

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 15, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Johnson, Berwyn Jones, Jim McKee and Bob Ripley; (Cathy Beecham and Jerry Berggren absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held November 20, 2008. Motion for approval made by Johnson, seconded by McKee and carried 4-0: Francis, Johnson, Jones and McKee voting 'yes'; Ripley abstained; Beecham and Berggren 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.

APPLICATION BY U.S. PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE OLD FEDERAL BUILDING (129 NORTH 10TH STREET)
PUBLIC HEARING: **January 15, 2009**

Members present: Francis, Johnson, Jones, McKee and Ripley; Beecham and Berggren absent

Monte Froelich appeared as applicant. He would like to discuss the outdoor lighting, outdoor seating on the 10th St. side, the 10th St. lobby radiators, the 10th St. lobby area Post Office tables, and an additional door into the northeast lobby from the gallery.

Ed Zimmer presented an early drawing of a lightpost at the building. They were electric lights. There were some elaborate lights flanking the south door. He presented photos of the lampposts around the building and the lamps on the stairs. The 9th St. side currently has acorn replica lights. On "O" St., a decision was made in the past to have a double headed light. There are two luminaries in the park that are similar to the "O" St. lights, but smaller in scale. Along the alley are three posts. They are shorter in scale with acorn globes.

Ripley wondered if it would be best to have globes all round. Everything on the Old Federal Building has always been round globe.

Zimmer stated that Froelich is inquiring if round globe or acorn globe would be better.

Froelich stated that the lights in question are on the alley side. He likes the idea of a round globe better. There is an additional light that he purchased he would like to install in the planting bed in front of the Jasmine Room.

Froelich believes the lamp is similar shape to some of the other lights and is very stately looking. Zimmer describes it is as a neoclassical lamp.

Ripley thinks it would look best to have the footing at the height of the patio. You don't want to have the patrons staring into a light globe.

Froelich would like to have the eagles back on top of the historic lights on the north side. Ripley, McKee and Jones all agreed. They liked the eagles on top of the lights.

Zimmer will do some research on the eagles. Perhaps some could be located.

Froelich would like approval to install the lamppost at the location proposed, level with the patio with round globes.

ACTION:

Francis moved approval of installation of the lightpost at the location proposed in the flower bed in front of the Jasmine Room, the footing at the same height as the patio and all the lightposts on the alley to have a round globe, seconded by Johnson.

Motion carried 5-0: Francis, Johnson, Jones, McKee and Ripley voting 'yes'; Beecham and Berggren absent.

**

Froelich stated that a tenant would like to use the northeast corner of the first floor for a coffee shop. He would like to utilize the existing teller window and have some seating along the columns to the west. He would like to have an outdoor table by the transformer.

Ripley and McKee were somewhat skeptical of the idea of putting an outdoor seating area next to a transformer and eliminating green space.

Zimmer suggested moving the outdoor space farther to the corner. Ripley needs to see more specifics.

Justin Cook arrived. He is the proprietor of the proposed coffee shop.

Froelich wondered about the possibility of having an outdoor window operable to serve coffee through.

Ripley is cautious about the outdoor access window. McKee is skeptical about possible signage.

McKee inquired if there would be any kind of a kitchen. Cook replied that they do not want any kind of a kitchen. They would possibly serve scones, etc. but no cooking.

Francis is interested in seeing something for the outdoor space that is tidy but easily removable, some type of loose laid pavers or something along that line.

Ripley and Jones stated that you would want to have the furniture anchored in some way.

Cook inquired about seating along the top portion of the stairs. The Commissioners would like to see the square footage, proposed furniture location, etc.

**

Froelich stated the Pavilion doors are not in very good shape and he believes they need replaced. There is quite a bit of dry rot.

Ripley commented it would be nice to have the transom window back. Froelich stated that the Pavilion is currently a rentable space with a bedroom, living room and kitchen. Zimmer will provide Froelich with plans of what the building doors originally looked like.

Froelich inquired if the Commission would be agreeable to having the window trim repainted a different color. It is a cream color now.

Zimmer is unsure what the color originally was. Ripley believes it has always been the cream color as far back as he can remember. A paint analysis could tell you what was there originally. He would be curious to find out the original color for historic purposes.

Zimmer stated that it is hard to tell with black and white photos. It appears to be in the same tonal scheme as the current exterior, but that could include many different shades.

Froelich stated that the coffee shop has to have a health permit. The carpet has been taken up from the Postmaster's site and the wood floor has been refinished. He is concerned maybe the Health Dept. will want the floor to be sealed, anything from linoleum to epoxy paint. There is the possibility a floor drain might be needed.

The Commissioners were all very leery of the idea of a floor drain. Zimmer noted that this space is not in the historic easement area. The Commission can offer advice but no requirements. The Commission directed Zimmer to consult with Froelich on this space.

• **Update on Havelock Avenue Landmark District Facade Improvement Program**

Zimmer stated that the Havelock District has contracted with Scott Sullivan to assist property owners in the facade improvement program. They are focusing on the business faces. TIF money is involved. They are looking first at the most critical structures. He will be bringing the proposals before this Commission.

• **Standard Oil Barn and Garage**

This will appear before the Planning Commission on February 11, 2009. B-3 zoning with landmark status is being proposed rather than the current I-1 Industrial .

Ripley thinks downzoning this property is a great idea. The other Commissioners agreed.

• **Shinn Building, 126 N. 16th St.**

Zimmer reviewed a building permit for 15 apartments, five on each floor. The only real exterior change would be a change of the lobby/entrance. The Commissioners all agreed this sounds like a good project. Zimmer noted that Monte Froelich is doing the work.

Zimmer stated that the Boulevards National Register District is officially listed as of December 2008.

There being no further business, the meeting was adjourned at 2:45 p.m.