

**STAFF REPORT**  
**(Revised August 17, 2007)**

**Item 2, Agenda of August 23, 2007**

**Discussion:**

*At the May 24, 2007, the Commission respectfully denied a certificate of appropriateness for a new house at 1511 D Street, requested by Lincoln/Lancaster County Habitat for Humanity. Scott Sullivan volunteered architectural services to Habitat and has shown me a preliminary design which addressed concerns raised by the Commission in May, providing a two-story design with a substantial front porch and details derived from a traditional neighborhood “palette.” He is providing revised drawings today which I will attach to this agenda, but I may not have an opportunity later today to write a recommendation based on that design. I am optimistic based on my preliminary review that the design will meet the Neighborhood Design Standards and the Environs Commission’s broader mandate to “contribute to the overall quality of the District.”*

*For background, I will include the substance of my May 2007 report to the Commission:*

In July, 2006, the early 20<sup>th</sup> century house at 1511 D Street was destroyed by fire. In November, 2006, Habitat for Humanity purchased the 50'x142' lot for construction of a house. This lot is in the Capitol Environs District but is not on Capitol Square nor is it directly on a Capitol mall.

The Design Standard most relevant for evaluation of this project states:

**Design Standard 2: Proximity**

*The nearer a property is to the Capitol, the greater responsibility it bears in the District. Buildings and other improvements facing Capitol Square should meet very high standards for design, construction, and maintenance. Improvements facing the Capitol Malls (Centennial/north, Lincoln/west, south, and east) should also meet high standards. Other improvements within the District but not facing the Square or the Malls should not intrude upon the Capitol's setting and should contribute to the overall quality of the District.*

The accompanying Design Guideline states:

**Guideline 2.1:**

*Proposals for new construction in the District south or east of the Capitol, but not directly facing Capitol Square or the Malls, shall be*

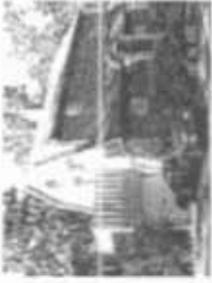


*evaluated for compliance with the Neighborhood Design Standards appended to LMC 27.18  
(Residential Conservation District).*

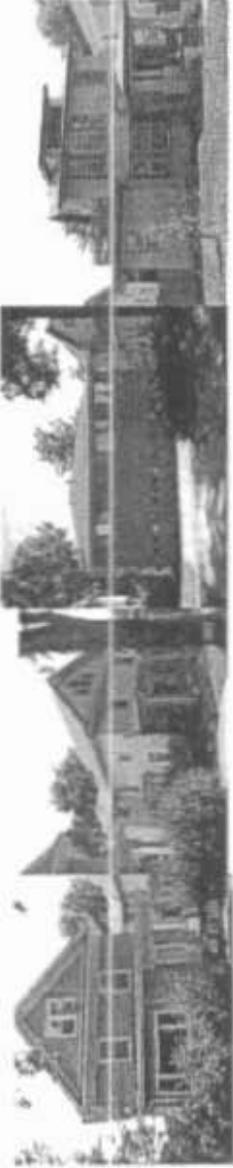
---

Ed Zimmer, Historic Preservation Planner

*F:\FILES\PLANNING\NCEC\REPORTS\d1511  
Revd2.efz.wpd*



Subject property:  
1511 D Street



8/16/2007

Mr. Ed Zimmer  
City of Lincoln  
Planning Department  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508



RE: August 23<sup>rd</sup>  
Capital Envisions Committee Meeting

Dear Ed:

As requested, enclosed are drawings developed for the proposed new Habitat for Humanity house to be constructed at 1511 'D' Street. I have enclosed a site plan, floor plans and exterior elevations for the committee's review.

I look forward to discussing this project with the committee on the morning of August 23<sup>rd</sup>!

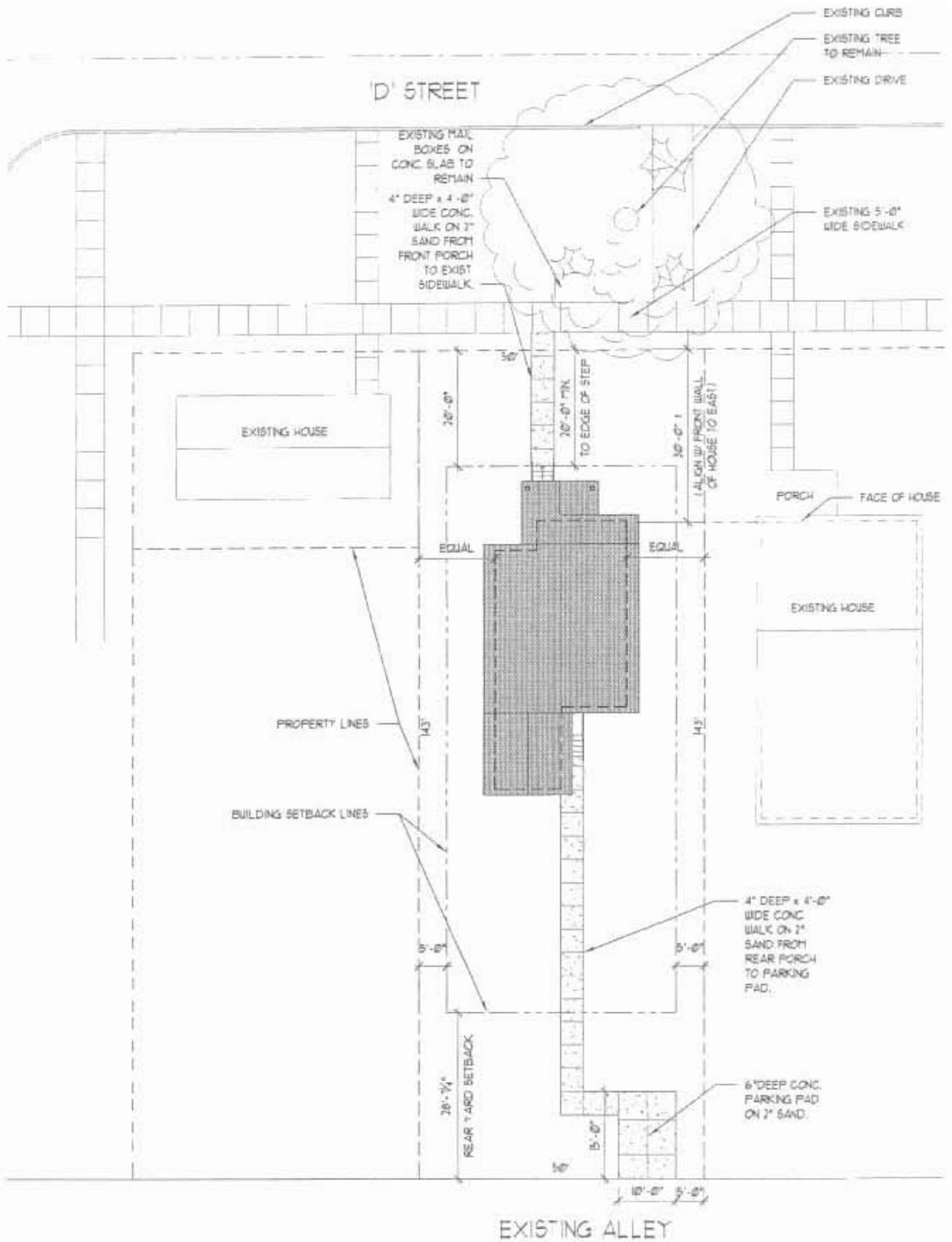
Thank you,

A handwritten signature in black ink, appearing to read 'Scott D. Sullivan', is written over the typed name below it.

Scott D. Sullivan, AIA

CC: Nancy Muehling, Habitat for Humanity

tg



**SITE PLAN**

SCALE: 1/8" = 1'-0"



**HABITAT FOR HUMANITY**

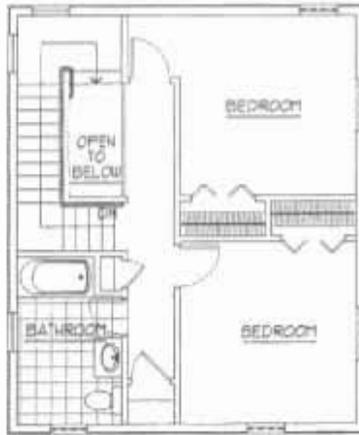
1511 'D' STREET  
 LINCOLN, NEBRASKA

PRELIMINARY SET

CONSULTANTS:

■■■■■  
 COPYRIGHT © 2007  
 All rights reserved. All  
 information contained herein is  
 property of Erickson Sullivan  
 Architects. No part of these  
 drawings may be reproduced in  
 any form or by any means with  
 out prior written permission of  
 Erickson Sullivan Architects.  
 ■■■■■

G100



## SECOND FLOOR

SCALE: 1/8" = 1'-0"



## FIRST FLOOR

SCALE: 1/8" = 1'-0"



# HABITAT FOR HUMANITY

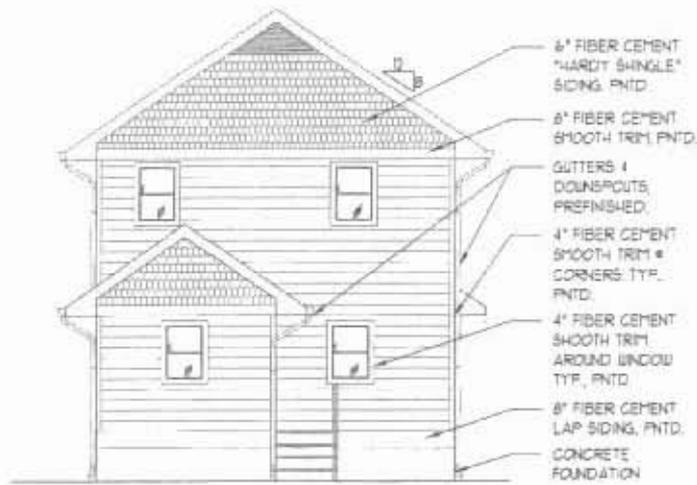
1511 D STREET  
LINCOLN, NEBRASKA

PRELIMINARY SET

CONSULTANTS:

\*\*\*\*\*  
 COPYRIGHT © 2007  
 All rights reserved. All  
 information contained herein is  
 property of Erickson/Sullivan  
 Architects. No part of these  
 drawings may be reproduced in  
 any form or by any means with  
 out prior written permission of  
 Erickson/Sullivan Architects.  
 \*\*\*\*\*

A100



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**HABITAT FOR HUMANITY**

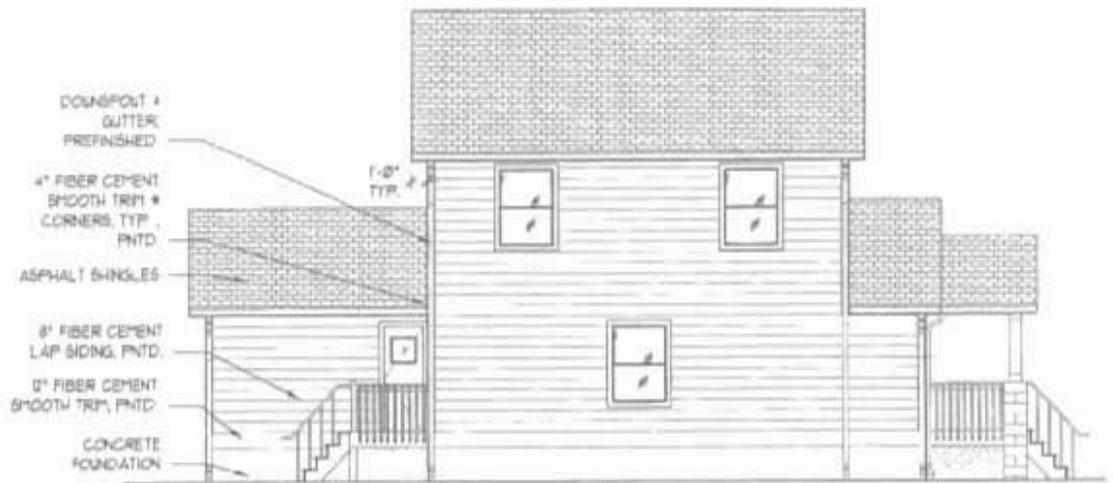
1611 'D' STREET  
LINCOLN, NEBRASKA

PRELIMINARY SET

CONSULTANTS:

© COPYRIGHT © 2007  
All rights reserved. All  
information contained herein is  
property of Erickson Sullivan  
Architects. No part of these  
drawings may be reproduced in  
any form or by any means with  
out prior written permission of  
Erickson Sullivan Architects.

A200



**2 EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**1 WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**HABITAT FOR HUMANITY**

1011 'D' STREET  
LINCOLN, NEBRASKA

PRELIMINARY SET

CONSULTANTS:

• • • • •  
COPYRIGHT © 2004  
All rights reserved. All  
information contained herein is  
property of Erickson Sullivan  
Architects. No part of these  
drawings may be reproduced in  
any form or by any means with  
out prior written permission of  
Erickson Sullivan Architects.  
• • • • •

A 300