

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 16, 2016, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Melissa Dirr Gengler, Jim Hewitt, Jim Johnson, Jim McKee, and Greg Munn; (Liz Kuhlman and Tim Francis absent); Ed Zimmer, Stacey Groshong-Hageman and Amy Huffman of the Planning Department.

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 requested a motion approving the minutes for the meeting of April 21, 2016. Motion for approval made by Johnson, seconded by McKee and carried 5-0: Gengler, Hewitt, Johnson, McKee and Munn voting 'yes'; Kuhlman and Francis absent.

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

CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SCHWARZ BUILDING, 747 O STREET, IN THE HAYMARKET LANDMARK DISTRICT **June 16, 2016**

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

Jim Krieger, Sinclair Hille Architects, stated that the renovation of the dock and canopy along the east side came before this body at an earlier date. Today, he is presenting the north side. There will be two entry points on the first floor. One will be for the retail on the first floor, and the other is access for the tenants on the upper floors. The city is doing streetscape along 8th street, and that corner will be a zero-entry scenario for accessibility. There is slope along O Street, so the proposal includes a some sloping up to the stairs and also along the west side in order to avoid having impact on Fringe & Tassel. For separation, there will be a series of low walls that will utilize brick salvaged from the expansion of some of the window openings. There will be a few handrails, as required by code. The goal was to leave the facade as open and exposed as it could be and still tie in lots of elements from the dock and canopy rework.

Munn observed that originally, there were steps straight out of the doors. Krieger said that is correct.

McKee noted that this does not affect what was approved for the north elevation at all. Krieger agreed that it does not.

Zimmer said it is the right-of-way solution to utilizing the north face. Krieger said they were waiting to see how the streetscape would work out in order to determine just how much level differential had to be made up.

Munn asked if the walls are sitting walls. Krieger said yes, they are low walls. Munn said he likes the reuse of the brick. Zimmer said they will provide comfortable seating towards the building. It is a nice differentiation.

Action:

McKee moved approval of the Certificate of Appropriateness for work at the Schwarz Building, seconded by Johnson and carried 5-0; Gengler, Hewitt, Johnson, McKee and Munn voting 'yes'; Kuhlman and Francis absent.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAND MANSE (OLD FEDERAL BUILDING), 129 N. 10TH STREET, A DESIGNATED LANDMARK

June 16, 2016

Jessica Lindersmith, US Property, stated she originally sent a design to Zimmer that included an awning that would align with the others that are along the south side in the alley. It was decided that was not the best option so a new, more appropriate idea was submitted for signage. It includes a bracket-mounted hanging sign that will utilize two original holes in the limestone that were there from original wall sconces.

Zimmer said in his response to the initial design, he expressing concern about an awning that did not visually relate to a window or door. He thanked Lindersmith for coming up with another idea very quickly. There are a pair of existing holes that will be utilized to hold the sign bracket.

Ryan Haffey, Nebraska Sign Company, stated that an additional hole up above will probably be required for a guy wire running from the front of the sign back to the building.

McKee asked if there is a mortar course to support that. Haffey said he does not know off the top of his head. McKee said there must be. Zimmer said there are individual blocks of stone. Haffey said there will be a point that is usable.

Hewitt asked if the sign will be oriented to the south or the east. Lindersmith said to the south. Haffey said you will see it from the east and west; it projects straight off the building and will be

the same on both sides.

Johnson asked if there is lighting. Lindersmith said no lighting is shown. If necessary, a light can be placed down in the stairwell and could use that existing electrical placement. Haffey added that it will be a ground light shining up from the new concrete area where there is already power.

Zimmer said there had been an important secondary entrance on the south that was probably filled in as long ago as maybe 1915, and that is what has left some marks on the building already.

Munn asked for more clarification about the mortar joint and how the guy wire will be supported. Haffey said It is just a matter of finding something that will work to support it.

Zimmer said he would not recommend this sign on the primary facades on the east or north face. This location is around on the alley, tucked back, and it relates to the other commercial tenants there. The existing awnings to the west relate to the old mail room; they are of a different character related directly to windows. This signage seems like a solution for this tucked away location that would not raise the problems that it might on another location.

Action:

McKee moved approval of the Certificate of Appropriateness for work at the Grand Manse, with the stipulation that existing holes are used and any additional piercings only occur in mortar joints, seconded by Johnson. Motion carried, 5-0; Gengler, Hewitt, Johnson, McKee and Munn voting 'yes'; Kuhlman and Francis absent

ADVISORY REVIEW ON SPECIAL PERMIT NO. 16025
APPLICATION BY NEIGHBORWORKS LINCOLN FOR A COMMUNITY UNIT PLAN
GENERALLY LOCATED AT
9TH & D-E STREETS, "COOPER COMMONS"

June 16, 2016

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

Mike Renken, CEO of NeighborWorks Lincoln, came forward. Also present from NeighborWorks were Pat Anderson and Marti Lee (Community Builders). Renken stated that they are very excited about this project. This is a great location and he is proud of what Shawn Ryba, Chief Operating Officer at NeighborWorks Lincoln, and the Community Builders have achieved in the area. Not only were neighbors brought together to help pick the architect, Gill Peace, but they were also consulted about what they would like to see in their neighborhood. It may not be possible to please absolutely everyone, but their team has worked diligently with the neighbors and believes they can please most. This will be positive addition.

Gill Peace, Peace Studio Architects, stated he attended a neighborhood meeting in May to get neighbors up to speed with the plans thus far. This is the former site of the Zion Church, which burned down in 2007. The lot has been sitting empty since then. There are historic 1890s homes to the west. The development was named "Cooper Commons" to hint at proximity to Cooper Park, which is one block to the west, and also to relate it to the existing neighborhood. There is one house remaining along E Street at the north end of the property. It will remain and become part of the small neighborhood being built.

McKee asked if there was any effort made to purchase that remaining property. Renken said that effort was made but the owner had no interest in selling. Peace added that it showed the kind of connection neighbors have to this neighborhood.

Peace went on to say that their mission is to create a great infill neighborhood within what is already a great neighborhood; it will have its own identity, but will not turn its back on the existing area. The area is bounded by 9th Street on the east, a north/south alley dividing the block on the west, D Street to the south and E street on the north. Four homes will face south along D Street and three will face north along E Street. No houses will front onto 9th Street, since it is busy. The existing houses to the west all front to Cooper Park, but as you go east, the houses face D and E Streets, so this configuration makes sense and is a good transition. These will be fee simple lots with residences for sale.

When it comes to density, it was important to find the right balance for the neighborhood. The adjacent lots were examined to come up with an appropriate fit. Those lots are 142 feet in depth and approximately 38-29 feet wide. Based on that, the new lots will be 37-39 feet in width and will have a depth of 104 feet. There are property lines between in order to create a center common space know as "Cooper Commons Park", which will be a real attribute.

Using the alley to deal with vehicle circulation was the cleanest approach. Vehicles enter at either end of the alley and come to the common outlot. Each house has a two car garage with room for two vehicles in the approach driveway to each home's garage.

The goal for the northeast corner is slightly different. They propose a property line that runs down the middle to create two townhouse lots to create the appearance of a larger structure that will be attractive and will look like a single, large house. This will create the necessary density of seven homes for the development, will serve as a corner balance with the larger house located on the southwest corner, and will become a "calling card" to the Cooper Commons, since it is the first building people will see driving south on 9th Street.

Johnson asked if Cooper Commons shared space will be open to the public, or just the residents. Peace said there are good reasons for both options. One option is to create an home owners association (HOA) that would overlay the seven lots and give the control of how to treat

the commons back to the residents, rather than making the decision for them.

Gengler asked the square footage of the big house. Peace stated it is a work in progress so they do not know yet. The rest of the houses are approximately 1,000 square feet, so it will probably be around 1,600 square feet. It will be one of the regular houses with a condensed version attached to it. We are unsure of how the market will react to them; there could be two owners, or a single owner who decides how to use the smaller portion.

Peace went on to say that each floor plan is roughly the same, but not identical. There will be variety, but not so much that the neighborhood-feel falls apart. This will be achieved by using common colors and materials. Today, they are asking for input. Then the CUP will be finalized, and there will be a replat based on that. They would love to begin work on Phase I immediately after it is approved, so possibly in five or six weeks. The houses have different roof lines for variety, front porch areas, and an upper level deck at the back so the common area has eyes on it and safety is enhanced.

The central commons is the largest portion of the development. It could include a small playground or a community garden. There is also a chunk of common space leading to the alley. There will most likely be the site of a common mailbox/cluster.

Mckee asked if 9th Street will be screened with anything in addition to trees. Peace stated they are working on how much of a screen to provide. A fence could make it safer for kids and pets with the 9th Street traffic, so the design shows a placeholder for a fence. We have also discussed the possibility that it should remain open. That decision has not yet been made.

Pat Anderson, Community Builder at Neighborworks Lincoln, stated that Mr. Peace met with neighbors once and NeighborWorks began discussions as far back as last November, so there has been input all along. There has been discussion of a fence, but at the same time, it does not seem right to completely alienate 9th Street foot traffic from the commons area. Johnson added that neighbors also do not want something like a tailgate party to occur there.

Peace said the exterior treatments will include durable materials that can be painted different colors from a pallette that ties them together. They are mostly talking about Hardie materials, which are cement-board based siding, shingles, board and batting, or stucco board. These will show up on each project in different proportions and colors.

The interior floor plan is an open living concept. The dining room, kitchen and living room will all be located facing the street to show that life is happening and lights are coming on and off. The master bedroom is also on the first floor, which might appeal to empty nesters. Upstairs is a common study loft with a section that looks down to the living room below. There are also two bedrooms, making these three-bedroom homes, which makes them appealing to a broader range of people. The lower level will be unfinished but will include one egress window and will

be laid out for potential future investment by the owner if they want to add a family room, bathroom, or extra bedroom or office.

Munn stated for the sake of disclosure that he also competed for this project. He said this design is well thought through. He asked if access to the commons is through the garage. Peace said the houses will use an active/passive approach where the windows will be smaller and higher on the passive side of the house, and the active side will include a side lot with larger windows and french doors. These will not have large yards, so the side yard is an important area for outdoor space and connecting to the commons.

Zimmer said that this plan notes where porches could occur into the front yard setback area, but does not show much beyond a small stoop area. He raises this concern because this neighborhood is porch-dominant. The plan will come across his desk to review Neighborhood Design Standards, and he would prefer to not have to bring it before the Urban Design Committee for a waiver due to the lack of porches.

Peace said that the 15 foot front yard setback is part of the CUP request. The majority of the existing houses were built at that setback. The extra five feet is to accommodate the unfinished space for the porch. They are comfortable with the setback because there is a very wide right-of-way of about 35 feet between the property line and the curb. This is a work in progress, so today they are looking for general approval for the design intent. Some of the homes could have bigger porches and could emulate those that exist in surrounding homes.

Gengler asked if the porches will be built as part of the project, or if it will just be an option for the homeowners. Peace said they asked for that space in case they want to provide the porch, but if they choose not to, then the owner has the space to build. Gengler observed that much effort has been made in keeping the neighborhood consistent. She considered a scenario where one owner might build a porch in a certain style, then their neighbor could choose not to add a porch at all, and another neighbor could choose an entirely different style. Peace said Phase I on the north side is intended to come first. If it generates a lot of interest, many questions about Phase II can be answered. He would not be interested in doing different styles.

Gengler suggested that the HOA could have design guidelines and options for porches so that choices are limited to consistent styles. Peace agreed that is a good idea. Gengler concluded by saying that the porches could be critical and could change the entire feel. She suggested that minimally, design guidelines or another similar tool should be in place. Peace admitted that up to this point, the team working on this project has been primarily preoccupied with the thought process to get to where they are today.

Renken said NeighborWorks has a passion for the porches and he would be shocked if they end up being excluded from the designs. Some of the new owners would be unable to add a porch right away, so NeighborWorks will likely be looking for a way to provide them. Anderson added

that there is a row of bungalows with porches across the street. They are a “must” for this area.

Gengler asked if there is a long-term plan to maintain the consistency, noting that even planned neighborhoods can change fairly quickly. Anderson responded that there is a night and day difference between this site and the density just across 9th Street, which is 96% rentals. There will also be greater density in the South Haymarket area just north of this site, so there will be a push to increase density. Renken said this will be a discussion for the HOA. Once buyers are in the units, they should have some say in what goes on and NeighborWorks loses much of that ability. Anderson said an important piece to keep for the long-term is owner-occupancy. Peace said that all of those points are well-taken. It makes sense to find ways to maintain control somehow. Those conversations are yet to happen.

McKee asked about utilities for this site. Peace said there was a preliminary review from LES. They want to use an existing utility pole and will most likely install a pole-mounted transformer to serve their lots from underground. Though it would be ideal if all lines were buried, LES indicated that they need to maintain the overhead lines already in place.

Gengler asked if the setback along 9th Street was great enough that there are no issues with the type of fencing or barriers, in terms of zoning regulations, that could apply for new construction. Peace said the main concern is keeping people from flowing out onto 9th Street. Anderson said she lives on a corner and there is a line of sight that has to be maintained. Zimmer said the key protection is the 120-foot of right-of-way with only 3-lane traffic on 9th Street; the distance from the curb to the sidewalk is substantial. A transparent fence would be best. It would create a semi-private area with eyes still on the street. Peace agreed that is the direction they are headed. Munn said it is as much about keeping kids in and safe as it is about maintaining some privacy.

Zimmer went on to note that the CUP will establish some level of consistency in the underlying ownership pattern. Someone could not come in and take the north three lots and turn them into apartments. Someone could own more than one unit, but the CUP will be its zoning. This is also the reason this is an advisory review rather than a Certificate of Appropriateness. When there is a change of zone in a historic district, the Planning Commission seeks the advice of this body that what they are seeing in the proposed CUP is consistent with the historic district and beneficial to the neighborhood.

Gengler asked if a motion was needed. Zimmer said that would be preferable in order to clearly convey the will of this body, as a whole.

ACTION:

Gengler moved to recommend approval based on the finding that this body concurs with the concepts and designs as presented by the developers today; seconded by Johnson. Motion

carried 5-0; Gengler, Johnson, Hewitt, McKee, and Munn voting 'yes'; Kuhlman and Francis absent.

REQUEST FOR PRELIMINARY DISCUSSION OF AN AMENDMENT TO THE SPECIAL PERMIT FOR HISTORIC PRESERVATION FOR WESTVIEW BED & BREAKFAST INN TO PERMIT A SIGN OTHERWISE NOT ALLOWED AT 7000 NW 27TH STREET:

April 21, 2016

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

Zimmer stated this item was on the agenda at the request of owner, Jim Burden. He has not reached a point of bringing in materials for presentation, but was encouraged to come in first informally. His desire is to add a sign that can be seen from Highway 34. That may be quite difficult to accomplish and would be a significant waiver from what would ordinarily be allowed. The Landmark special permit can create a waiver to signs, parking and use requirements, but typically it is on the basis of connecting it to the historic preservation of the property. He suggested to Burden that the idea be presented for discussion first in order to avoid paying the \$758 fee, only to find out that there may be significant concerns.

McKee noted that this item was discussed before. Zimmer said Burden has not yet created an image of what this might look like.

McKee asked that Zimmer convey to Mr. Burden that he has experience with bed and breakfasts all over the world and has never been swayed by a sign. Mr. Burden needs to investigate ways of promoting the business other than signage. People do not drive around looking for that type of destination. He should take the money and buy into a B & B directory.

Hewitt said that in reviewing minutes of the discussion from last time, it is quite clear that nobody shops for a B&B by driving around looking for it.

Gengler said that it is possible that if you saw an ad on a highway sign, it could even detract from its business.

Johnson said that he drove past the location last weekend and he would not want to read a sign and does not think a passenger could even read it.

McKee said there might be need for some identification, such a small sign marking its location, but not advertising it. That could likely be done within the regulations.

Zimmer said they are finding some slight decline in patronage and have experienced people telling them that they drove by and didn't know it was a B & B. That comment would not have come from a customer who would know the location.

Gengler asked if they have a sign in front of the building. Zimmer said not on the highway. They are located to the north and are somewhat obscured by a windbreak of trees.

McKee said you are most likely to see it while flying in to Lincoln.

Zimmer said he has encouraged them to get in touch with Bruce Stahr on the east side of town because he has done a lot of work with what highway signs are permissible for lodging or historic sites. Zimmer will convey this discussion to him.

Staff Report and Misc.:

- The applicant who requested the carport in Woodshire has listened to her neighbors and the discussion of this body and decided that she has not yet reached a satisfying solution. She is now seeking something more customized to the house. The special permit is now on hold. If she chooses to go forward with a different design, she will be urged to come here first. She appreciated the range of views very much.
- Graduate student, Ben Callahan, will intern with Planning over the summer. He will work on the National Register nomination of the Eastridge Neighborhood, along with Jill Dolberg of the Historical Society.
- Zimmer continues work on the wikipage, "Place Makers of Nebraska: The Architects," with David Murphy. He gave a Brown Bag talk on Paul V. Hyland of Chicago, who designed the First National Bank Building, now the Lincoln Building, and the Terminal Building, the Frank Woods house, and the McAfee house at 18th & C Street. All of those buildings are now on the National Register. Prior to now, most of what was known about him was that he did those four spectacular buildings in Lincoln.

Hyland brought Joseph McArthur to Lincoln as a young associate for the Terminal Building. McArthur stayed on as an independent architect in Nebraska and built the Nebraska Buick Building, Troutdale for Harry Sidles in Bear Creek Canyon, Colorado, the Sharp Building in Lincoln, and he finished the stalled-out Medical Arts Building in downtown Omaha and built Paxton Hotel and Redick Tower. He had a large impact in Omaha and Lincoln.

When Hyland wasn't doing the Nebraska projects, he built small town banks in Illinois, Iowa and Wisconsin, including a small neoclassic bank in Grinnell, Iowa which was eclipsed one year later by Louis Sullivan's Merchants National Bank. He also did a few major buildings in Chicago. In Muscatine, Iowa, he built a limestone bank and Hotel Muscatine, an 8-story building with a 20-foot projection on the 2nd floor, all in terra cotta. It has a grand dining room with a river view. Both buildings are still there.

Mckee asked if he was related to the Hyland Brothers Lumber Company family in Lincoln. Zimmer said he is not aware of any relation. He also has no information about how a rather novice architect got the First National Bank project in Lincoln.

Hewitt said the Paxton, Redick and Medical Arts Building are all important buildings.

Mckee asked if the Medical Arts Building is gone. Zimmer said it is. It is a fascinating building that started in 1922. The steel frame went up and then the medical folks went broke. It sat empty as a skeleton for three years. There was not much coverage about it in the *Omaha World Herald*.

Hewitt said he thought it was connected to the tunnel system that ran throughout downtown Omaha. Zimmer said it was. The original building was a Thomas Kimball design. There was a prominent legal case with Kimball suing because he was not paid his full fee. That got settled adversely to the architects. Then McArthur was hired to finish the building and completed it in three years. They took part of it down to build a 17-story building.

Gengler said part of the facade still remains on the new building. McKee said pieces of it are scattered around Lauritzen Gardens, too.

There being no further business, the meeting was adjourned at 2:35 p.m.