

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 20, 2008, 1:30 p.m., Conference Room 206, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

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

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair Jim McKee called the meeting to order and requested a motion approving the minutes for the regular meeting held October 30, 2008. Motion for approval made by Jones, seconded by Berggren and carried 4-0: Berggren, Johnson, Jones and McKee voting 'yes'; Beecham absent at time of vote; Francis and Ripley 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: **November 20, 2008**

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

Gregg Munn presented some drawings of the building interior. At one time, the lobby opened across almost the entire north side of the building. A doorway has been previously filled in. Monte Froelich would like to reconstruct the door. They found a 42-inch door in the basement which would fill in the space. It was a door that was original to the building. This space would become a café.

Jones wondered if there was originally a door in this space. Johnson remembers that it was just an opening.

Beecham wondered what the space has been used for until now. Munn replied that it was previously an apartment, but is now being rented out as a dinner space.

Jones inquired what will happen to the kitchen, bathroom and bedroom. Munn replied that the kitchen will be remodeled into a commercial kitchen.

Zimmer stated that the lobby next to the opening is under easement and Historic Preservation Commission supervision; beyond the doorway is not subject to review.

ACTION:

Berggren moved approval of the doorway construction, seconded by Beecham. Motion for approval carried 5-0: Beecham, Berggren, Jones, Johnson and McKee voting 'yes'; Francis and Ripley absent.

Don Denton presented drawings of an awning for the Jasmine Room on the south (alley) side of the building. This is actually three awnings over five openings.

Berggren inquired how long Blue Orchid's awning has been up. Munn believes it has been three to four years.

Berggren is somewhat concerned with a black awning. He is surprised that the Blue Orchid's awning has stayed as vibrant as it has.

Denton stated that Blue Orchid's awning has a three to five year life expectancy. The product being proposed for the Jasmine Room has about a ten-year expectancy. It is a new material on the market.

Zimmer stated that "The Jasmine Room" script as shown is their logo.

ACTION:

Johnson moved approval of the placement of the three awnings, black or brown in color, the gooseneck lighting and the script of the business name on the middle awning, as presented, seconded by Beecham. Motion carried 5-0: Beecham, Berggren, Johnson, Jones and McKee voting 'yes'; Francis and Ripley absent.

Zimmer stated that there are a few lighting issues that Monte Froelich would like to address. Froelich wants to study the large lights on the main entrance stairs. As Zimmer looks at the historic photos, every photo is different with regard to the fixture. Froelich is going to explore different ideas and will present the information to the Commission at a later date.

On the alley (south) side, there are three rather short posts in a traditional style that were added in the building's rehabilitation.. They are replicas. The taller proposed light is meant to stand out to mark the entrance.

Jones wondered if there will be any light spilling into the apartment windows. Zimmer does not foresee any problems.

McKee wondered about Commissioner Ripley's ongoing concerns with regard to light pollution.

ACTION:

Beecham moved approval of the light post, seconded by Jones.

Beecham likes the acorn globe. She believes it sets it aside but still ties it in with the lights in the alley.

Berggren will vote against this on principle. He has battled with signs and individual lights on this property. He would like to see an entire package. To speculate is inappropriate. He is not going to cast a vote in favor when it is speculation. He does not believe a dozen different types of lights are needed on this building. He is impressed with what Froelich has done with the front of the building. He would like to see all of the lighting addressed as a package.

Motion failed 3-2: Beecham, Jones and Johnson voting 'yes'; Berggren and McKee voting 'no': Francis and Ripley absent. Zimmer mentioned that four votes on either side of a motion are required for a final action. This item will return at a future meeting.

APPLICATION BY ADVISORY BOARD OF THE CHURCH OF THE NAZARENE FOR LANDMARK DESIGNATION IN ACCORD WITH LMC 27.57.120, 1219 NORTH 14TH STREET

PUBLIC HEARING:

November 20, 2008

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

Zimmer stated that this application is for the Standard Oil garage and barn. A couple of years ago, Bob Puschendorf did a statewide nomination of Standard Oil properties. Lee Puschendorf, Sr. was a Standard Oil station operator in Norfolk. Standard Oil was a company that formed after an antitrust breakup. They were the dominant gasoline distributors in Nebraska. This building is part of one of the major distribution points in this area. The Sanborn map shows the rest of the complex on the east side of No. 14th Street, which has been replaced.. This building was for the trucks and horses that delivered the gasoline. A couple of years after the barn was built, the company was buying Patriot trucks. It is being converted into a campus-oriented ministry. It sits in the Salt Creek floodplain. Building and Safety requires a certain amount of modifications, unless it is a landmark building. The building can retain its essential qualities.

Jones inquired about the floor material. Zimmer replied that they poured a new level concrete floor. This is a heavily built cast-in-place floor. There is a lot of structure to this building.

To have some access and usability of the hayloft, they would use the hay door and add exterior stairs coming down. This building renovation is currently underway. Zimmer believes it is an interesting building.

Berggren wondered if the Commission should be approving the stairway. Zimmer replied this is kind of a tricky one. The stairway will most likely be done before this application reaches City Council.

Jones would love to see a historic plaque on the front of the building.

Johnson wondered if they will have a sign. Zimmer stated that they have mentioned a pole sign. He will have a good look at the sign and inform the Commission. The applicant is doing a lot of hands-on work.

ACTION:

Berggren moved approval, seconded by Jones. Motion for approval of landmark designation carried 5-0: Beecham, Berggren, Jones, Johnson and McKee voting 'yes'; Francis and Ripley absent.

APPLICATION BY SUITE ONE FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SULLIVAN BUILDING IN THE HAYMARKET LANDMARK DISTRICT, 311 NORTH 8TH STREET
PUBLIC HEARING: **November 20, 2008**

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

No one appeared and there was no new information to present.

MISCELLANEOUS:

Berggren would encourage everyone to wander down behind the alley of the Old Federal building. Ripley has always been concerned with light pollution. Berggren is not sure another light is going to help the situation.

Beecham drove by the building. It looks like the bulbs were replaced. Most of the lights were previously dark.

Zimmer stated that Ripley, Beecham and he met with the Mayor a few weeks ago along with representatives from Sinclair Hille to discuss the Haymarket area. The Mayor listened carefully regarding "Q" Street extending through to West Haymarket or the connection at "Q" Street remaining pedestrian-only. One of the strong points is that the Mayors' Institute urban design experts were very impressed with the canopy. Zimmer is unsure of the direction it is currently moving. He'll monitor where it goes.

There being no further business, the meeting was adjourned at 2:30 p.m.