. The applicant is interested in large temporary banners. The Commission asked for more information. Nothing has been submitted yet.

DISCUSSION AND RECOMMENDATION

• **Blue Sushi**

Zimmer stated that this is north of the historic district boundary. Ordinarily, sidewalk cafés are reviewed by the Urban Design Commission. This is in proximity to a historic district, so he felt it best for this Commission to review it. We are able to depict rather readily, because it seems to be installed already. The dock was a part of the design from the beginning. It is a sidewalk café because the dock is in the public right-of-way. He will inform the Outdoor Dining Committee if there is any objection.

The Commissioners indicated they have no objections.

ACTION:

June 19, 2014

McKee moved approval of the sidewalk café, seconded by Hewitt and carried 6-0: Francis, Hewitt, Jones, Kuhlman, McKee and Munn voting 'yes'; Johnson absent.

• **McFarland's Pub signs**

Zimmer stated that the windows were previously reviewed. They proposed a sign that, at that time, was more of a concept. That was approved with the note that, when it was designed, if it fell within certain parameters, it was approved. A lot of time has passed since that decision. That was almost two years ago.

McKee wondered if this sign is materially different from what was reviewed. Zimmer replied no.

The Commission agreed that this can be reviewed by Zimmer and installed if it is not materially different from what was already approved.

Zimmer stated that the proposed location is where Lazlo's had bolted their very large sign. It is a modern wall. Much of the discussion last time focused on putting the new sign in the existing location. He believes that this falls well within what was discussed last time.

Staff Report

- Zimmer received the Haymarket nomination back. He had argued that the Salvation Army building was significant at 48 years old. The National Parks Service disagreed. He will remove that item and resubmit. McKee wondered when does the fifty years starts. Is it with the design, a building permit or start of construction. Zimmer replied that it is pretty unclear. There being no further business, the meeting was adjourned at 2:05 p.m.

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