

FACTSHEET

TITLE: CHANGE OF ZONE NO. 16022 HP
(Historic Landmark Designation)

BOARD/COMMITTEE: Planning Commission

APPLICANT: Lynn Johnson, Director of the
Parks and Recreation Dept.

RECOMMENDATION: Approval of Landmark
Designation, (5-0: Corr, Cornelius, Sunderman,
Weber and Hove voting 'yes'; Scheer and Harris
declared conflict of interest; Scheer, Harris and
Lust absent)

STAFF RECOMMENDATION: Approval of
Landmark Designation

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: 1 (See testimony on p.9;
letters on pp.16-18).

REASON FOR LEGISLATION:

To designate the Ager Building on Antelope Park Triangle east of the intersection of B street and South 27th Street and associated premises west of the building as a local historic landmark.

DISCUSSION / FINDINGS OF FACT:

1. This change of zone request as well as several associated applications, including Comprehensive Plan Conformance No. 16005 (Bill#16-112), Text Amendment No. 16010 (Bill#16-113), Street and Alley Vacation No. 16005 (Bill#16-114), Change of Zone No. 16028 (Bill#16-115), and Special Permit No. 16047 (Bill#16R-246) were heard at the same time before the Planning Commission. Waiver No. 16007 (Bill#16R-247) to waive parking lot surfacing requirements is also associated with this proposed development, which was not heard by the Planning Commission but does require City Council action.
2. The staff recommendation to approve the Landmark designation is based upon the "Analysis" as set forth on pp.3-4, concluding that the landmark designation protects a public building which is highly visible from 27th Street and located within the Lincoln Children's Zoo's proposed expansion area. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan. Staff presentation is found on pp.6-7.
3. Testimony on behalf of the applicant is found on pp.8. Testimony in support of this application is found on p.8. Testimony in opposition is found on p.9, and the applicant's rebuttal is found on pp.9-10.
4. The Historic Preservation Commission held public hearing on this application on September 15, 2016, and recommended approval (5-0) (See pp.13-15). The Preservation Guidelines will be attached to the Council ordinance.
5. On October 28, 2016, the Planning Commission agreed with the staff recommendation and voted 5-0 to recommend approval of the landmark designation.
6. On October 28, 2016, the Planning Commission also voted 5-0 to find the associated Comprehensive Plan Conformance No. 16005 - declaring city-owned property as surplus (Bill #16-112), to be in conformance with the Comprehensive Plan; voted 5-0 to find Street and Alley Vacation No. 16005 (Bill#16-114) to be in conformance with the Comprehensive Plan; voted 5-0 to recommend approval of Text Amendment No. 16010 (Bill#16-113); voted 5-0 to recommend approval of Change of Zone No. 16028 (Bill#16-115); and voted 5-0 to recommend conditional approval of Special Permit No. 16047 (Bill#16R-246).

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: October 31, 2016

REVIEWED BY: David R. Cary, Planning Director

DATE: October 31, 2016



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LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 26, 2016 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone #16022--Landmark Designation of the Chet Ager Building (former Antelope Park Zoo Aviary Building)

PROPOSAL: Designation of the property on Antelope Park Triangle east of 27th and B Streets as a Landmark (from P-Public Use to P-Public Use with Landmark Overlay).

LOCATION: East of 27th and B Streets

LAND AREA: Approximately 32,000 square feet or .75 acres, more or less.

EXISTING ZONING: P- Public Use

WAIVER/MODIFICATION REQUEST:
None.

CONCLUSION: The landmark designation protects a public building which is highly visible from 27th Street and located within the Lincoln Children's Zoo's proposed expansion area. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

RECOMMENDATION FOR CHANGE OF ZONE 16022HP:	Approval of Landmark designation
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A western portion of an Irregular Tract in the SW 1/4 of Section 30-10-7, 6th Principal Meridian, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Indoor playground (Parks & Rec. Dept.)

SURROUNDING LAND USE AND ZONING:

North:	Public Use/Zoo Parking/Parks Gardens & Fountain	P
West:	Residential	R-2
South:	Public Use/Park/Parks & Rec. Dept. Office	P
East:	Public Use/Park/Zoo	P

HISTORY:

1936-1938 Built by City, designed by Davis & Wilson
1938 Opening of Zoo Aviary Building
1965 Lincoln Children's Zoo Opens, building incorporated with original use

1990s Converted to Chet Ager Play Center

UTILITIES: Served by all Lincoln utilities

PUBLIC SERVICE: All Lincoln services, Lincoln Public School district

ALTERATIVE USES: Landmark designation does not by itself change the permitted uses in the P-Public Use District.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 - The Future Land Use Map of the Comprehensive Plan designates this area as Green Space.

Pg 4.6, 4.9- "Placemaking" chapter encourages identification and protection of broad range of historic resources, and "Consideration of designation of such [significant, publicly owned historic] resources under the preservation ordinance to demonstrate leadership and standardize review of proposed changes."

ASSOCIATED APPLICATION: None.

ANALYSIS:

Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are "*Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States...*" and for designation of landmarks "*Represent a distinctive architectural style or innovation...*"

1. The Ager Building was a year-round zoo facility of the Depression era, operating from 1938 to the 1970s. The interior has been altered to provide an indoor playground but the Ager Building exterior retains a high degree of integrity.
2. With the aid of relief workers from the Works Progress Administration (WPA), the building was constructed with limestone quarried from Roca and dead Lincoln trees milled by the Parks Dept. Ager Building originally contained animal cages along its perimeter walls with a central aviary and aquarium.
3. Davis & Wilson, architects of the Ager Building, designed numerous other important public and private buildings in Lincoln, including Lincoln Telephone Warehouse, University of Nebraska stadium and Morrill Hall, Park, Randolph, and Sheridan Elementary Schools, Westminster Presbyterian Church, and many fine residences.
4. The landmark designation is recommended based on association with community recreation facilities and the Works Progress Administration (WPA) work relief program.
5. The proposed preservation guidelines for the Ager Building are based on typical guidelines for Lincoln Landmarks.
6. Landmark designation of the Ager Building was recommended by the Parks & Recreation Advisory Committee in considering the plans to expand the adjacent Lincoln Children's Zoo, which include the Zoo's reuse of the building.

7. The Historic Preservation Commission held a public hearing on this application September 15, 2016. The Commission recommended approval 6-0. (Excerpt from Meeting Record is attached.)

Prepared by:

Stacey Groshong Hageman, 441-6361, slhageman@lincoln.ne.gov
Planner
October 13, 2016

APPLICANT: Lincoln Parks & Recreation Department
2740 A Street
Lincoln, NE 68502

OWNER: City of Lincoln
c/o Lincoln Parks & Recreation Dept.
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**COMPREHENSIVE PLAN CONFORMANCE NO. 16005, TEXT
AMENDMENT NO. 16010, STREET AND ALLEY VACATION
NO. 16005, CHANGE OF ZONE NO. 16028, CHANGE OF ZONE
NO. 16022, AND SPECIAL PERMIT NO. 16047**

**COMPREHENSIVE PLAN CONFORMANCE NO. 16005
TO REVIEW AS TO CONFORMANCE THE REQUEST TO DECLARE SURPLUS
PROPERTY GENERALLY LOCATED AT 2847 A STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:** October 28, 2016

and

**TEXT AMENDMENT NO. 16010
TO ALLOW A PARKING LOT FOR A ZOO BY SPECIAL PERMIT
AND TO REPEAL SECTION 27.63.170 AS HITHERTO EXISTING.
PUBLIC HEARING BEFORE PLANNING COMMISSION:** October 28, 2016

and

**CHANGE OF ZONE NO. 16028
FROM B-3 (COMMERCIAL DISTRICT) TO R-6 (RESIDENTIAL DISTRICT)
ON PROPERTY GENERALLY LOCATED AT 2847 A STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:** October 28, 2016

and

**SPECIAL PERMIT NO. 16047
TO CONSTRUCT AN ADDITIONAL LOT WITH WAIVERS
ON PROPERTY GENERALLY LOCATED AT 2847 A STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:** October 28, 2016

and

**STREET AND ALLEY VACATION NO. 16005
TO VACATE A PORTION OF THE EAST-WEST ALLEY
AND A PORTION OF WASHINGTON STREET
ON PROPERTY GENERALLY LOCATED AT 2847 A STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:** October 28, 2016

and

**CHANGE OF ZONE NO. 16022
TO DESIGNATE THE AGER BUILDING AS A LOCAL LANDMARK
ON PROPERTY GENERALLY LOCATED AT 1300 SOUTH 27TH STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:** October 28, 2016

Commissioners Harris and Scheer declared a Conflict of Interest: Scheer absent; Harris exited the meeting at 1:10 P.M.

Members present: Cornelius, Corr, Hove, Sunderman, and Weber present; Harris, Lust and Scheer absent.

There were not ex parte communications disclosed on these items.

Staff Presentation: **George Wesselhoft of the Planning Department** stated that of these six items, the first five pertain to the parking lot south of A Street. The final item is for the Landmark Designation of the Chet Ager Building.

The parking lot expansion area is south of A Street, west of the Rock Island Trail and will be used to provide overflow parking for the zoo. Access is off of A Street. The first application is to declare the area, acquired by the City in 2010, as surplus. The City proposes to sell the lots to the zoo for their expansion. There has been no opposition from any department or agency regarding this sale. There has been a request to retain LES easements along the south and north. The Comprehensive Plan mentions the zoo's plans for expansion, including additional parking on the south side of A Street.

The next item is the Text Amendment to Chapter 27.63 which currently permits acquiring a special permit to allow off-site parking lots for universities, colleges and places of religious assembly in areas zoned R-1 through R-8 if the area is within 360 feet of the main use. This amendment would allow the zoo to do the same. This allows flexibility for certain uses who may need additional parking outside of the same district; through special permit, it can be allowed without changing zoning.

This location is currently zoned B-3. To the west is R-6, and to the south is R-2. The north and east are zoned P. The B-3 designation is a holdover from when there was a commercial use on this site. The City acquired the lot for the Rock Island Trail. No buildings are proposed here and parking is allowed, but it is more appropriate for the area to be residential so that changes can be reviewed. The change to R-6 would also provide more consistency with the area to the west, which establishes that zoning pattern all the way to 27th Street.

Special Permit No. 16047 is conditioned on the approval of the zoning change, the text amendment, and the street and alley vacation. Parking is allowed by special permit in residential areas. The portion currently within P is not subject to the rules of the special permit. The boundary goes all the way to Washington Street along the alley. It also includes a waiver to the setback, after approval of the street and alley vacation. There is an additional waiver going straight to City Council regarding the parking. It would allow 2 years until Phase II would have to be paved. The current lot has 60 stalls. Phase I will include 103 and Phase II an additional 42 stalls. The lot will be setback 20 feet from Washington Street with the waiver and will be in conformance with R-6 zoning. This should have minimal impact on the neighborhood with appropriate screening and it will provide additional off-street parking for the zoo.

Finally, there is a request to vacate a small portion of Washington and S. 29th Streets and the east/west alley just south of the current lot. The Comp Plan classifies S. 29th as a local

street. This vacation will not negatively affect activity as right-of-way and alley access will be accommodated with easement to Washington Street. There will be better pedestrian circulation with a connection to the Rock Island Trail. No portions of the sidewalk or trail will be removed. For both this and the special permit, there are utility easements for water, sewer and electric which need to be retained.

Corr asked if they are proposing to tear down any houses. Wesselhoft said there are two existing houses west of the current overflow lot that will be torn down and one just to the south. They are owned by the entity representing the zoo.

Corr noticed the letter originally cited five years as the amount of time they wanted to have. She inquired if two years was the maximum that could be granted. Wesselhoft replied that two years was offered as a compromise that is both acceptable to the Health Department in terms of dust complaints and still allowing some flexibility for the zoo.

Corr wondered if these will be the only applications seen by the Planning Commission regarding the zoo. Wesselhoft said these are the only ones coming forward at this time. Others present at today's hearing may be able to elaborate more on the bigger picture.

Stacey Groshong-Hageman of the Planning Department stated the final change of zone is for the Landmark Designation of the Chet Ager Building located west of the zoo at the end of B Street and east of 27th Street. It is just south of the current zoo parking. Keeping in mind the goal of having an open view of the facade of the building from 27th Street, the boundary for the designation includes the landscape to the west.

The building was constructed in 1936 and was a project of the Work Projects Administration during the New Deal. They also employed people to quarry and cut the limestone. Parks also purchased a portable sawmill and they milled wood from trees that had died as a result of the drought.

The building was designed by notable local architects, Davis and Wilson. The symmetrical facade faces 27th Street. The taller portion has an arched entrance flanked by two windows on each side. Above each window is an animal-themed medallion. The building served as a year-round facility. It was designed around a central aviary with a skylight and waterfall-fed pond. The aviary was surrounded by animal cages of varying sizes. Offices were located along the west side.

The zoo plans to incorporate the Ager Building by returning it to a year-round zoo facility. The area in front facing 27th Street will provide additional access to the parking lot to the south. The Preservation Guidelines identify the importance of the landscape area and of maintaining an unobstructed view. The plans include the incorporation of a circular drive that uses the Thompson Fountain ring as a planter in the center. That fountain was originally located at 11th and J Streets but has since had a long association with the park and was used by the zoo for Monkey Island and for a panda enclosure. The Historic Preservation Commission reviewed the proposed plans in September and they recommended approval.

Proponents:

1. Tom Huston, Cline Williams Law Firm, 233 S. 13th Street, came forward representing the Lincoln Children's Zoo. Also present were John Chapo, Lincoln Children's Zoo; Dan Spiry, BVH Architecture; and Aaron Bright, Olsson Associates. Most of these items today relate to the overflow parking to the south of A Street; the zoo expansion is to the north. One objective is to allow the zoo to provide a year-round experience for patrons. The expansion will include a new entrance adjacent to a new science-focus school in partnership with Lincoln Public Schools. There is a new parking lot at the southwest that is primarily for patrons that will have access from both A Street and 27th Street. There will be additional exhibition space, including the Ager Building. The site plan provides protection for garden areas to the north and west, as well as the reservoir area south of the entryway. Some people had the misconception that the City and zoo are the same entity when they are not; the zoo is a non-profit and is completely separate from the City. When this goes before City Council, there will be four additional items, including : a request for waiver, the purchase agreement for the surplus property, review of lease and construction, and an operating agreement. The project has been presented to the Urban Design Committee. They had very insightful recommendations that were ultimately incorporated into the site plan. The zoo has met extensively with neighbors about the process, timing, and schedules for this expansion.

Corr asked if there will be access onto Washington during Phase II of the lot. Huston responded that there is only an LES access that is not public. Corr wondered if there will be enough landscaping so it is clear to those exiting the lot that it is not access to Washington. Huston said there will be a sidewalk that will help delineate the boundaries and discourage cars from jumping the curb. The alley turns south to provide access to Washington and that access will continue to provide a route, primarily for garbage service. There is also a detention area to discourage people from driving through.

Corr asked if the applicant is comfortable with the two years instead of five. Huston answered that it was a matter of budget and we wanted the flexibility. If approved, construction will start as soon as spring 2017.

3. Michelle Penn, 8111 Preserve Court, stated she is Chair of the Urban Design Committee. This project came forward two times. There was a shakeup over one design because committee members realized it could be better. We felt the expansion was being restricted by the Parks and Recreation Building, so that plan was denied. The committee also provided recommendations which appear to have been included in the new plans. It was agreed upon that the zoo expansion should remain within Antelope Park Triangle and that they needed a better entrance. The parking across the street should be kept for overflow staff parking and Zoo School. The main lot should go where the Parks and Rec Building is currently located. The guest experience should not include going over an overpass, which was part of an original design. We asked that the Rock Island Trail not be obstructed. There was also concern that pedestrians might often choose to cross the street rather than using the overpass. There will be the loss of some green space, but there are other areas where they could go. The zoo is the third most visited attraction in Nebraska. The expansion could bring in an additional 30,000 to 40,000 visitors. The zoo was intended for children and we thought it was important to keep that intimate experience. Penn stated that she cannot speak for all Urban Design Committee members, but she can report that their recommendations were incorporated. Everyone involved has worked together to make this a great project.

Opponents:

1. **Walter Canney, 2111 S. 66th Street**, stated he has been a resident of Lincoln since 1971. He is concerned with the broad expansion of the zoo. The process thus far has been “stealth planning”, with a picture in the paper, a bit on the news, and a vague map. Today is the first time he has seen the proposal. He submitted a letter to the Mayor and to the Parks Department. This topic was only lightly advertised. He has questions about large animals being included as part of the expansion since they would require such large or high containment areas. He asked about this, but the answer he received was that they do not know yet. There has never been a major public hearing on the whole expansion. It was his understanding that the zoo would never go west of Rock Island Trail, but they have now swallowed up most of that land. At one time, there was talk of a botanical garden. The ambience of that long stretch of road with the roses, trees, and setbacks are assets. He also has a financial and emotional investment in the rose garden. He made a significant contribution in 2007 which brought in the Joy Fountain in honor of his wife and her community contributions. It seems like there should be more definite plans in place before donations are requested. Finally, the zoo is a non-profit, but to him, they seem more like a commercial enterprise.

Staff Questions:

Corr asked if the zoo has any parking requirements. Wesselhoft said there is not a specific zoo use in the code. Corr asked how many stalls they have now. Wesselhoft said he cannot answer.

Corr asked for confirmation that the Parks Building will be torn down for the expansion. Wesselhoft said he is not directly involved in that part of the plan.

Corr wondered if the bike trails will continue to be used all hours and if they will be fenced off in any locations. Wesselhoft said that as far as he is aware, there will be no restriction of the bike trail.

Corr inquired if the indoor playground currently occupying the Ager Building will be replaced at another location.

Nicole Fleck-Tooze, Parks Department, stated that Parks will continue to use Ager through the end of May 2017. The preschool adaptive recreation programming will be moved to Calvert School. Parks currently rents that space out to people for events; people will now have that opportunity at the Nature Center. Corr asked if the indoor playground is going to be reconstructed. Fleck-Tooze said it is not. The current facility is aging and getting to a point where it would soon need to be replaced. The trail goes under the bridge and will continue unhindered and will not be impacted.

Applicant Rebuttal:

Huston said that a primary design consideration was preservation and protection of the gardens. The site plan does both while still allowing the zoo to expand.

Corr asked about the placement of fencing. Huston replied that it will only be for the exhibit area and not for parking or the trails.

Corr asked how much parking currently exists. Huston said the site currently has 195 stalls. The new parking will have more with an additional 145 stalls south of A Street.

Corr asked for confirmation that the Parks Building is being removed. Huston said that is correct. The only opposition for the expansion north of A Street was the relocation of the Parks and Recreation Department. That relocation has been achieved and the department will relocate to existing space in the Health Department Building.

Corr asked if there is any historical significance to the building. She thought it was built over a pool. Huston said that to his knowledge, it does not have historical significance.

Hove asked Huston to address Mr. Canney's questions and concerns. Huston said details have not been finalized, but the vision includes larger animals and year-round usage.

Hove asked if Ager will remain the same. Huston said the Landmark Designation will protect the building.

Hove asked if there is any further guarantee that the rose garden will stay. Huston said that one document going before City Council is a lease agreement that will include the footprint of the existing zoo and the new area. The zoo will not have any legal rights outside of that area. The rose garden is outside of the area.

Corr inquired if the City owns the property the zoo sits on. Huston said yes, this is an expansion of an existing lease.

Groshong-Hageman indicated that the Parks Building is not historically significant. She suggested the Muni Building housed the pool and was a similar Landmark Designation. Corr said she thought it was built over a pool. Groshong-Hageman said she did not believe so.

Lynn Johnson, Director of Parks and Recreation, came forward to say that the building was constructed in the 1950s and is mostly original. The lot has always been there with the building. The zoo's intention with the Ager Building is to combine some of the play exhibits with historical elements. It will continue to be a location for families to come and play, but will simply become a zoo function.

COMPREHENSIVE PLAN CONFORMANCE NO. 16005
ACTION BY PLANNING COMMISSION:

October 28, 2016

Cornelius moved Conformance with the Comprehensive Plan; seconded by Sunderman.

Cornelius said he will address all items at once instead of individually.

Commissioners agreed that would be appropriate.

Cornelius stated that to address Mr. Canney, when he looks at the site plan, he sees a de-

intensification of the parking use closer to the gardens, so that is beneficial. Commissioners are only ruling today on the parking south of A Street and the Historical Landmark. Even if we were considering the project in a broader sense, what we are seeing is beneficial. He intends to support all items.

Corr stated she has no problem with these six applications. The parking to the south has been crushed rock and there have been no complaints. There are multiple factors, including screening, that will protect the neighbors. She wanted to be on the record as being opposed to tearing down the Parks and Recreation facility, especially since it is only being done for a parking lot. She knows that issue is not related to what is before Commissioners today, but this could be her only chance to speak on the matter. She is also concerned about the Parks Department moving to the Health Department Building and taking up parklands in Woods Park to expand parking at that location. That should be looked into further. She hopes that City Council will keep this in mind when reviewing these minutes.

Sunderman said the parking to the south is well planned in terms of access and screening. The Ager Building designation is also very good; it is a great building. It once had animals in it and he would like to see a return to that. Though the zoo expansion is not part of these specific applications, the project is wonderful. Lincoln has grown so much and is nearly over 300,000 residents. The zoo really needs to expand. As stated, it is the third most visited place and is a jewel to the community.

Hove echoed the thought of Commissioner Sunderman. What we are approving makes sense. To address Mr. Canney, there is an indication that those gardens will continue for years and years and they are doing a good job of maintaining green space along the 27th Street Corridor.

Motion carried 5-0: Cornelius, Corr, Sunderman, Weber, and Hove voting 'yes'; Harris and Scheer declared a conflict of interest; Harris, Lust, and Scheer absent. Note: This is a recommendation to the City Council.

TEXT AMENDMENT NO. 16010

ACTION BY PLANNING COMMISSION:

October 28, 2016

Cornelius moved Approval; seconded by Corr and carried 5-0: Cornelius, Corr, Sunderman, Weber, and Hove voting 'yes'; Harris and Scheer declared a conflict of interest; Harris, Lust, and Scheer absent. Note: This is a recommendation to the City Council.

CHANGE OF ZONE NO. 16028

ACTION BY PLANNING COMMISSION:

October 28, 2016

Corr moved Approval; seconded by Weber and carried 5-0: Cornelius, Corr, Sunderman, Weber, and Hove voting 'yes'; Harris and Scheer declared a conflict of interest; Harris, Lust, and Scheer absent. Note: This is a recommendation to the City Council.

SPECIAL PERMIT NO. 16047

ACTION BY PLANNING COMMISSION:

October 28, 2016

Cornelius moved Conditional Approval; seconded by Weber and carried 5-0: Cornelius,

Corr, Sunderman, Weber, and Hove voting 'yes'; Harris and Scheer declared a conflict of interest; Harris, Lust, and Scheer absent. Note: This is a recommendation to the City Council.

STREET AND ALLEY VACATION NO. 16005

ACTION BY PLANNING COMMISSION:

October 28, 2016

Cornelius moved Conformance with the Comprehensive Plan; seconded by Weber and carried 5-0: Cornelius, Corr, Sunderman, Weber, and Hove voting 'yes'; Harris and Scheer declared a conflict of interest; Harris, Lust, and Scheer absent. Note: This is a recommendation to the City Council.

CHANGE OF ZONE NO. 16022

ACTION BY PLANNING COMMISSION:

October 28, 2016

Cornelius moved Approval of Landmark Designation; seconded by Corr and carried 5-0: Cornelius, Corr, Sunderman, Weber, and Hove voting 'yes'; Harris and Scheer declared a conflict of interest; Harris, Lust, and Scheer absent. Note: This is a recommendation to the City Council.

MEETING RECORD EXCERPT
RE: Ager Building Landmark Designation
Meeting of 09/15/2016

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 15, 2016, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

APPLICATION BY LYNN JOHNSON (PARKS & REC. DEPARTMENT) FOR DESIGNATION OF THE CHET AGER BUILDING ON ANTELOPE PARK TRIANGLE AS A LINCOLN LANDMARK. **September 15, 2016**

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

Hageman stated this location is at the end of B Street, east of 27th Street and south of the current zoo parking. The building was built during the Great Depression era under the New Deal program and served as a winter shelter for animals. The WPA employed people to construct the building, to quarry the limestone, and to run sawmills. The design is by Davis and Wilson of Lincoln. It has a prominent facade facing 27th Street and is setback generously with landscaping. It is symmetrical and has four circular, animal-themed medallions carved into the limestone. There is a skylight to allow light in. The whole center portion was built as an aviary with a corridor around it. There were smaller cages on the north and south and both interior and exterior cages on the east. After the building was constructed, there was quite a bit of time between the completion and when the zoo opened. Much of that time was spent acquiring the animals and getting donations. Today, the building is used as an indoor playground.

The current zoo expansion proposes a parking lot at the south corner of the Antelope Park "triangle." They would need access off of 27th Street, with a driveway passing in front of Ager Building, where there would be a small roundabout featuring the granite circle of the old Thompson Fountain at its center. The fountain was originally located at 11th and J Streets around 1904 and was moved to Antelope Park a decade later. In 1965, it was part of the zoo as Monkey Island. Zimmer noted the long connection of the fountain to this site.

Nicole Fleck-Tooze of Parks & Rec provided images to offer a sense of how the Zoo expansion connects with the Ager Building.

Jim Berg, BVH Architects, stated the only major change to the Ager Building site plan is the roundabout drive on the west side. The access drive will connect to 27th Street on the north and head to the new parking area to the south. For the most part, Ager will remain as-is on all sides but the east side (rear). On that side, a connection will be made back to the zoo, so there will be some renovation there. The intent is to restore some original elements as seen in early images, while being careful not to alter the roof

and profile.

Zimmer said the zoo will lease the building from the City and use it for children's and other zoo functions. Berg said it has come back around since this will be a primary year-round facility, as it was in the past.

Nick Cusick, Zoo Volunteer, noted the additional trees shown in the plan. The zoo will work with Parks Department to find the right solution for the trees and for maintaining the facade. Berg said they are also sensitive to the look of the landscape and keeping the Thompson Fountain circle to a low profile.

McKee asked if functionally, the fountain ring will be a planter. Berg said yes. Fleck-Tooze noted the drive will be less visible from the street view than it is in the aerial depiction. Parks & Rec would maintain that area, along with the gardens to the north.

Johnson asked if there will be another entrance from A Street, noting that there could be too much traffic around the fountain otherwise. Berg said the primary access is on A Street where the current access to the Parks & Rec building is. Cusick added that it would be the primary access and they will work with City traffic engineers to keep people from driving around aimlessly from one lot to the other.

McKee asked if there would be signage or explanation of the Thompson Fountain.

Lynn Johnson, Director of Parks and Recreation Department, stated there will be. McKee said it loses its identity without the sign. Zimmer added that there are good postcard images of the original locations. The sign could be located inside the building since it would be unwise to place in the roundabout.

Gengler complimented the write-up on this project. The discussion about the future potential design review includes the retention of the open green space in front of the building. The nomination also talks about the significance of the interior space. It seems that they may not have been identified for retention. She asked for more information about the design of the roundabout and the retention of the lawn and interior space.

Zimmer said it is seldom that interior spaces are designated in the Landmark process. It will remain a Parks Building but will be used by the zoo. The Commission essentially reviews visible exterior features. Little of the original interior remains in this case but characteristics like the light and brightness are very desirable.

McKee asked if there will be any attempts to bring back the Herminghaus landscape design. Gengler agreed that was along the lines of her questioning.

Zimmer noted the early pictures do not show this treatment, but later postcards show some variation of low, geometric hedges. He said they did not write the Herminghaus design into the guidelines as it does not exist and probably could not be replicated or maintained, but he emphasized to Parks Dept. that the lawn west of the building was an essential part of the public viewing of the building and its design should support, not interfere, with that experience. Lynn Johnson of Parks agreed that the proposed north-south drive would need to be treated as a landscape feature, not as mere driveway, and

offered the idea of using the granite ring of Thompson Fountain as the key enhancement. The plan should look deliberate since it cannot be hidden.

Munn asked for clarification if the period of significance is 1936-1938 and if the gardens were later than that. Zimmer said the nomination focuses on the significance of the WPA as it relates to this building, which is the most important WPA building in Lincoln. Sunken Garden was a City work-relief project of 1930 that preceded the New Deal, and the clubhouse at the Pioneers Park golf course was a WPA effort, but is not nearly as visible to the public.

Hewitt stated that after reading the materials, he wondered how designating this building as a Landmark would move the entire Zoo project forward. Lynn Johnson said that the City wants to make sure there is guidance in the ongoing care and maintenance of the building. Hewitt said this is not a stepping stone for the project, as a whole, but it is nice to have the protection. Johnson agreed. They spent almost 18 months with the Zoo Advisory Board and they were very concerned about the long-term care of this building. Zimmer added it is not a matter of fearing what the zoo will do; they want the Landmark designation for the same reasons, since it is so visible. This is one of the many steps in the process of the zoo expansion. The Landmark indicates this is a long-term piece of the project. The Comprehensive Plan also encourages this. The Muni Building is a close parallel.

Munn stated for full disclosure that he is an employee of BVH Architects, which is working on the Zoo expansion, and so he will not vote. This is the designation of the building alone. The site, overall, is more of an update on what it may become so they are not necessarily tied together. Zimmer said that is true except for the area from the facade of the building to the 27th St. sidewalk, which is included. The legal description includes an entire huge irregular tract. We described this area roughly by metes and bounds all the way up to the right-of-way.

Cusick said they understand the significance of the building and want to be sensitive to the architecture. The roundabout drive is more critical when it comes to traffic engineering. If this body is adamantly opposed to the idea, then they are back to a single access point off of A Street. The front lawn is more critical in their schedule because it will dictate how they treat the lot and traffic flow.

Action:

Motion for approval made by Gengler, seconded by Johnson and carried 5-0: Bavitz, Gengler, Hewitt, Johnson, and McKee voting 'yes'; Munn abstaining; Francis absent.

Walter A. Canney

2111 S 66th St.

Lincoln, NE 68506-2881

Tel: 402 489-2373 Fax: 403 489-2373 e-mail: wcanney@neb.net

~~October 28, 2016~~

May 26

Mayor Chris Beutler
1225 F St
Lincoln, NE 68508

Dear Mayor Beutler,

I attended the small open house for the Lincoln Children's Zoo proposed expansion recently. I mentioned that I was concerned about the Rose Garden, and any possible impact the expansion might have on the access, ambiance of the area or the future - acknowledging I was financially and emotionally invested in the Rose Garden.

Visually, not getting a good perspective from the bubble diagram board, I subsequently contacted Evan Killeen with the Children's Zoo, to see if there was a model that might provide a better vision. His response was that Zoo staff was not that far in the process. I followed up asking if he would be able to provide a generic perspective of the enclosure frontage along the Parks Department building on A Street West and north along 27th Street returning back East toward the Zoo's current footprint, as to the height and possible nature of the compound. However, according to Evan that information is not available.

More recently I was invited to a land use planning session of the City held at the Parks Office. Mr. Chapo gave a brief overview of the Zoo expansion focusing mainly on the current Zoo curriculum, primarily on education and his hope for an expansion in that area. No specifics on the enclosure or what its contents were provided in terms of new animal inhabitants or exhibits. Inquiries regarding zoo expansion and function were made but largely left unanswered with the focus being on parking. Specifically, I asked in several different ways what the proposed enclosure would look like (i.e. size, dimension, materials, scale, inhabitants, etc.) all of which answers were evaded by Mr. Chapo.

My perspective of the area identified as the Antelope Park Triangle is that it is an entrance to the heart of the City. Arriving from the South, the full 2+ blocks of green space including the historic Ager building, down to the renovated Rose Garden, iconic Sunken Gardens and sentimental favorite Teachers Fountain - it provides a much need visual and psychological function - welcoming commuters and visitor alike traveling the 27th Street corridor. Thus I think the proposed zoo expansion, which would include enclosure of a part of this green space, depreciates a community asset in the heart of Lincoln. When I inquired whether the enclosure would be 4' tall or 13'tall - Mr. Chapo denied both but again, would not provide any specifics.

A further concern as reported in the Journal Star, is the Zoo's intention to acquire the Parks Administration Building. I feel this would be tragic for their long-term location, community presence and access to the public for reservations of shelters, parks, and the many other services performed.

As I look at the bubble diagram depicting the Zoo expansion in the Journal Star, and visualize myself sitting on one of the four new benches I recently gifted to the Parks Department, soon to be installed, I will be facing the corner of the proposed Zoo compound. I have to ask the question, how much green space will be diminished because of the proposed Zoo enclosure?

Stepping out of my personal bias that favors the ambience of this part of the Antelope Park Triangle as is, I raise one other concern.

I have heard speculation that the expanded compound is to contain large Zoo animals - possibly a Giraffe(s) and others with and a pay to feed program. Research states that a mature male Giraffe may grow to be 17' tall and a female up to 14' tall. Knowing these heights - one must assume a significantly high enclosure. If this arrangement models the Denver Zoo - a pay to feed operation seems a bit elitist to me and strays from the principles that a children's zoo is for all children. Knowing the prevalence of the back pack program in Lincoln and how it provides food to school children on weekends - is the image of more fortunate children with a handful of bills lining up to feed an exotic animal one our Community really wants to present. Our Children's Zoo is loved. It should remain a Children's Zoo for all.

Regards,

Walter A. Canney

CC: Christie Dionisopoulos, Lincoln Parks Foundation, Executive Director
Lynn Johnson, Lincoln Parks & Recreation Department, Director
Lincoln Parks & Recreation Advisory Board, President
Jon Carlson, Mayor's Office
John Chapo, Children's Zoo

June 18, 2015

Lynn Johnson, Director
Lincoln Parks & Recreation
2740 A Street
Lincoln, NE 68502

Christie Dionisopoulos, Director
Lincoln Parks Foundation
2740 A Street
Lincoln, NE 68502

Dear Parks Friends,

Yesterday's Journal/Star featured a beautiful picture of the "Joy" Fountain. It prompted both a warm pleasant thought as well as a concern.

As I have followed the public information as available on the Zoo's expansion plans, it appears the Parks Department is passively at their mercy. While there have been oral assurances that the Rose Garden will remain, my skepticism remains that this will not be the Zoo's long-range commitment.

Thus I pose a question to the Parks Department and to the Parks Foundation. Though I will likely be long gone when the Zoo wants to grow again, and I am convinced they will - could my family request and claim the "Joy" component of the rose garden fountain? I believe my original contribution paired with memorials at Louella's passing would cover the investment. If not - I would make further provisions within my estate to do. As originally intended - "Joy" was committed for that Rose Garden, with that particular garden design at that particular location. Rather than yet another Rose Garden removal, reduction, re-location or even warehouse storage - it would fit perfectly at my daughter's lovely 1910 Arts & Crafts home in a rural picturesque setting along the Coos River in Oregon.

As I look back at the first presentation of the Zoo supporters, Liberty Plaza was clearly absent from the site plan. I am convinced it only reappeared at a re-located site after concerns were expressed.

The question I frame and request herein, is something the Parks Foundation should also contemplate. Will donors contributions in both permanent and removable projects be respected, and if so - for how long?

Sincerely,

Walter A Canney
2111 S. 66th St
Lincoln, NE 68506
wcanney@neb.rr.com



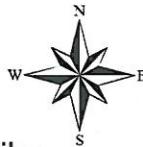
Lincoln/Lancaster, NE GIS

Change of Zone #: CZ16022
Ager Building - Historic Landmark Designation
S 27th St & A St

2016 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

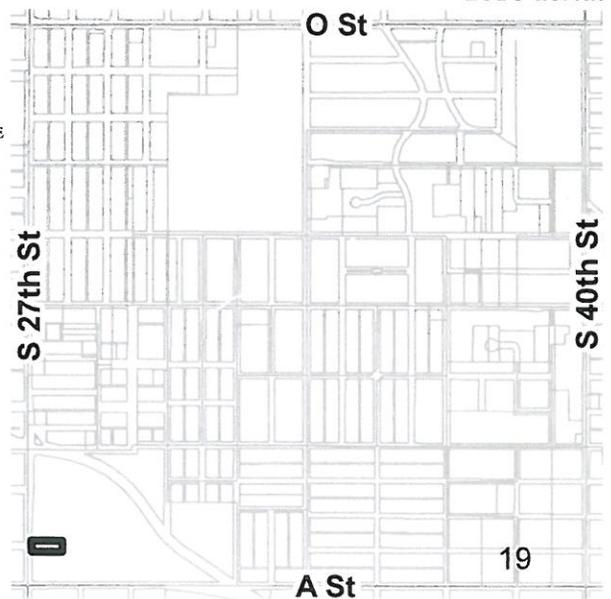


One Square Mile:
Sec.30 T10N R07E

Area of Application

Zoning Jurisdiction Lines

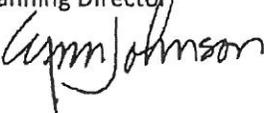
Lancaster County Jurisdiction





Memo

To: David Cary – Planning Director

From: Lynn Johnson 

Date: July 28, 2016

RE: **Application for Local Landmark for Ager Building and Associated Premises**

Cc: Denise Pearce – Mayor’s Office
Nicole Fleck-Tooze – Parks and Recreation
Ed Zimmer – City of Lincoln

The Lincoln Parks and Recreation Department requests an application for designation of the Ager building and associated premises west of the building as a local Landmark under Section 27.57 of the Lincoln Municipal code. On July 14, 2016, the Parks and Recreation Advisory Board adopted a revised future land use plan for the Antelope Park Triangle and related conditions of approval that include transferring the use of the Ager building from Lincoln Parks and Recreation to the Lincoln Children’s Zoo. The Board’s conditions include a provision that the building be designated as a local historic landmark, and that adaptive reuse of the building should respect this designation.

Information provided by Ed Zimmer indicates that the Ager Building was constructed in 1936 with federal WPA funding as a municipal zoo building, with limestone quarried from Roca. It was designed by the architects Davis & Wilson. Ed indicates the building is the largest municipal structure in our community from the New Deal work relief programs. He has noted “in National Register terms, I would say that the Ager Building derives its primary significance from association with the WPA and work relief responses to the Depression, but also is significant in architectural terms for the Davis & Wilson design, materials, and ornament.”

It is requested that this application be scheduled for review by the Historic Preservation Commission at their meeting on August 18 and by the Planning Commission at their meeting on September 14 so as to be moving forward for City Council approval as quickly as possible thereafter, together with some other items related to the expansion of the Children’s Zoo.

If you have any questions about this application, please feel free to contact me at 441-8265 or ljohnson@lincoln.ne.gov, or Nicole Fleck-Tooze at 441-8263 or ntooze@lincoln.ne.gov.



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME

Historic: **Antelope Park Zoo Aviary Building**
(and/or) Common: **Ager Building**
NeHBS Site: **LC13:E07-602**

2. LOCATION

Address: **1300 S 27th St, Lincoln, NE 68502**

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>	<u>Present Use</u>		
<input type="checkbox"/> Landmark District	<input type="checkbox"/> District	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Industrial	<input type="checkbox"/> Religious
<input checked="" type="checkbox"/> Landmark	<input checked="" type="checkbox"/> Building(s)	<input type="checkbox"/> Commercial	<input type="checkbox"/> Military	<input type="checkbox"/> Scientific
	<input type="checkbox"/> Structure	<input type="checkbox"/> Educational	<input type="checkbox"/> Museum	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Other (vacant)
	<input type="checkbox"/> Object	<input type="checkbox"/> Government	<input type="checkbox"/> Private Residence	

4. OWNER OF PROPERTY

Name: **Antelope Park**
Address: **2740 A St, Lincoln, NE 68502**

5. GEOGRAPHICAL DATA

Legal Description: **A western portion of an Irregular Tract in the SW ¼ of Section 30-10-7, 6th Principal Meridian, Lincoln, Lancaster County, Nebraska**

Property ID Number: **17-30-320-005-000**
Number of Acres or Square Feet: **0.75 acres (more or less)**

6. REPRESENTATION IN EXISTING SURVEYS

Title: **None**

Date: State County Local

Depository for Survey Records:

City:

State:

Is the proposed Landmark or Landmark District listed in the National Register?
 Yes, Date Listed:
 No

7. DESCRIPTION AND HISTORY

Condition

<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original Site
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Moved, Date:
<input type="checkbox"/> Fair	<input type="checkbox"/> Unexposed		

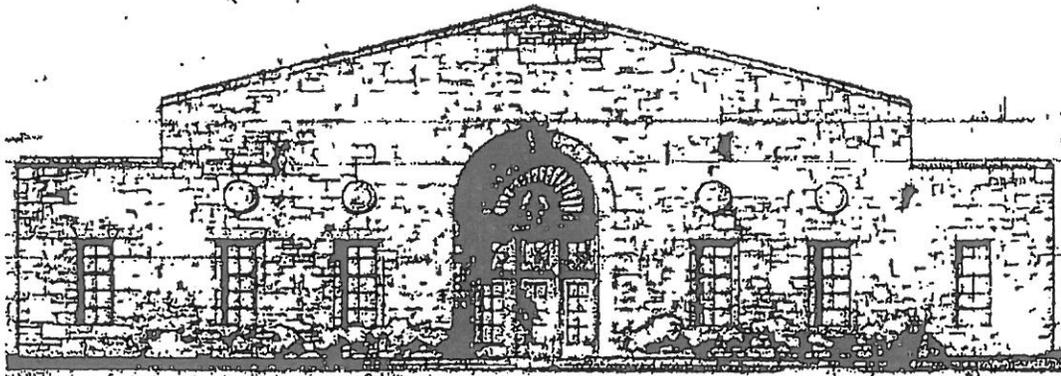
7. DESCRIPTION AND HISTORY, CONT.

DESCRIPTION:

The Zoo Aviary Building, commonly known as the Ager Building, is a single-story, rectangular building in Antelope Park. The limestone structure, designed by Lincoln architects Davis and Wilson, was constructed in 1936-38 as a project of the federal Works Progress Administration (WPA) to provide Lincoln with a municipal zoo.

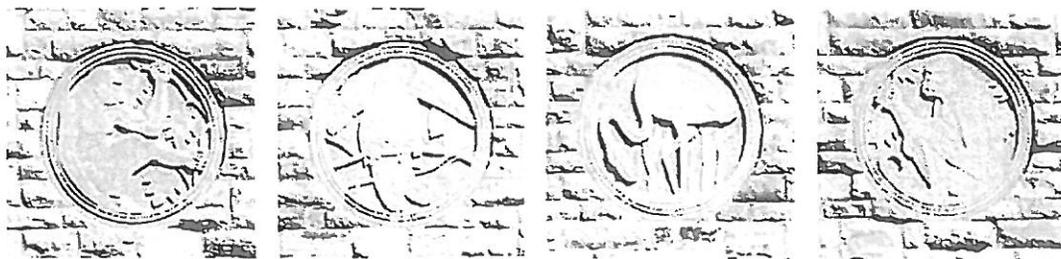
The building is 86' by 102' and oriented toward South 27th Street. From the Near South Neighborhood, the view east along B Street is a special one that beautifully frames the building at its terminus.

The building exterior retains a high degree of integrity. Most of the shaded white, gray, and yellow-tinted stone was quarried by city crews in Roca, south of Lincoln. As a further economic measure, all the lumber, except for an occasional piece, was milled from dead trees removed from city parks on the Parks Department's portable sawmill.¹



Front Elevation

The front façade is adorned with four animal-themed medallions flanking a central entrance. Similar medallions can be found on the 1928 Kimball Brothers Building at the southeast corner of 17th and P Streets—another Davis and Wilson design.



¹ "State Bureau's Records Show 46,910 Nebraskans Placed In Jobs Last Year," *Lincoln Star*, January 30, 1938.

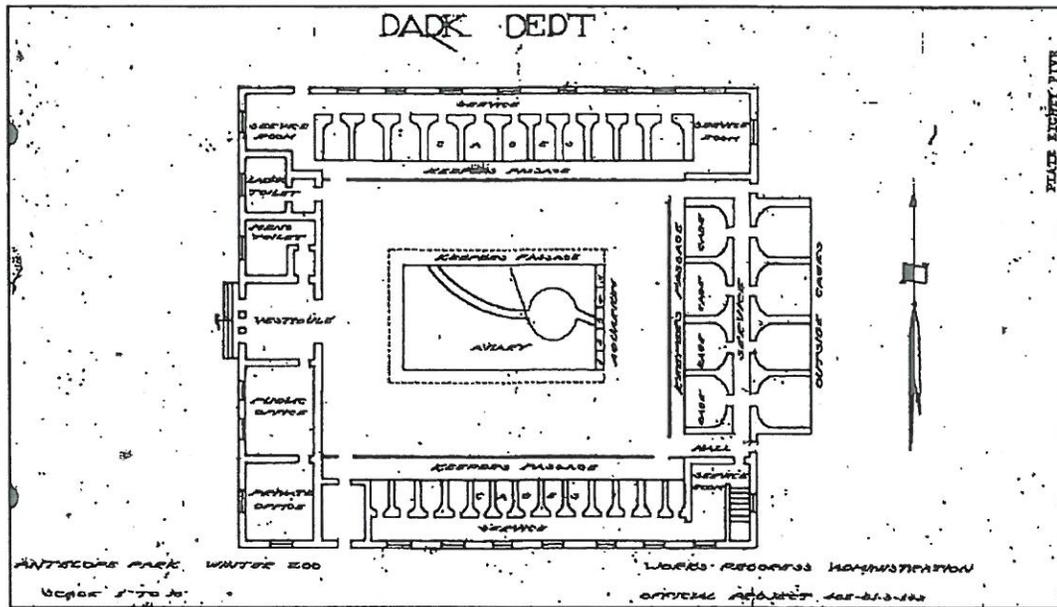
A skylight not only provides ample light—along with a clerestory wrapping the north, east, and south sides—but also delineates a space that once housed the aviary and aquarium, originally built over a pool and rock garden.² The floor plan shows this central aviary with a number of small animal cages lining the north and south walls and four larger cages projecting to the east. Provided in two stories on the west side of the building were public restrooms and offices for the parks superintendent.³



View From Southwest, November 2014



Skylight, August 2016



Original Floor Plan

² Federal Writers' Project of the Works Progress Administration for the State of Nebraska, "Nebraska: A Guide to the Cornhusker State (WPA Guide)," (Nebraskiana Publications, 1939), 200.

³ "Vast Improvements In Past Year Make Lincoln Parks Even More Beautiful," *Lincoln Star*, January 29, 1939.



1950s Postcard View

The generous setback along 27th Street was originally landscaped with a geometric pattern of hedges designed by Ernst Herminhaus.⁴ Herminhaus was responsible for many other notable landscapes in Lincoln including Pioneers Park, the Capitol grounds, and Woodshire neighborhood.

Davis and Wilson were contracted in 1936 for \$900, a significant sum in an annual Parks Dept. budget of about \$100,000, to prepare plans for the Zoo Building in order to complete the WPA application for labor to build the structure.⁵ The final cost of construction was approximately \$65,000.⁶

HISTORY:

In the 1930s, two major factors were responsible for an increased need for public recreation in Lincoln. The first was Lincoln's population growth. Throughout the 1920s, several nearby communities were annexed into Lincoln, increasing the City's population by 25,000 residents. By 1930, Lincoln was ranked as the 110th largest city in the United States with 80,000 people.⁷ A second factor, which further increased the importance of public recreation, was the Depression. Attendance at existing commercial attractions declined as people fell on economic hardships, and therefore the demand for public facilities grew.

During the Great Depression, the federal government recognized this increased need for recreation and established work relief programs to employ thousands of people on recreation projects and give

⁴ Richard K Sutton, "Ernst H Herminhaus, Landscape Architect," *Nebraska History* 66, 1985, 372-391.

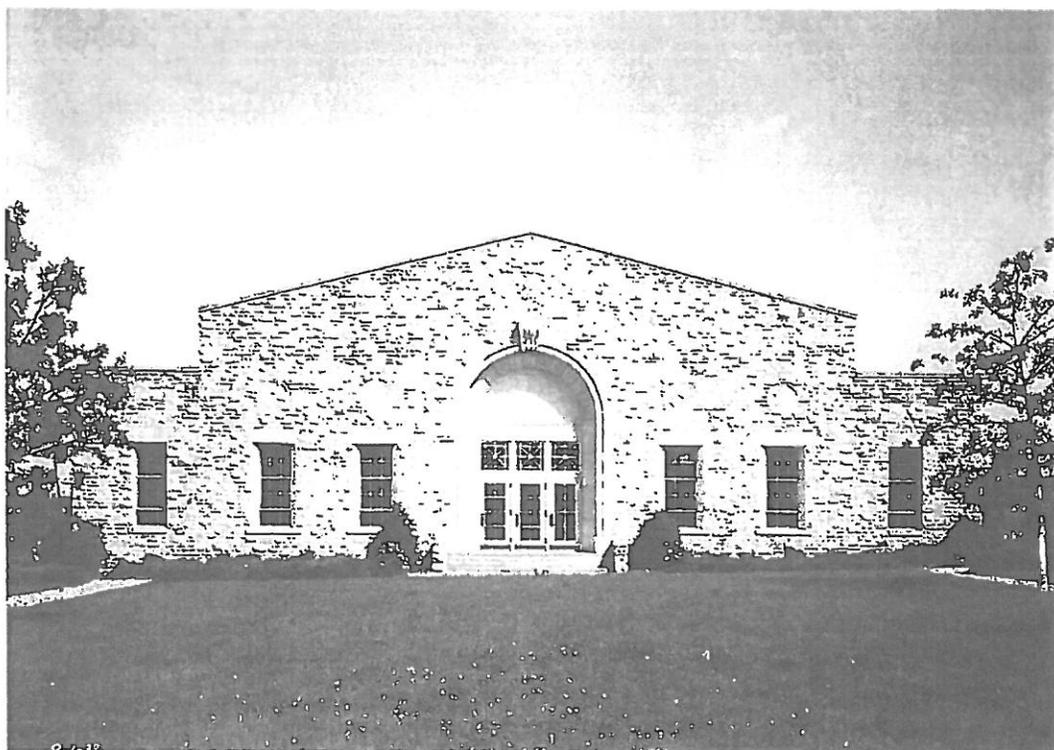
⁵ "Pass Ordinance Sale of Bonds," *Lincoln Star*, July 6, 1936.

⁶ "Many New Members for Antelope Zoo," *The Evening Journal*, October 4, 1938.

⁷ "Lincoln Advances Twenty Places to Rank as 110th Largest City In Country," *Lincoln Star*, September 17, 1930.

local agencies the opportunity to expand their existing recreation facilities. One such program, the Works Progress Administration (WPA), created during the administration of Franklin D. Roosevelt, aided greatly in the zoo's development in Antelope Park.

The Antelope Park Zoo, prior to the addition of the Zoo Aviary Building, was like many pre-Depression zoos across the nation with a small collection of animals set in the middle of a wide-open park. The availability of relief labor through New Deal programs like the WPA transformed the zoo landscape. During the Depression, when nearly every zoo in the United States took advantage of New Deal programs, the Antelope Park Zoo Aviary Building was one of only a handful of new zoo buildings that was constructed.⁸



Exterior View, 1938

This zoo project could have only been accomplished through the WPA, for the availability of money was scarce, but the availability of laborers was enormous. Park administrators had to be very frugal and creative with their resources. Examples of this frugality include recycling materials. Most of the limestone was quarried by city crews in Roca, south of Lincoln. WPA employed men to take rock from the quarry and haul it to Antelope Park. Additionally, 30 men were employed as stone cutters, and 15 others for various trades and labor.⁹

⁸ Jesse C. Donahue and Erik K. Trump, *American Zoos During the Depression: A New Deal for Animals*, (North Carolina: McFarland & Company, Inc., 2010), 3.

⁹ "\$30,000 Zoo-Aviary Which Is To Be Constructed In Antelope Park," *Lincoln Star*, March 22, 1936.

As a further economic measure, the Lincoln Parks and Recreation Department purchased a \$200 portable saw mill in 1936 in response to the overwhelming number (6,000) of fallen trees killed by the drought. More than 30,000 feet of lumber was salvaged from the fallen trees and 105 workers engaged in the activities of the saw mill were employed through the WPA. Nearly all of the lumber used in the Zoo Building, was milled from dead trees removed from city parks.¹⁰

Construction of the building began in 1936 (as noted on the plaque) and was completed in the summer of 1938 when the building is ready for occupancy.¹¹ But the zoo did not officially open until fall. To create an “indoor zoo featuring exotic fowl, monkeys, bears and other animals to delight young and old alike,”¹² that time was spent acquiring animals, moving them into their new homes, and allowing time to accustom the animals to their surroundings before “throwing the doors open to the public.”¹³



Once construction projects were complete, it was typical for the New Deal program to linger for continuous improvement, sometimes including artwork like ornamentation and murals.¹⁴ In Lincoln, a 23-year old African American art student, Roswell W. Coger, was commissioned to create oil paintings of zoo animals to hang above their cages. Coger was also responsible for painting a mural in the building that depicted animals set against a Nebraska background.¹⁵

The Lincoln Zoological Society was formed with the purpose of assisting the City of Lincoln in “maintaining suitable zoological parks, gardens, collections, and exhibits for the [promotion] of zoology and kindred subjects, and for the instruction and recreation of the people, particularly the children of Lincoln.”

The new zoo was met with record attendance—hailed as the finest west of Chicago and St. Louis.¹⁶ In the years before its opening, when animals were penned in a small greenhouse next door, the zoo only drew an estimated 25,000 winter visitors.¹⁷ The Zoo Building, by the end of the first winter, already saw about 100,000 people from Lincoln and the surrounding area through its gates.¹⁸ On one Sunday in November, there were reports of as many as 20 people entering the gate every minute.¹⁹

From its earliest day, the Lincoln Zoological Society was not only tasked with maintaining the zoo and its exhibits, but focused on the aspect of recreation for its visitors, “particularly the children of

¹⁰ “State Bureau’s Records Show 46,910 Nebraskans Placed In Jobs Last Year,” *Lincoln Star*, January 30, 1938.

¹¹ “New Antelope Zoo Opens in October,” *Lincoln Star*, August 16, 1938.

¹² Gustav Kopta, “Know Your Lincoln,” 1959.

¹³ “Many New Members for Antelope Zoo,” *The Evening Journal*, October 4, 1938.

¹⁴ Jesse C. Donahue and Erik K. Trump, *American Zoos During the Depression: A New Deal for Animals*, (North Carolina: McFarland & Company, Inc., 2010), 16.

¹⁵ “Paintings Being Made of Animals In Antelope Zoo,” *Lincoln Star*, September 15, 1938.

¹⁶ “Zoological Society Is Formed Here,” *Lincoln Star*, February 21, 1939.

¹⁷ “Thousands Enjoy The Facilities Of Lincoln’s Park System Each Year,” *Lincoln Star*, August 28, 1938.

¹⁸ “Zoological Society Is Formed Here,” *Lincoln Star*, February 21, 1939.

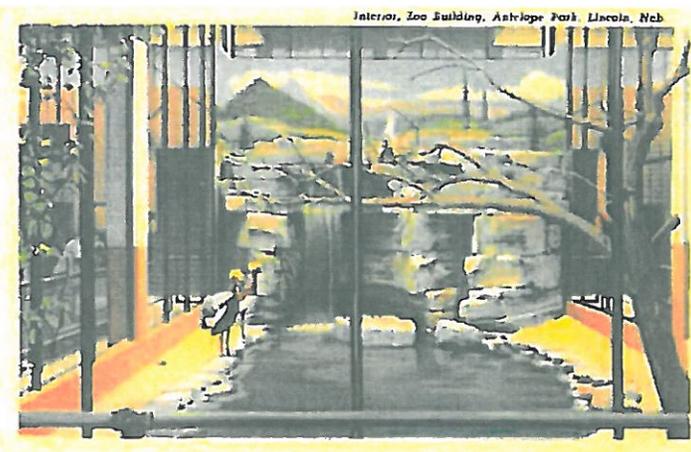
¹⁹ “Hundreds Visit New Zoo, Aviary Sunday,” *Lincoln Star*, November 21, 1938.

Lincoln.”²⁰ Although there was always this focus toward children, the Lincoln Children’s Zoo opened in Antelope Park in 1965 integrating the Zoo Building and maintaining its use as an animal shelter and aviary. By 1985 the animals that were housed here had been relocated or sold, leaving the building vacant.²¹ In the 1990s the building was converted into an indoor playground.

Today the building is still used for this purpose as the Chet Ager Play Center, named for Chester E. Ager, Parks Superintendent from 1933 until his unexpected death in 1940.²² His tenure during the years of the economic depression made a lasting impression on the City of Lincoln and “perhaps the zoological building in Antelope park is the best remembered of these things that today stand as a memorial to those that knew him.”²³

Although many utility buildings, shelters, and other similar buildings were built with the assistance of WPA, the Zoo Building stands out among Lincoln park structures. Its size, design, and purpose set it apart and give it special historic significance. Only one other WPA building in the parks can compare to the Zoo Building in scale, the Pioneers Golf Course Clubhouse, but it is smaller and does not have the central location, visibility, or long heritage of family use.

“...As one walks into the building, he sees a large caged pond centered in the building. The air is filled with all sorts of screeching and chattering noises as the animals seem to communicate among themselves... In the pond, which is fed by a 10-foot waterfall, are turtles, ducks and other birds that live around water. In one corner there is a dead tree to give the birds a place to perch. Two vines twist their way to the ceiling. On the north, south and east sides are the cages that house the majority of the animals. Each cage has an opening to the outside, allowing the animals to get fresh air in the warmer months.”²⁴



1940s Postcard View of Interior

²⁰ “Zoological Society is Formed Here,” *Lincoln Star*, February 21, 1939.

²¹ Alfieri Sinclair & Hille Architects, *Antelope Park Triangle Master Plan*, ca. 1985.

²² “Chet Ager, City Park Boss, Dead: Victim of Heart Attack,” *Nebraska State Journal*, October 10, 1940.

²³ “Parks Offer Cure For Wartime Jitters,” *Lincoln Star*, May 21, 1944.

²⁴ “Lincoln’s Antelope Park Zoo Houses Mischievous Chimps,” *The Daily Nebraskan*, July 6, 1960.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance</u> (check and justify)	
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archeology (Prehistoric)	<input type="checkbox"/> Landscape Architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> Archeology (Historic)	<input type="checkbox"/> Law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> Art	<input type="checkbox"/> Music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> Commerce	<input type="checkbox"/> Philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Politics/Government
	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Religion
	<input type="checkbox"/> Conservation	<input type="checkbox"/> Science
	<input type="checkbox"/> Economics	<input type="checkbox"/> Sculpture
	<input checked="" type="checkbox"/> Education	<input checked="" type="checkbox"/> Social/Humanitarian
	<input type="checkbox"/> Engineering	<input type="checkbox"/> Theater
	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Industry	<input type="checkbox"/> Other (specify)
	<input type="checkbox"/> Invention	

Specific dates: **1936-1938**

Builder/Architect: **Davis & Wilson**

Statement of Significance:

The Chet Ager Building is Lincoln's largest and most prominent building erected with WPA assistance during the New Deal. It was designed by the Lincoln architects Davis & Wilson and retains a high degree of exterior integrity, as well as a roof structure with skylights and monitors.

9. STANDARDS FOR DESIGNATION (check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

"\$30,000 Zoo-Avlary Which Is To Be Constructed In Antelope Park," *Lincoln Star*, March 22, 1936.

Alfieri Sinclair & Hille Architects, *Antelope Park Triangle Master Plan*, ca. 1985.

"Chet Ager, City Park Boss, Dead: Victim of Heart Attack," *Nebraska State Journal*, October 10, 1940.

Federal Writers' Project of the Works Progress Administration for the State of Nebraska, "Nebraska: A Guide to the Cornhusker State (WPA Guide)," (Nebraskiana Publications, 1939), 200.

Gustav Kopta, "Know Your Lincoln," 1959.

"Hundreds Visit New Zoo, Avlary Sunday," *Lincoln Star*, November 21, 1938.

Jesse C. Donahue and Erik K. Trump, *American Zoos During the Depression: A New Deal for Animals*, (North Carolina: McFarland & Company, Inc., 2010), 1-16.

"Lincoln Advances Twenty Places to Rank as 110th Largest City in Country," *Lincoln Star*, September 17, 1930.

"Lincoln's Antelope Park Zoo Houses Mischlevious Chimps," *The Daily Nebraskan*, July 6, 1960.

"Many New Members for Antelope Zoo," *The Evening Journal*, October 4, 1938.

"New Antelope Zoo Opens in October," *Lincoln Star*, August 16, 1938.

"Paintings Being Made of Animals In Antelope Zoo," *Lincoln Star*, September 15, 1938.

"Parks Offer Cure For Wartime Jitters," *Lincoln Star*, May 21, 1944.

"Pass Ordinance Sale of Bonds," *Lincoln Star*, July 6, 1936.

Richard K Sutton, "Ernst H Herminghaus, Landscape Architect," *Nebraska History* 66, 1985, 372-391.

"State Bureau's Records Show 46,910 Nebraskans Placed In Jobs Last Year," *Lincoln Star*, January 30, 1938.

"Thousands Enjoy The Facilities Of Lincoln's Park System Each Year," *Lincoln Star*, August 28, 1938.

"Vast Improvements In Past Year Make Lincoln Parks Even More Beautiful," *Lincoln Star*, January 29, 1939.

"Zoological Society Is Formed Here," *Lincoln Star*, February 21, 1939.

11. FORM PREPARED BY:

Name/Title: **Stacey Groshong Hageman**

Organization: **Lincoln/Lancaster County Planning Dept.**

Street & Number: **555 S 10th St, Ste 213**

City or Town: **Lincoln**

Date Submitted: **09 Sept 2016**

Telephone: **(402) 441-6361**

State: **Nebraska**

Signature:

Stacey Groshong Hageman

Property Owner:

City of Lincoln

FOR HISTORIC PRESERVATION COMMISSION USE ONLY
DATE LANDMARK/LANDMARK DISTRICT DESIGNATED:
LANDMARK/LANDMARK DISTRICT NUMBER:

Approved:

City Council _____
(date)

PRESERVATION GUIDELINES FOR
Ager Building
1360 E. 27th Street, Lincoln, NE

1. Architectural Review of Landmark:

- A. Photographs: On file in Planning Department.
- B. Important architectural features:
 - Exterior: 1- to 2-story, limestone walls, gable roofs with clerestory, windows with multiple panes;
 - Interior: Center skylight.
- C. Important landscape features: open space on west creating view from 27th Street
- D. Architectural style and date: None, 1936, designed by Davis & Wilson of Lincoln
- E. Additions and modifications: Conversion to indoor playground.

2. Notice of Work Needing Certificate:

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
 - 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
 - 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 - 3. Work involving:
 - a. Any construction west of the Ager Building and any reduction of the front yard;
 - b. Addition of fencing and walls visible from the west;
 - c. Replacement of exterior material and trim;
 - d. Cleaning and maintenance of exterior masonry;
 - e. Addition or replacement of doors, storm doors, door frames, windows, storm windows, and screens;
 - f. Addition of awnings;
 - g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
 - h. Addition or replacement of signs;
 - i. Moving structures on or off the site;
 - j. Installation of electrical, utility, and communications services;
 - k. Placement of high intensity overhead lighting, antennae, and utility poles;
 - l. Interior modifications to the skylight.
- B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:

1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
 2. Changes involving color and landscaping, except as previously noted;
 3. Interior changes involving no exterior alteration.
- C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

4. Transfer of Property:

These standards apply to the Landmark property, whoever is the owner. In the event that the City of Lincoln (the owner at the time of designation) contemplates transfer of the property to a subsequent owner, the City shall make a good faith effort to consult with the Nebraska State Historic Preservation Office prior to the transfer on measures to further safeguard the Landmark property.

**The Secretary of the Interior's
Standards for Rehabilitation of Historic Buildings**

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

[Note: As design and built, the landscape area to the west of the Ager Building provided unobstructed views from 27th Street. The building is and should remain unobstructed from 27th Street by structures or

major landscape features.]

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
[Note: Any additions to Ager Building shall be confined to areas that do not intrude upon the west façade of the building.]
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future the essential form and integrity of the structure would be unimpaired.

**GUIDELINES FOR APPLYING
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
THE ENVIRONMENT**

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Recommended

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment. [Note: The open space west of Ager Building is an essential landscape feature.]

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING: STRUCTURAL SYSTEMS

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar*

Recommended*

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Recommended*

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

*For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, U. S. Department of the Interior, Washington, D.C. 20240

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Retaining original material, whenever possible.

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Recommended

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Not Recommended

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture. [*Note: Additions of new construction west of the Ager Building shall not be undertaken.*]

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Protecting architectural details and features that contribute to the character of the building. Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building. Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.

MECHANICAL SYSTEMS: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

Recommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.

Recommended

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Not Recommended

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.